DISTRICT OF COLUMBIA HOUSING AUTHORITY

FY2023 Moving to Work Plan

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This Moving to Work (MTW) Annual Plan is prepared in accordance with the "Amended and Restated Moving to Work Agreement" between the U.S. Department of Housing and Urban Development and District of Columbia Housing Authority. This agreement was signed by both parties in September 2010. 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—DCHA broke ground on the Kenilworth Courts redevelopment on March 4, 2022. The redevelopment includes 166 units in a senior building, a multi-family building, stacked flats, and townhouse rentals. Of these, 118 will be deeply subsidized replacement units and 48 will be affordable units at 50% of Area Median Income for a family of four.

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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.

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 20th 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. DCHA has also conducted extensive analysis of its vacancies. As of February 2022, DCHA's occupancy rate was 78%. Based on these initial assessments and additional, ongoing analysis, the agency is developing a comprehensive portfolio investment plan. This plan seeks to bring vacant units back online, stabilize properties, and identify appropriate preservation, rehabilitation and redevelopment strategies based on a comprehensive decision tree. While making these portfolio investments, DCHA is focused on efficient financing and maximizing opportunities for residents to improve their lives. This portfolio investment strategy is the backbone behind DCHA's long-term and short-term goals and objectives.

Long-term

DCHA is creating outcome-based housing programs that incorporate streamlined administrative functions. With respect to Public Housing, the Agency continues its focus on building a program that provides opportunities for seniors and the disabled to live with integrity, using the program as a platform for work-able adults to fully explore opportunities to 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's self-sufficiency efforts facilitate access to services/resources that meet the individual needs of residents and provide incentives for residents to work toward attaining self-sufficiency. In the short-term, based on existing MTW authority, DCHA will continue to:

- Increase the number of families achieving homeownership and renting in the private market;
- Increase the number of families receiving self-sufficiency services through more focused and expanded service coordination efforts, inclusive of:
    - 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 through DCHA's workforce development initiative and its associated EnVision Center and Fredrick Douglass Center (created and funded through MTW single budget flexibility); 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);
- 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. DCHA anticipates beginning the conversion process for MELVO in FY2023. DCHA received CHAPs for Judiciary House and Potomac Gardens in FY2021 totaling 471 units and a RAD Conversion Conditional Approval (RCCA) for 101 Faircloth to RAD units for Kenilworth 166 in FY2022. RAD Significant Amendments for Judiciary House, Potomac Gardens, and Kenilworth 166 are included in the Appendix. The next RAD applications DCHA anticipates submitting are for Wheeler Creek & Greenleaf Senior. 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 FY2024, an additional 101 net new public housing units at Kenilworth Courts are slated to come online.

Through development and redevelopment activities, DCHA is working on several projects that may achieve financial closing and begin construction in FY2023. 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 which 43 units will serve as replacement public housing units.
- 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.
- 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. In FY2022, DCHA concentrated on increasing its capacity to turnover and reoccupy units. During FY2023 and beyond, DCHA will continue its ambitious re-occupancy plans while also pursuing the plans mentioned above to increase the supply of affordable housing.

Cost Effectiveness

DCHA is consistently focused on cost effectiveness in its development plans and operations since it is only through using its resources efficiently and effectively that DCHA can fulfill its mission. In fact, over 75% of DCHA's implemented initiatives fall under the cost effectiveness MTW statutory objective.

Implementing Initiatives

DCHA is re-proposing its Local Blended Subsidy initiative to add Sursum Corda and allow DCHA to access financing through Faircloth-to-RAD. In addition to adding this property to this initiative, DCHA is moving forward with development plans related to sites previously approved for a local blended subsidy at Kenilworth and Barry Farm.

Additionally, DCHA is working toward full implementation of the following previously approved initiatives:

- 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)
- 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's pandemic response has evolved over the last two years and many of the health services and cost efficiencies identified during the pandemic have become standard operating procedures. Some of the health services DCHA has continued offering include enhanced cleaning protocols, 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. In addition, DCHA has incorporated operational efficiencies into its approach to business and service. These efficiencies include conducting virtual HQS inspections, offering virtual options for conducting business, and operating a Customer Solutions Center where clients can conveniently conduct business with DCHA through kiosks.

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 participating families. Participants also meet regularly with a program coordinator to work on a holistic approach to improving their credit to meet their personal financial goals. Since the program's inception, over 100 people have applied to the program, 50 residents have participated, and two have become homeowners. Program participants have seen an average increase of 28.5 points in their credit scores and several participants establish credit for the first time. This increase in credit has assisted families with goals including homeownership, car purchases, and building small businesses. The program has also led to the establishment of new partnerships, regular financial education workshops, deepened relationships with residents, and no late rental payments.

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. Additionally, offering temporary housing in vacant units to newly recruited Public Safety Officers who are moving to the area provides an important recruitment tool in a competitive housing market. 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 FY2023, 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 FY2023.

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 FY2023 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 completed the initial stages of planning for the future redevelopment of Greenleaf, identified a co-development partner, and entered into a Master Development Agreement. DCHA is also exploring redevelopment and rehabilitation options for other sites as part of the overall portfolio investment plan described previously.

HOPE VI

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 FY2024 as part of the Kenilworth Courts redevelopment. Kenilworth Courts is redeveloping into mixed-income housing.

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 3,399 Public Housing units in FY2023. DCHA anticipates removing 607 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 FY2023 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.
DC001001650 Judiciary House	263	DCHA applied for a RAD CHAP for Judiciary House in FY2021, with anticipated closing in FY2023. 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.
DC001004430 Potomac Gardens (Family and Senior Mid-Rise)	208	DCHA applied for a RAD CHAP for Potomac Gardens family and senior midrise in FY2021, with anticipated closing in FY2023. 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.
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 FY2023, with the earliest anticipated closing in FY2024.

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 FY2022, with anticipated closing in FY2023. DCHA also plans for a section 18 Demo/Dispo application in FY2023 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 FY2022, with anticipated closing in FY2023. DCHA also plans for a section 18 Demo/Dispo application in FY2023 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 FY2022, with anticipated closing in FY2024.
DC001002400 Langston Additions	34	DCHA plans to apply for a RAD CHAP for Langston Additions in FY2022, with anticipated closing in FY2024.
DC001004430 Potomac Gardens (low-rise 3 story family buildings)	144	DCHA is 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 FY2023.
DC001001600 Claridge Towers	343	DCHA plans to apply for a RAD CHAP for Claridge Towers in FY2023, with anticipated closing in FY2024.
DC001001030 James Creek	239	DCHA plans to apply for a RAD CHAP for James Creek in FY2023, with anticipated closing in FY2024.
DC001001620 Horizon House	124	DCHA plans to apply for a RAD CHAP for Horizon House in FY2023, with anticipated closing in FY2024.
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 FY2022.
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 replacement units. There are 151 project based units at Capital Gateway Senior & 61 of the 86 units at Capital Gateway Family are public housing units. DCHA plans to apply for a RAD CHAP for FY2023.
DC001005200 Henson Ridge	68	DCHA will apply for a RAD CHAP for Henson Ridge in FY2022, with anticipated closing in FY2023.

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**
DC001005430 Nannie Helen	23	This is a New Communities mixed income affordable multi-family building which includes 23 public housing replacement units for Lincoln Heights and Richardson Dwellings residents. DCHA plans to apply for a RAD CHAP for FY2023.
Total Number of Units to be Removed	**3,399**	

* 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.

After several years of proceedings, the PUD was withdrawn after agreeing to pursue map/text amendment zoning approval. The Zoning Commission approved a Map & Text Amendment on December 16, 2021. The development is required to provide 380 low-income replacement public housing units in addition to other affordable and market-rate units for a total of up to 1,100 units, including rental homeownership and approximately 40,000 square feet of neighborhood-serving retail space.

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 identified as part of the Northwest One plan. The demolition/disposition application was approved in 2019. An RFP will be re-issued for a co-developer in FY2022.

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 applied for a RAD CHAP for Judiciary House in FY2021, with anticipated closing in FY2023. 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.
Potomac Gardens (Family and Senior Mid-Rise)	208	Yes	DCHA applied for a RAD CHAP for Potomac Gardens family and senior midrise in FY2021, with anticipated closing in FY2023. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
Barry Farm	44	Yes	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 using Faircloth to RAD. DCHA expects 108 units to come online during phase one, including 77 total replacement units.
Park Morton	43	Yes	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 using Faircloth to RAD. DCHA expects 148 units to come online during phase one, including 43 total replacement units.
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 FY2022.
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.
Henson Ridge	68	Yes	Henson Ridge is a mixed finance property which includes 68 public housing units. DCHA plans to apply for a RAD CHAP in FY2023.
Total	**1,050**		

*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 FY2023, DCHA anticipates converting up to 823 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 using Faircloth to RAD. 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 FY2023 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 FY2023 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, 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, Triangle View, Henson Ridge, and Nannie Helen. In FY2022, DCHA received a RAD Conversion Conditional Approval (RCCA) for 101 Faircloth to RAD units for Kenilworth 166. DCHA also received RAD CHAPs for Judiciary House and Potomac Gardens Senior and Family Midrise in FY2022. DCHA anticipates using Faircloth to RAD at for the initial phases of redevelopment at Barry Farm (44 units), Park Morton (43 units), and Sursum Corda (22 units) in FY2023. The agency is considering additional use of Faircloth to RAD, particularly in areas where public housing units may have already been removed.
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 comprehensive portfolio investment plan, as described in the agency's goals section, DCHA is identifying appropriate preservation, rehabilitation and redevelopment strategies. This evaluation is ongoing in FY2022 and may continue into FY2023. Based on the initial analysis, DCHA may apply for Section 18 demolition/disposition approval at the following sites:

Anticipated Demolition/Disposition Application Submission During the Plan Year		
PIC Dev. # / AMP and PIC Dev. Name	**Number of Units to be Removed**	**Explanation for Removal**
DC001002220 Benning Terrace	274	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.
DC001002230 Stoddert Terrace/Fort Dupont Dwellings and Additions	281	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.

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**
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 RAD/Section 18 Blend for the Greenleaf Senior property and then a demolition and/or disposition application for the remainder of 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.
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.
DC001001291 1133 North Capitol	0	As part of the redevelopment plan, which will enable the District of Columbia Housing Authority (DCHA) to continue with its mission of preserving and creating new affordable housing, DCHA intends to dispose of the building and the land located at1133 North Capitol Street NE. The building is currently utilized as DCHA's headquarters and is approaching the end of its useful life. Subsequent to the disposition the building, it will be demolished and the entire 2.45 acre site will undergo redevelopment in three phases, which will contribute to creation of approximately 1,078 total new units, with at least 200 new affordable housing units reserved for the residents with income at or below 60% of AMI, of which 50% will be dedicated for the residents with incomes at or below 30% of AMI.
DC001002250 Langston Terrace 718-726 21st St. NE, small portion of parcel 01600037	0	A neighboring developer is redeveloping their property to include affordable housing needs a portion of parcel 01600037 in order meet zoning requirements.
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 FY2023. 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 Planned Application of MTW Funds section).

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR
The following describes the general planned capital fund expenditures for fund year FY2022 for the following developments: Fort DuPont Dwellings: $3,500,000 for electrical system modernization and $600,000 for boiler controls. Judiciary House: $1,100,000 fan coil unit replacement. Kelly Miller Walk-Ups: $600,000 for sitework including repaving, landscaping, sidewalk repairs and $400,000 for fan-coil replacement for 33 units. LeDroit Walk-Ups: $500,000 replace HVAC system for 20 units. Stoddert Terrace: $400,000 for sitework including drainage and erosion control. Garfield Terrace Senior: $500,000 for concrete and masonry repairs. Kenilworth Courts: $300,000 for sitework including repaving and sidewalk repairs. Hopkins Apartments: $200,000 for sitework including repaving and sidewalk repairs. Harvard Apartments: $500,000 for concrete and masonry repairs. In addition to hard-rehab costs, expenditures are planned to cover front line costs at various properties related to various repairs and emergencies ($300,000) and CCTV system upgrades ($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 ($280,207). **The total net grant value for the DCHA Capital Fund Budget is $9,480,207.**
Planned FY2022 Expenditures of Unexpended Funds from Previous Grant Years: **CFP-501-19 ($3,720,572)—**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. **CFP-501-20 ($241,324)—**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. **CFP-501-21 ($10,995,231)—**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.

B. Leasing Information

1. Planned Number of Households Served

The following is a snapshot and the 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	**73,260**	**6,105**
MTW Housing Choice Vouchers (HCV) Utilized	**133,992**	**11,166**
Local, Non-Traditional: Tenant-Based^	**NA**	**NA**
Local, Non-Traditional: Property-Based^	**NA**	**NA**
Local, Non-Traditional: Homeownership^	**NA**	**NA**
TOTAL	**207,252**	**17,271**

* "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	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. DCHA has pre-ordered common materials and expanded its approved vendor list to address supply chain issues due to the pandemic. 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; however, DCHA faces several challenges with refusals. • 0 Bedroom Refusals: Despite opening the 0 bedroom leasing to the external waitlist, DCHA continued experiencing issues with leasing the units since applicants prefer larger units. DCHA is marketing these units with flyers, photographs, and information about services and amenities in the buildings and neighborhoods. DCHA is also staging these units so applicants can envision living in the space. Finally, DCHA is considering options for offering 0 bedroom units to applicants who are interested in these types of units. • Redevelopment Vacancies: The agency opened many of the units held for redevelopment for leasing; however, concerns about environmental and rodent issues continue to cause high refusal rates. Additionally, the absence of HUD approval to reclassify or exclude New Communities units that have been taken offline as part of the redevelopment process continued to negatively impact the agency's vacancy rate. • Rising crime statistics: DCHA is experiencing high refusal rates in several areas due to rising crime statistics. DCHA is considering applying to HUD for exemption for some of these units due to "Market Conditions."
MTW Housing Choice Voucher	With 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 FY2023. 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 while also hosting multiple monthly landlord recruitment events. 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. Based on preliminary projections related to unit turnover, relocation, and transfer needs, DCHA does not anticipate opening the public housing, HCV, or mod rehab wait lists in FY2023.

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	24,233	Closed	No
Federal MTW Housing Choice Voucher (Tenant-based and Project-based)	Community-wide	36,512	Closed	No
Federal Moderate Rehabilitation	Community-wide	20,918	Closed	No
Federal MTW Public Housing (Mixed Finance/Service Rich)	Site-based	7,006	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

Please describe any duplication of applicants across waiting lists:
Applicants can select to be listed on multiple waiting lists, both DCHA managed and those managed by other entities. As such, there are applicant households who appear on more than one of the above lists. Across the three DCHA-managed community-wide waiting lists, the total, unduplicated number of applicants is 39,303.

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 FY2023 MTW Plan.

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

DCHA is re-proposing the following initiative as part of the FY2023 MTW plan.

Initiative #	Initiative/Activity	Statutory Objective	Original Year Identified/Year Implemented	Authorization(s) Existing/Additional
25	Local Blended Subsidy (LBS) ***Proposed New Project***	• Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families	FY2013	Attachment C, Section B(1); Attachment D, Uses of Funds

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 publichousing 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.

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. The following describes the project, including cost implications:

- **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.

Updated in FY2022 MTW Plan (Barry Farm)

DCHA proposed to use the flexibility of the Local Blended Subsidy initiative to include the Barry Farm development. Barry Farm was a 432 unit property & Wade Apartments was a 12 unit property together over 34 acres in ward 8. DCHA received a HUD Demolition & Disposition approval in January 2017. By July 2019, all residents had been relocated and today all buildings have been demolished except for 5 buildings that have been set aside historic landmarks. The project is planned for redevelopment in two major phases with more than 900 units of housing, including 380 units of replacement public housing onsite for former residents. The plan also includes approximately 300 homeownership units and an estimated 50,000 square feet of neighborhood-serving retail. The first building is expected to start in late 2022, will be building 1B which is 108 senior building that consist of 77 replacement units for Barry Farm residents.

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

1) Update of disposition application for the Barry Farm site.

2) 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. To further these objectives, HUD has developed an innovative path for Public Housing Authorities (PHAs) to leverage their existing public housing "Faircloth Authority" to create new deeply rent-assisted housing through the Rental Assistance Demonstration (RAD). "Faircloth-to-RAD" conversions will help PHAs and their partners more readily access financing for the development of new deeply affordable units.

3) 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 Kenilworth, Bixby and Highland Dwellings sites using LBS.

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

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. The following describes the project, including cost implications:

- **Barry Farm**—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 estimated development cost of building 1B senior building is $48.5 million with capital subsidy provided from the District of Columbia and the balance leveraged from Low Income Tax Credit equity and permanent debt. All 108 residential units developed will be designated Low Income Housing Tax Credit (LIHTC)—77 will be replacement units for public housing residents; 44 are anticipated to be LBS units; 33 will be subsidized through the Local Rent Supplement Program (LRSP) using local District funding as subsidy source; and the remaining 31 units will be LIHTC 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 Barry Farm equates to 22 fewer utilized vouchers. By preventing DCHA from pulling from its MTW Block Grant to support the rent levels necessary for the project, this initiative gives DCHA the ability to utilize capital and PBV funding to serve

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. DCHA's Board of Commissioners approved financing for this project in FY2021, and units are currently under construction.

Not Yet Implemented (Barry Farm)—DCHA received approval to the proposed changes to this initiative as part of its amended FY2022 MTW Plan. The process requiring LBS flexibility for the proposed project is pending.

Planned Significant Changes for FY2023

DCHA proposes to use the flexibility of the Local Blended Subsidy initiative to include the redevelopment Sursum Corda Turnkey and Sibley Townhomes.

Sursum Corda Turkey is a 28 units and Sibley Townhomes is a 22 unit property covering over 1.6 acres in Ward 6. DCHA received a HUD Demolition & Disposition approval in January 2020. There are some

remaining residents who are being actively relocated. There is also an adjacent .95 acre parking lot to Sibley Townhomes that will be included as part of its redevelopment. Demolition will occur after relocation has been completed.

Given the scale and proximity of these existing properties to extensive neighborhood revitalization, DCHA will be seeking co-development partners to help develop flexible innovative redevelopment strategies for these properties that will maximize density and provide at least 50 replacement units for former residents.

The expanded initiative is to consist of certain key non-MTW components at Sursum Corda Turnkey and Sibley Townhomes:

1) *Update of disposition application for the Sursum Corda and Sibley Townhomes properties.*

2) *Disposition approval based on obsolescence and Tenant Protection Vouchers (TPVs), which were used for relocation of existing residents (who chose not to relocate to another DCHA public housing development.*

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. To further these objectives, HUD has developed an innovative path for Public Housing Authorities (PHAs) to leverage their existing public housing "Faircloth Authority" to create new deeply rent-assisted housing through the Rental Assistance Demonstration (RAD). "Faircloth-to-RAD" conversions will help PHAs and their partners more readily access financing for the development of new deeply affordable units.*

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 Kenilworth, Bixby and Highland Dwellings sites using LBS.*

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

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. The following describes the project, including cost implications:

- ***Sursum Corda and Sibley Townhomes**—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.*

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 Sursum Corda and Sibley will utilize fewer vouchers. By preventing DCHA from pulling from its MTW Block Grant to support the rent levels necessary for the project, this initiative gives DCHA the ability to utilize capital and PBV funding to serve other families.

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

Anticipated Implementation Plan
Once the initiative re-proposal and Sursum Corda & Sibley Townhomes' development proposal are approved by HUD, DCHA will move forward with accessing the program flexibility and fungibility made available as needed.

Planned Changes to Metrics/Data Collection
Below are the additional metrics for measuring the modifications to this initiative.

Metrics

DCHA Defined Metrics

Metrics	Baseline (FY2023)	Benchmark	Outcome (FY2024)	Benchmark Achieved?
New Public Housing Units created through this initiative	0	50 new public housing replacement units	TBD	TBD
Number of former Public Housing households that remain in units	0	50 Public Housing households return to Public Housing replacement units	TBD	TBD
Increase in Debt and Equity	$0	TBD	TBD	TBD
Cost Savings to the Project (as compared to using PBVs)	$0	TBD	TBD	TBD

HUD Standard Metric(s)

Cost Effectiveness #4: Increase in Resources Leveraged				
Unit of Measurement	Baseline (FY2023)	Benchmark	Outcome (FY2024)	Benchmark Achieved?
Amount of funds leveraged in dollars (increase)	Amount leveraged prior to implementation of the activity (in dollars).	Expected amount leveraged after implementation of the activity (in dollars)	Actual amount leveraged after implementation of activity (in dollars)	Whether the outcome meets or exceeds the benchmark
Amount of funds leveraged in dollars (increase)	$0	TBD	To be provided in the MTW Annual Reports after policy implementation	To be provided in the MTW Annual Reports after policy implementation

Housing Choice #1: Additional Units of Housing Made Available				
Unit of Measurement	Baseline (FY2023)	Benchmark	Outcome (FY2024)	Benchmark Achieved?
Number of new housing units made available for	Housing units of this type prior to	Expected housing units of this type	Actual housing units of this type after the	Whether the outcome meets or

Housing Choice #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline (FY2023)**	**Benchmark**	**Outcome (FY2024)**	**Benchmark Achieved?**
households at or below 80% of AMI as a result of the activity (increase).	implementation of the activity (number).	after implementation of this activity	implementation of the activity	exceeds the benchmark
Number of new housing units made available for households at or below 80% of AMI as a result of the activity (increase)	0	50	To be provided in the MTW Annual Reports after policy implementation	To be provided in the MTW Annual Reports after policy implementation

Housing Choice #5: Increase Resident Mobility				
Unit of Measurement	**Baseline (FY2023)**	**Benchmark**	**Outcome (FY2024)**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity	Actual increase in the households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity	Whether the outcome meets or exceeds the benchmark
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0	50	To be provided in the MTW Annual Reports after policy implementation	To be provided in the MTW Annual Reports after policy implementation

Data Source
The Office of Capital Programs will monitor metrics using the office's project management software.

Need/Justification for MTW Flexibility
The proposed new project does not require any additional authorizations to this initiative.

Attachment C, Section B(1); Attachment D, Uses of Funds—Single Fund Budget with Full Flexibility
This authorization gives DCHA the ability to use MTW single fund (block grant) flexibility for purposes of funding the redevelopment efforts of this initiative.

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
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 FY2023.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 implemented 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 FY2023.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2023.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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. Families no longer 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.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2023.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 64% of the $86 million in funding was obligated through the end of FY2021. Seven AMPs began construction in FY2021 on mechanical and controls installations as well as boilers and DHW infrastructure replacement and heating infrastructure replacement at the following sites:

- Ft. Dupont Addition — HVAC System Additional Work
- Judiciary House — ECIP II - Mechanical and Controls
- Various Properties — Remaining Mechanical and Controls: Scope of Work
- Ledroit Senior — Exhaust Fans and Duct Cleaning
- Various Properties — Additional Solar Modification
- Horizon House — Cooling Tower Platform Installation & Misc. Controls
- Greenleaf Family — Temporary Boiler

During FY2021, the following cooling infrastructure and heating infrastructure projects were completed on following sites:

- Benning Terrace — LED Lighting and Water Savings
- Ft. Dupont Addition — HVAC System Additional Work
- Greenleaf Senior — ECIP II - Condensing Boiler and Air Conditioning Unit Replacement
- Fort Dupont — HVAC System & Water Heater Replacement
- Claridge Towers — ECIP II - Mechanical and Controls
- Syphax Gardens — ECIP II - Mechanical and Controls
- Knox Hill — ECIP II - Mechanical and Controls

Additional work is currently underway in FY2022 at the following sites:

- Various Properties — Replace Boiler and Controls
- Kentucky Courts — Replace Boiler and Controls
- Syphax Gardens — Additional LED Light Fixtures
- Langston Terrace — Additional LED Lighting
- Kelly Miller — Mechanical Upgrades and Building Control Systems
- LeDroit Apartments — Fan Coil Units & Mechanical Riser Replacement
- Greenleaf Family — ECIP II - Phase 2 Boiler Scope
- LeDroit Apartments — Mechanical Upgrades and Building Control Systems
- Judiciary House — ECIP II - Fan Coil Units & Mechanical Risers Replacement Phase 1
- Langston Addition — ECIP II - Mechanical and Electrical Upgrades
- Judiciary House — ECIP II - Mechanical and Controls

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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2022. Preliminary findings indicate that HUD's development of the Small Area Fair Market Rent (SAFMR) may negate the necessity of the submarket approach.

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. DCHA is conducting additional analysis to identify the most efficient method for serving additional households while continuing to provide broad housing choice.

Planned Non-Significant Changes
DCHA is finalizing its assessment for determining rent reasonableness and will implement its new methodology after completing the aforementioned analysis and obtaining applicable approvals during FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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

This initiative also includes the establishment of centrally-managed site-based waiting lists at DCHA's

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

Status
Implemented and Ongoing.

Site-Based Waiting Lists
As part of a waiting list redesign project, DCHA suspended the intake of new applications for conventional Public Housing sites in FY2013. After updating the waiting lists in FY2014 to confirm applicants continued interest in housing assistance, DCHA will begin in FY2015 the process of establishing site-based waiting lists for the agency's conventional Public Housing sites. DCHA implemented a new management software system, a process that began in late FY2019. DCHA will look to complete operationalizing the site-based waiting lists during FY2024. Please note this timeline may change based on portfolio stabilization efforts that may include repositioning some 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 livingenvironments, 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 started 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. This analysis is ongoing and DCHA is considering options.

Planned Non-Significant Changes

DCHA intends to complete its financial analysis and implement plans at the site to ensure long-term financial viability during FY2023.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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.

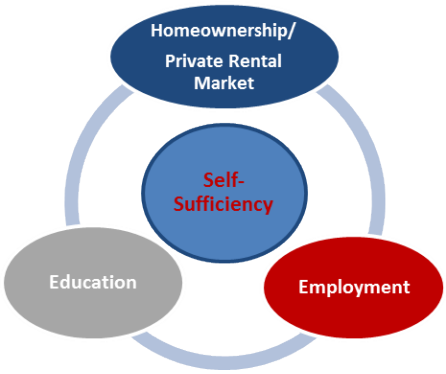
Modified Apprenticeship Program

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—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

Pathway (Primary Goal)/ Participation Elements	Private Rental Market	Education	Employment	
			Apprenticeship Training Program	General Program
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. To date, the program has enrolled 18 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 FY2023. 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 FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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

Description
The District of Columbia Housing Authority (DCHA) proposed 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.

Using a third-party inspections contractor slowed the leasing process and caused delays on quality control and emergency inspections. Having the authority use its own inspectors creates greater efficiencies and expedites the lease-up process for families in need of housing.

Status
Implemented and ongoing.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

Initiative 34: Virtual Housing Quality Standards (HQS) Inspections

Description
DCHA proposed 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 uses 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 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 make contact, through video conference, with the proxy inspector and guide them through the HQS inspection. The inspection begins with visually confirming the unit's address. The inspector then guides the proxy inspector through exterior, common areas and interior inspection by giving instructions about what actions to perform while the inspector completes the inspections checklist, form HUD-52580. After the inspection, the proxy inspector and HCVP inspector complete a certification attesting to taking part in the virtual inspection. The proxy inspector's certification includes 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 also signs 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 provides 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 continues conducting all quality

control, emergency, and complaint inspections in-person.

DCHA believes using virtual inspections improves efficiency and expedites the lease-up process for families in need of housing.

Status
Implemented and ongoing.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2023.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

B. Not Yet Implemented

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

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 FY2023.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2023.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2023.

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
19	4.5.11[1]	Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment	• Reduce cost and achieve greater cost effectiveness	FY2011	Never Implemented Closed Out FY2023
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	Never Implemented Closed Out FY2023

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

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 andimplemented.

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.[2]

Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment

Description/Update

Working with Resident Councils, DCHA proposed 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 would be rewarded with an income deduction for rent calculation purposes. Participation by each community and/or by each individual would be strictly voluntary. DCHA proposed to use its MTW authority to implement the income deduction.

Status

Approved (FY11) (never implemented); Closed Out (FY23)

DCHA is closing out this activity because the agency has implemented alternative engagement strategies for senior residents across the portfolio.

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. 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 planned to provide supports for those children and their families so such referrals did not occur. This would include working with families on strategies to reduce occurrences and ultimately eliminate unexcused absences. To do this, DCHA proposed expanding 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 appeared to already have challenges with school attendance.

DCHA's program will be voluntary for Public Housing families and participation in the program would 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.

Each family would have a case manager who would 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

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

provide support to parents in moving the family toward self-sufficiency (i.e. GED preparation, job readiness, life skills, etc.).
DCHA would utilize existing staff resources, including the provision of case management/coordination. In addition, DCHA would 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.).

As a work incentive, DCHA would cap the rents of participating families upon entry into the program, but rents would not be less than $25 a month. 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. A portion of any new employment income entering the household would 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.

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

<u>Status</u>
Approved (FY13) (never implemented); Closed Out (FY23)

DCHA is closing out this activity because the agency refers youth to the District of Columbia Office of the State Superintendent of Education (OSSE) truancy program.

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; 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—" Planned Application of MTW Funds—Additional Information" as it identifies the amount that will supplement the MTW Sources and Application 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	$ 15,411,943
70600	HUD PHA Operating Grants	$ 303,311,855
70610	Capital Grants	$ 23,592,851
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	$ 767,250
70000	**Total Revenue**	$ 343,083,899

*** Refer to Appendix for additional information to Section V: Planned Application of MTW Funds**

Estimated Application of MTW Funding for the Fiscal Year		
Estimated application of MTW funding in the plan year by FDS line item.		
Application		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$ 17,409,779
91300+91310+92000	Management Fee Expense	$ 22,038,928
91810	Allocated Overhead	$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	$ 2,495,188

Estimated Uses of MTW Funding for the Fiscal Year		
Estimated application of MTW funding in the plan year by FDS line item.		
Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$ 19,824,314
93500+93700	Labor	$ 20,247,104
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 9,870,568
95000 (95100+95200+95300+95500)	Total Protective Services	$ 11,657,240
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$ 2,776,774
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$ 9,049,700
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$ 3,741,635
97100+97200	Total Extraordinary Maintenance	$ -
97300+97350	Housing Assistance Payments + HAP Portability-In	$ 222,882,172
97400	Depreciation Expense	$ -
97500+97600+97700+97800	All Other Expenses	$ -
90000	Total Expenses	$ 341,993,401
160	Capital Assets, Net of Depr.	$ -
97400	Depreciation Expense	$ -
	Total Application of Fund	$ 341,993,401
* Refer to Appendix for additional information to Section V: Planned Application of MTW Funds		

Please describe any variance between Estimated Total Revenue and Estimated Total Application:
The variance of $1.1 million is immaterial.

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 FY2023 as in previous years, DCHA will use grant funds to achieve the following: • Fund Public Housing Operations • Modernize conventional public housing and generally address deferred maintenance issues at DCHA's conventional Public Housing sites • Supplement operating fund payments to create new and replacement low income housing units. For detail about how this will be done to modernize/redevelop units, see the separate Capital Program for detail • Supplement Public Housing ACC for Veterans' transitional housing located at a DCHA's Ontario Road • Create and operate a workforce training site for Public Housing residents and Housing Choice Voucher participants • Improve customer service, including efforts to maintain the agency's 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. In addition, DCHA may 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 convert those properties to RAD in FY2023. DCHA submitted three RAD applications for four Public Housing sites in FY14 and the agency has received CHAPs for two of the applications (see the Introduction and RAD Significant Amendment sections of this plan for additional detail). DCHA will be considering application submission for additional sites.

Capital Fund

Below is the proposed expenditure plan for FY2023 Capital Funds.

District of Columbia Housing Authority
Office of Capital Programs
Capital Fund Available for Modernization Fiscal Year 2023

PROPERTY	LINE ITEM DESCRIPTION	BUDGET VALUE
Fort DuPont Dwellings	Electrical System Modernization	$3,500,000.00
Fort DuPont Dwellings	Boiler Controls	$600,000.00
Judiciary House	Fan Coil Unit Replacement	$1,100,000.00
Kelly Miller Walk-Ups	Sitework including repaving, landscaping, sidewalk repairs	$600,000.00
Kelly Miller Walk-Ups	Fan Coil Unit Replacement: 33 units	$400,000.00
LeDroit Walk-Ups	Replace HVAC system: 20 units	$500,000.00
Stoddert Terrace	Sitework including drainage and erosion control	$400,000.00
Garfield Terrace Senior	Concrete and Masonry Repairs	$500,000.00
Kenilworth Courts	Sitework including repaving and sidewalk repairs	$300,000.00
Hopkins Apartments	Sitework including repaving and sidewalk repairs	$200,000.00
Harvard Apartments	Concrete and Masonry Repairs	$500,000.00
	Subtotal for Capital	$8,600,000.00
FRONT LINE COST	VARIOUS REPAIRS & EMERGENCIES	$300,000.00
FRONT LINE COST	CCTV SYSTEM UPGRADE	$300,000.00
FRONT LINE COST	RESIDENT RELOCATION	$280,207.00
DCHA PROPERTIES	**TOTAL GRANT VALUE**	**$9,480,207.00**

Budget Basis

FY2022 Budget

CAPITAL FUND GRANT	$21,414,768
OPERATION - 1406	($4,282,954)
ADMINISTRATIVE FEE - 1408	($2,141,477)
DEBT SERVICE - 1490	($5,510,130.00)
NET CAPITAL FUNDS AVAILABLE for MODERNIZATION	**$9,480,207.00**

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	$8,022,706	$ 8,000,000
HCV Admin Fee	$ 0	$ 0
PH Operating Subsidy	$ 0	$ 0
Total	**$ 0**	**$ 0**

Description of planned activities and/or use(s) for unexpended Operating Fund and HCV Funding.
DCHA plans to supplement the LIPH program with $8,000,000 from the unspent HAP during FY2023 to use in program-related activities which will increase the available unit inventory and accelerate lease ups.

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. 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.*

In FY2022, DCHA received a RAD Conversion Conditional Approval (RCCA) for 101 Faircloth to RAD units for Kenilworth 166 and CHAPs for Judiciary House and Potomac Gardens. The RAD Significant Amendments for Judiciary House, Potomac Gardens, and Kenilworth 166 are included in the Appendix.

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, 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, Triangle View, and Henson Ridge. Given the recent guidance issued by HUD, DCHA is considering where the use of Faircloth to RAD may be best leveraged across its portfolio, to include Barry Farm, Park Morton, and Sursum Corda.

	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?

This is the first RAD Significant Amendment submitted for these sites for the current CHAPs.

* 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 FY2023

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*
- *Approved RAD Significant Amendment: FY18 and FY19 MTW Plans*
- *Anticipated Financial Plan Submission: June 2022*
- *Anticipated RCC: September 2022*
- *Estimated Closing: Winter 2023*

For Judiciary House, DCHA is currently spending approximately $19.6 Million in funds 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 163 of the 263 units in the building. Our plan post-conversion is to finance the renovation of the remaining 100 units and the public spaces utilizing 4% LIHTC and mortgage debt.

- *CHAP Award: June 10, 2021*
- *RAD Significant Amendment: FY23 MTW Plan*
- *Anticipated Financial Plan Submission: June 2023*
- *Anticipated RCC: August 2023*
- *Estimated RAD Closing: October 2023*

For LeDroit Senior, DCHA is continuing to spend approximately $15.2 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. DCHA will consider RAD conversion after rehabilitation is complete.

For Potomac Gardens Senior and Family Mid-Rise, DCHA received its CHAP for 208 units and 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.

- *CHAP Award: August 19, 2021*
- *RAD Significant Amendment: FY23 MTW Plan*
- *Anticipated Financial Plan Submission: August 2023*
- *Anticipated RCC: October 2023*
- *Estimated RAD Closing: December 2023*

Faircloth-to-RAD

During FY2022, DCHA submitted and was awarded a portfolio award for 700 Faircloth-to-RAD units. The first units to be designated within this award are 101 units to Kenilworth Courts Phase 1. DCHA received its RCCA for these units.

- *RCCA: October 2021*
- *Estimated RAD Closing: March 2024*

DCHA also intends to leverage this portfolio award at Barry Farm and Park Morton.

Resident Rights, Participation, Waiting Lists and Grievance Procedures

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.

Impact on Capital Funds

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 approximately 25% 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.

Section VI. Administrative

A. Board Resolution and Certifications of Compliance

RESOLUTION 22-23

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2023 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 2023 MTW Plan has been prepared in accordance with the requirements of Attachment B of the MTW Agreement;

WHEREAS, the proposed capital fund budget for FY2023 is $21,414,768 and the following summarizes the estimated budget by major line item:

CAPITAL FUND GRANT BREAKDOWN FY2023 Projections	
Estimated FY2022 Total Budget	**$21,414,768**
Operations - 1406	($4,282,954)
Administrative Fee - 1408	($2,141,477)
Debt Service - 1490 (Capital Fund Financing Program Bond Issuance)	($5,510,130)
NET CAPITAL FUNDS AVAILABLE for MODERNIZATION	**$ 9,480,207**

The proposed Capital Funds activities are set forth in the MTW Plan and were discussed in the public hearing and other stakeholder meetings described below. The proposed activities are further described in the table below.

PROPERTY	LINE ITEM DESCRIPTION	BUDGET VALUE
Fort DuPont Dwellings	Electrical System Modernization	$3,500,000
Fort DuPont Dwellings	Boiler Controls	$600,000
Judiciary House	Fan Coil Unit Replacement	$1,100,000
Kelly Miller Walk-Ups	Site work including repaving, landscaping, sidewalk repairs	$600,000
Kelly Miller Walk-Ups	Fan Coil Unit Replacement: 33 units	$400,000
LeDroit Walk-Ups	Replace HVAC system: 20 units	$500,000
Stoddert Terrace	Site work including drainage and erosion control	$400,000

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PROPERTY	LINE ITEM DESCRIPTION	BUDGET VALUE
Garfield Terrace Senior	Concrete and Masonry Repairs	$500,000
Kenilworth Courts	Site work including repaving and sidewalk repairs	$300,000
Hopkins Apartments	Site work including repaving and sidewalk repairs	$200,000
Harvard Apartments	Concrete and Masonry Repairs	$500,000
	Subtotal for Capital	$8,600,000
FRONT LINE COST	VARIOUS REPAIRS & EMERGENCIES	$300,000
FRONT LINE COST	CCTV SYSTEM UPGRADE	$300,000
FRONT LINE COST	RESIDENT RELOCATION	$280,207
DCHA PROPERTIES	**TOTAL GRANT VALUE**	**$9,480,207**

WHEREAS, RAD Significant Amendments are included in the FY2023 MTW Plan for Potomac Gardens, Judiciary House, and Kenilworth 166.

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 2023 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 May 10, 2022, and comments received were considered.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority hereby 1) approves the DCHA FY2023 MTW Plan for submission to HUD; and 2) authorizes the DCHA Executive Director/Secretary to execute all related certifications and forms;

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

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RESOLUTION 22-23

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2023 MOVING TO WORK PLAN

ADOPTED by the Board of Commissioners and signed in authentication of its passage, the 8th day of June 2022.

ATTEST:

Brenda Donald
Executive Director/Secretary

APPROVED:

Dionne Bussey-Reeder
Chairperson

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

Lorry B. Bonds
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 (10/01/2022), 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.

{0041050 -}

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

1

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

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

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

(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	Executive Director
NAME OF AUTHORIZED OFFICIAL	*TITLE*
Brenda Donald	7/5/2022
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***

{0041050 -}

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

2

Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

****(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 temporarily suspended interim control and abatement work required in residential units and interior common areas. DCHA continued to perform interim controls or abatement work on exterior building components throughout the public health emergency. DCHA has resumed interim control work in residential units and interior common areas as specified in DCHA's HUD approved plan. 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.

{0041050 -}

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 April 22, 2022 - May 23, 2022.

Public Comment Period – April 22, 2022 - May 23, 2022

Summary of Notifications and Outreach:

- April 21, 2022: Discussed at Citywide Advisory Board working session which includes Resident Council presidents to notify Resident Leadership of upcoming public comment period and public hearing.

- April 21, 2022: Public notice of availability of MTW Plan for 30-day public comment and notice of Public Hearing published on DCHA website.

- April 22 – May 23, 2022: Public comment period.

- April 22, 2022: 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.

- April 22 – 25, 2022: Emails to key stakeholders (Resident Councils, Housing Providers Association, Council of the District of Columbia Committee on Housing and Executive Administration, and DC Office of the Deputy Mayor for Planning and Economic Development cluster agencies) providing notice of the upcoming public process, including the public comment period and public hearing.

- April 25, 2022: Draft plan posted to the Board of Commissioner's collaboration website, Diligent, and offer extended to meet with interested commissioners.

- Week of April 25, 2022: Notice posted at all DCHA-managed sites; hard copies of the plan delivered to each Resident Council president.

- April 25, 2022: Public notice published in *The Washington City Paper.* Notice was available in print and online.

- April 28, 2022: Meeting with Advocates including notification of public comment period and public hearing.

- April 22 – May 23, 2022: Social media campaign on Facebook, Twitter, and Linked In totaling 13 posts.

- April 27, 2022: Public notice published in *The Washington Times* newspaper. Notice was available in print and online.

- April 28, 2022: Public notice published in *The Washington Informer* newspaper. Notice was available in print and online.

- April 29, 2022: Public notice published in *El Tiempo Latino* newspaper. Notice was available in print and online.

- April 30, 2022: Public notice published in *The Afro American* newspaper. Notice was available in print and online.

- April 30, 2022: Public notice published in the May edition of the *Hill Rag* magazine. Notice was available in print and online.

Meetings, locations and attendance:

- May 5, 2022: Board of Commissioners briefing.

- May 10, 2022: Public Hearing conducted via WebEx and Facebook Live (**8 public participants on WebEx; 132 views on Facebook on hearing day)**

- May 10 – May 23, 2022: recording of Public Hearing available to watch on Facebook. (**263 views by the end of the public comment period**).

- May 19, 2022: Resident Advisory Board meeting via Webex online platform (**9 Advisory Board members attended**).

- June 8, 2022: 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
- Public Hearing Agenda
- Public Hearing WebEx Attendance Record
- Public Hearing Views on Hearing Day
- Public Hearing Views at End of Public Comment Period
- Public Hearing Q & A
- Public Comments Summary

DISTRICT OF COLUMBIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS

BOARD MEETING
Via WEBEX
Wednesday, June 8, 2022
1 PM
A G E N D A

I. CALL TO ORDER *[MOMENT OF SILENCE] AND QUORUM* ***Chairperson Bussey-Reeder***

II. APPROVAL OF MINUTES

May 11, 2022 Board of Commissioners Meeting — Tab 1

III. EXECUTIVE DIRECTOR'S REPORT

IV. RESOLUTIONS
PUBLIC COMMENT ON RESOLUTIONS

A. RESOLUTION 22-23 — Tab 2
To Approve the District of Columbia Housing Authority Fiscal Year 2023 Moving to Work Plan
1. Description of Resolution
2. Board Action on Resolution

B. RESOLUTION 22-24 — Tab 3
To Adopt Second Emergency Regulations Regarding Eligibility Factors for Tenant-Based Assistance Under Local Rent Supplement Program
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 **June 8, 2022.** Written comments and testimony may be submitted in advance by **June 5 , 2022** to Board@dchousing.org and will be incorporated into the public record of the meeting.

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 completing 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

Page **1** of **2**

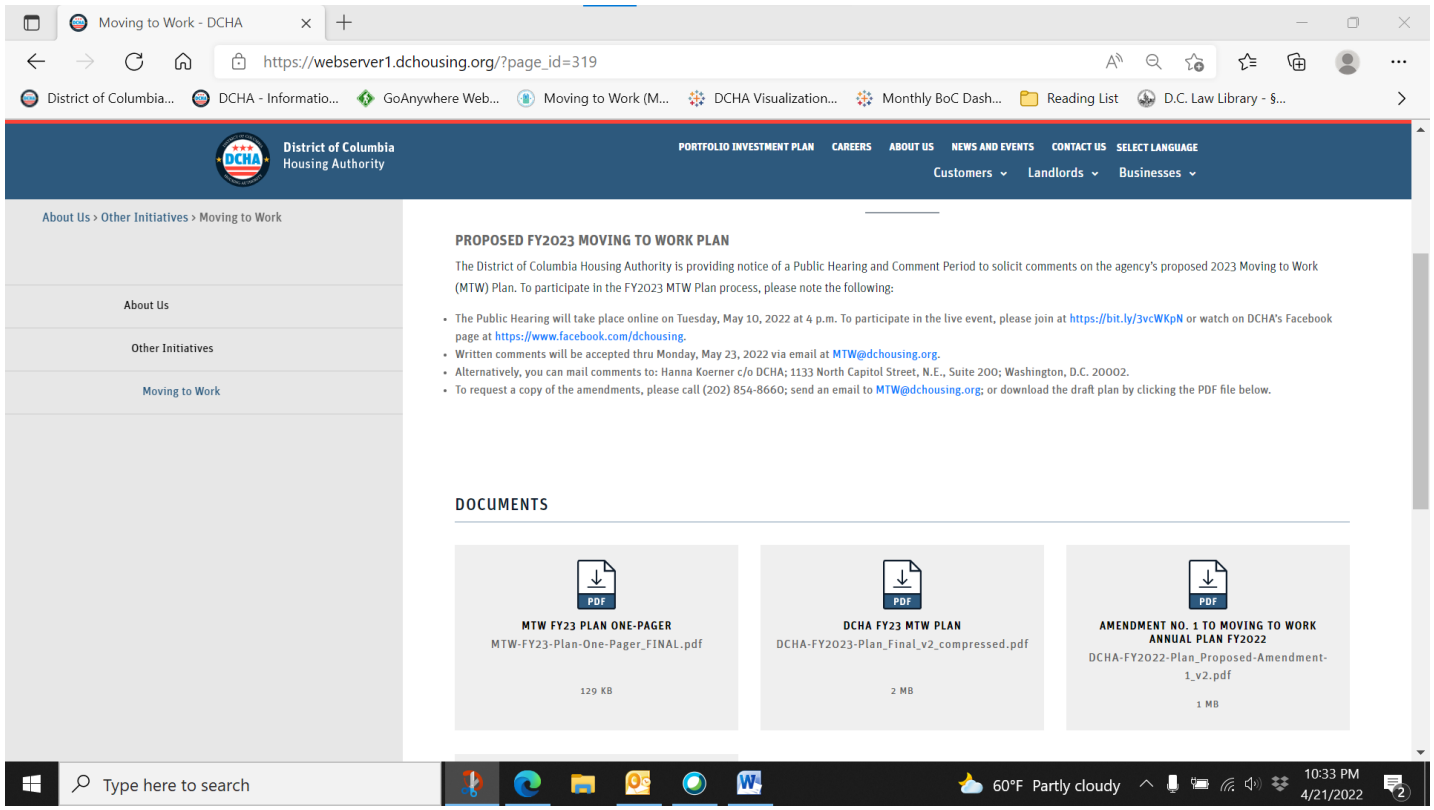
Board of Commissioners' Meeting
June 8, 2022

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



8:29

Back

Page D08

Environmental Clearance Officer, U.S. Department of Housing and Urban Development LeadRegulations@HUD.GOV Potential objectors may contact HUD directly to verify the actual last day of the objection/comment period.

Katharine Dixon
President and CEO
Rebuilding Together DC Alexandria

825 **Bids & Proposals** 825 **Bids & Proposals**

D.C. HOUSING AUTHORITY

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE

PROPOSED 2023 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 2023 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.

To request a copy of the MTW plan, you can:
•Call (202) 854-8660
•Email to MTW@dchousing.org
•Download from the DCHA website at www.dchousing.org/mtw2

Public Hearing

The Public Hearing will take place online on **Tuesday, May 10, 2022 at 4 p.m.** To participate in the live event, please join at https://bit.ly/3vcWKpN. If you need assistance completing the online registration, please dial (202) 854-8660. The event will also be live streamed at https://www.facebook.com/dchousing.

Comments

Written comments will be accepted through **Monday, May 23, 2022. Email your comments to** MTW@dchousing.org. Alternatively, you can mail comments to:

Hanna Koerner
DC Housing Authority
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

Requesting a Reasonable Accommodation

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If you need a reasonable accommodation or assistance participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact our ADA/504 Program Office's Language Department at (202) 775-6417 or via email at ADA504@dchousing.org with your complete request. Your request should be made at least **three business days** before the scheduled meeting or event so that ADA/504 Program Coordinator can make the necessary arrangements. Every reasonable effort will be made to meet your request.

If you need a foreign language translator or a sign language interpreter, please contact our Office of Customer Engagement via email at LA@dchousing.org. Please allow us at least **five business days** to make the necessary arrangements with an interpreter.

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Business and Financial Opportunities /Services

the event the borrower entered into a repayment plar
or paid the loan off prior to the sale, or if for any o
the Trustee did not have the right to sell, the sale
void and the Purchaser is not entitled to any legal
remedy other than return of the deposit without i
any and all other claims of the Purchaser are herel
Other terms and conditions may be announced at tl
successful bidder will be required to execute and d
Trustee a memorandum or contract of the sale at the
of bidding. For additional information, you may conta
Levine, Trustee at 703-352-1300.

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-483-4367
www.hwestauctions.com

April 15, 22, 29, May 6, 2022 1

850 **Montgomery County** 850 **Montgomer**

TRUSTEE'S SALE

16215 Redland Road, Derwood, MD 208

Trustee's Sale of valuable fee simple property i
premises known as 16215 Redland Road, Derwood,
By virtue of the power and authority contained in a D
dated June 25, 2016, and recorded in Liber 525
274 among the land records of the **County of Mo**
in the original principal amount of $562,500.00. U
and request for sale, the undersigned trustees w
sale at public auction at the Courthouse for the C
MONTGOMERY, at Judicial Center's Monroe Street E
Maryland Avenue, Rockville, Maryland, on **May 4, 2**
PM, all that property described in said Deed of Tru
but not limited to:

Tax ID# 04-00045496

Said property is in fee simple and is improved by a c
is sold in "as is condition" and subject to all superio
conditions, liens, restrictions, easement, rights-of-
affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale pr
certified funds shall be required at the time of sale.
of the purchase price with interest at 6.00% per ann
date of sale to the date of payment will be paid withi
after the final ratification of the sale.

Adjustments on all taxes, public charges and speci
assessments will be made as of the date of sale an
assumed by purchaser.

If applicable, condominium and/or homeowners
dues and assessments that may become due aft
of sale will be the responsibility of the purch
examination, conveyancing, state revenue stam
taxes, title insurance, and all other costs incident t
are to be paid by the purchaser. Time is of the
the purchaser, otherwise the deposit will be forfei
property may be resold at risk and costs of the
purchaser. If the sale is not ratified or if the Substit
are unable to convey marketable title in accord with
of sale, the purchaser's only remedy is the return of
Trustee's File No. 21-289182.

William M. Savage, et al., Substitute Truste
LOGS LEGAL GROUP LLP, 10021 Balls Ford Road,
Manassas, Virginia 20109 (410) 769-979

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
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April 15, 22, 29, 2022 1

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> Legal Notices

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD

D.C. HOUSING AUTHORITY

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2023 MOVING TO WORK (MTW) PLAN

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Viewed 29 times Posted April 25, 2022

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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April 27, 2022 Ad#60136

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Contracting and Procurement

PROCUREMENT ANNOUNCEMENT

The Government of the District of Columbia is soliciting electronic proposals for the following:

CAPTION: DISB Opportunity Account Program

The District of Columbia Office of Contracting and Procurement, on behalf of the Department of Insurance, Securities and Banking (DISB) is seeking a qualified contractor to implement and manage the DISB Opportunity Account Program

MARKET TYPE: OPEN

ADVERTISING DATE: April 27, 2022
ISSUANCE DATE: April 26, 2022

Request for Proposals:

RFP NUMBER: DOC609497
CLOSING DATE: May 26, 2022
CLOSING TIME: 2:00pm

BID DOCUMENTS ARE AVAILABLE AT:

OCP WEBSITE ADDRESS: WWW.OCP.DC.GOV

April 27, 2022 Ad#61078

Legal Notices

DC & Maryland
202-636-4953
Virginia
703-425-0903

The Washington Times

D.C. HOUSING AUTHORITY NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2023 MOVING TO WORK (MTW) PLAN

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More than 1.2 million African Americans were self-employed in February. (Photo courtesy iStock)

The Stunning Rebound of Black Small Business Owners

By Stacy M. Brown
The Washington Informer

Dr. Dominique Aimee Jean, author, public speaker, and president of the nonprofit Haute Healing Foundation, said she needed to jump-start her business after understanding that Black Americans have little to no safety net when disaster strikes.

"The only way to ensure thriving and not just surviving is ownership," Jean insisted.

She's not alone in her belief and now many African American-owned small businesses are thriving.

Statistics show that the number of Black-owned small-businesses jumped 28% over pre-pandemic levels in the third quarter of 2021. It's a trend that experts have said continues to move in a positive direction as perhaps the hardest hit group stunningly has rebounded.

One published study revealed that slightly more than 1.2 million African Americans were self-employed in February 2022, compared to slightly under 1.1 million in February 2020.

Additionally, another recent study found that Black owners have accounted for 26% of all websites created for new businesses since the pandemic, compared to 15% before.

"During the pandemic, Black-owned businesses initially took a hit. Not surprisingly, given how the pandemic disproportionately affected Black people in the United States, inequities in health care for African Americans became even more obvious in 2020 and 2021," Jean explained.

"Simply put, Black people were more likely to get sick and had worse outcomes when they were infected with the virus. Many people were in survival mode rather than "business thriving mode," she said.

"However, two years into the pandemic, I believe many people had an awakening. Not only as a result of the pandemic but after the collective grief we experienced after the deaths of George Floyd and Brianna Taylor, and many others.

"A sense of urgency has come about to make our communities stronger via a for us-by-us philosophy."

Christopher Pappas, the founder turning," he asserted.

"By minimizing the cost of beginning and marketing a business, technology facilitates access to information and maximizes the benefits of social networking. As a result, social media will grow exponentially, and it's contagious and will pay off."

Emma Gordon, the founder of US Salvage Yards, added that the pandemic and lockdown initially caused a steep drop in self-employment among African Americans who couldn't access their businesses and eventually shuttered them.

"What we then saw and now tag as a comeback today is the result of the mitigation of the effects of COVID-19 and the relief of movement restriction," Gordon noted.

"People have access to their business, and new ideas that COVID necessitated have begun to materialize. African Americans now see opportunity, and they are feasting."

Government data compiled by the nonprofit USAFacts revealed that new business applications increased more in 2020 than over the past 15 years.

A good portion of those applications represents African American businesses.

"The increase in Black company owners honors Black culture while also benefiting communities," said Mike Chappell, co-founder of FormsPal.

"The richness of African American culture itself inspires many Black entrepreneurs to launch enterprises. The proliferation of Black-owned apparel stores, hair care, beauty products, and children's toys are a few examples," Chappell stated.

"Additionally, some Black-owned enterprises are established to provide access to services that are particular to the community's requirements. Business endeavors of this nature boost communities by instilling a sense of belonging in the people there."

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Anuncio Público

AUTORIDAD DE VIVIENDA DE D.C.

AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS PÚBLICOS PARA LA PROPUESTA DEL PLAN DE MUDANZA AL TRABAJO (MTW) 2023

La Autoridad de Vivienda del Distrito de Columbia (DCHA, por sus siglas en inglés) está notificando sobre una audiencia pública y un período para solicitar comentarios sobre el Plan de Mudanza al Trabajo (MTW, por sus siglas en inglés) 2023 propuesto por la agencia. MTW es un programa de HUD que permite que autoridades de vivienda pública selectas diseñen e implementen programas y políticas innovadores 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.

Para solicitar una copia del plan MTW, puede:

- Llamar al (202) 854-8660
- Enviar un correo electrónico a MTW@dchousing.org
- Descargar desde el sitio web de DCHA en www.dchousing.org/mtw2

Audiencia Pública
La Audiencia Pública se llevará a cabo en línea el martes 10 de mayo de 2022 a las 4 p.m. Para participar en el evento en vivo, únase a través del enlace https://bit.ly/3vcWKpN. Si necesita ayuda para completar el registro en línea, marque (202) 854-8660. El evento también se transmitirá en vivo en https://www.facebook.com/dchousing.

Comentarios
Se aceptarán comentarios por escrito hasta el **lunes 23 de mayo de 2022. Envíe sus comentarios por correo electrónico a** MTW@dchousing.org. Alternativamente, puede enviar comentarios por correo a:
Hanna Koerner
DC Housing Authority
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

Solicitud de adaptaciones razonables
La Autoridad de Vivienda del Distrito de Columbia (DCHA, por sus siglas en inglés) se esfuerza por organizar eventos inclusivos y accesibles que permitan a todas las personas, incluidas las personas con discapacidades, participar plenamente. Es política de DCHA que todas las reuniones y eventos públicos patrocinados por la agencia sean accesibles para las personas con discapacidades. El 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 asistencia para participar en una reunión o evento debido a una discapacidad según se define en la Ley de Estadounidenses con Discapacidades, comuníquese con el Departamento de Idiomas de nuestra Oficina del Programa ADA/504 al (202) 775-6417 o por correo electrónico a ADA504@ dchousing.org con su solicitud completa. Su solicitud debe hacerse al menos **tres días hábiles** antes de la reunión o evento programado para que el Coordinador del Programa ADA/504 pueda hacer los arreglos necesarios. Se harán todos los esfuerzos razonables para cumplir con su solicitud.

Si necesita un traductor de idioma extranjero o un intérprete de lenguaje de señas, comuníquese con nuestra Oficina de Compromiso con el Cliente por correo electrónico a LA@dchousing.org. Permítanos al menos **cinco días hábiles** para hacer los arreglos necesarios con un intérprete.

CIVIL
CIVIL CONSTRUCTION, LLC

Civil Construction is inviting MBE, WBE & DBE involvement for an upcoming DC Water project, due on 5/19/2022 " 180040 - Small Diameter Water Main Replacement-15D". Some trade areas include: Approximately 3.68 miles of small diameter water mains ranging from 4"-12" and associated valves and appurtenances. Copper water services 2 inch and smaller. Curb stop /curb stop box, meter box, installation of a shut-off valve and pressure reducing valve. Permanent pavement and surface restoration. Please call us at (301) 341-7200 ext. 207 or e-mail estimating@civillc.com.

Civil Construction está invitando a MBE, WBE y DBE a participar para un próximo proyecto, 5/19/2022 " 180040 - Small Diameter Water Main Replacement 15D". Aproximadamente 3.68 millas de tuberías principales de agua de diámetro pequeño que van desde 4 "-12" y válvulas y accesorios asociados. Servicios de agua de cobre de 2 pulgadas y menos. Caja de tope de acera / tope de acera, caja de medidor, instalación de válvula de cierre y válvula reductora de presión. Restauración permanente de pavimentos y superficies. Llámanos al (301) 341-7200 ext. 207 o envíe un correo electrónico a estimating@civillc.com.

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AVISO PÚBLICO SOBRE LA SELECCIÓN DE PROPUESTAS DE VALES BASADOS EN PROYECTOS (PBV)

Según el Título 24 del CFR (código de regulaciones federales de los EEUU), parte 983.51(d), el Departamento de Vivienda y Desarrollo de la Comunidad del Condado de Loudoun, una Agencia de Vivienda Pública (Public Housing Agency, PHA) con el fin de administrar el programa federal de Vales de Elección de Vivienda del cual forma parte el programa de Vales Basados en Proyectos (PBV), presenta este aviso público sobre la selección de propuestas de PBV para ofrecer viviendas en virtud del programa PBV. Todas las propuestas de PBV enviadas fueron evaluadas de acuerdo con el Plan Administrativo de Vales Basados en Proyectos del Condado de Loudoun adoptado por la Junta de Supervisores el 3 de mayo de 2016, que pudo haber sido revisado posteriormente. Las propuestas de PBV seleccionadas son las siguientes:

Proyecto	Propietario	Cantidad de unidades de PBV
Sommerset Retirement Community	Loudoun Senior LLC	10
Waxpool Apartments	Good Works, LP y Green Street Housing, LLC	8

La documentación y los registros de selección en relación con la selección de las propuestas de PBV mencionada anteriormente están disponibles para la inspección pública en el Departamento de Vivienda y Desarrollo de la Comunidad del Condado de Loudoun, 106 Catoctin Circle SE, Leesburg, Virginia, de lunes a viernes, de 8:30a. m. a 5:00p. m. Las consultas realizadas por correo electrónico pueden enviarse a hcv@loudoun.gov o por teléfono al 703-737-8213.

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LEGAL NOTICES

D.C. HOUSING AUTHORITY
NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE
PROPOSED 2023 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 2023 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.

To request a copy of the MTW plan, you can: *Call (202) 854-8660
*Email to MTW@dchousing.org
*Download from the DCHA website at www.dchousing.org/mtw2

Public Hearing

The Public Hearing will take place online on **Tuesday, May 10, 2022 at 4 p.m.** To participate in the live event, please join at **https://bit.ly/3vcWKpN.** If you need assistance completing the online registration, please dial (202) 854-8660. The event will also be live streamed at **https://www.facebook.com/dchousing.**

Comments

Written comments will be accepted through **Monday, May 23, 2022**. Email your comments to **MTW@dchousing.org.** Alternatively, you can mail comments to:

Hanna Koerner
DC Housing Authority
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

Requesting a Reasonable Accommodation

The District of Columbia Housing Authority (DCHA) strives to host inclusive, accessible events that enable all individuals, including individuals with disabilities, to fully engage. It is DCHA's policy that all agency-sponsored public meetings and events are accessible to people with disabilities. DCHA is committed to providing equal access to this event for all participants and residents with disabilities.

If you need a reasonable accommodation or assistance participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact our ADA/504 Program Office's Language Department at (202) 775-6417 or via email at **ADA504@dchousing.org** with your complete request. Your request should be made at least three business days before the scheduled meeting or event so that ADA/504 Program Coordinator can make the necessary arrangements. Every reasonable effort will be made to meet your request.

If you need a foreign language translator or a sign language interpreter, please contact our Office of Customer Engagement via email at **LA@dchousing.org.** Please allow us at least **five business days** to make the necessary arrangements with an interpreter.

LEGAL NOTICES

Superior Court of the District of District of Columbia
PROBATE DIVISION
Washington, D.C. 20001-2131
Administration No. 2021ADM1582
Barbara F. Manly AKA Barbara Fagin Manly
Decedent
NOTICE OF APPOINTMENT, NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS

Dawne B. Collier whose address is 4313 21st Street, Northeast Washington, DC 20018 was appointed personal representative of the estate of Barbara F. Manly aka Barbara Fagin Manly, who died on August 8, 2021 with a will, and will serve without Court supervision. All unknown heirs and heirs whose whereabouts 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 October 22, 2022. 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 undersigned, on or before October 22,2022, or be forever barred. Persons believed to be heirs or legatees of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Register of Wills, including name, address and relationship.

Date of Publication:
April 22, 2022
Name of newspaper:
Afro-American
Washington
Law Reporter

Dawne B. Collier
Personal Representative

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LEGAL NOTICES

Superior Court of the District of District of Columbia
PROBATE DIVISION
Washington, D.C. 20001-2131
Administration No. 2022ADM000357
Catherine Louise Thomas
Decedent
NOTICE OF APPOINTMENT, NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS

Catherine D. Robinson, whose address is 15500 Humberside Way, Upper Marlboro, MD 20774was appointed personal representative of the estate of Catherine Louise Thomas, who died on September 17, 2021 without a will, and will serve without) Court supervision. All unknown heirs and heirs whose whereabouts 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 October 22, 2022. 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 undersigned, on or before October 22,2022, or be forever barred. Persons believed to be heirs or legatees of the decedent who do not receive a copy of this notice by mail within 25 days of its first publication shall so inform the Register of Wills, including name, address and relationship.

Date of Publication:
April 22, 2022
Name of newspaper:
Afro-American
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Catherine D. Robinson
Personal Representative

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THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2023 MOVING TO WORK (MTW) PLAN

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Hanna Koerner
DC Housing Authority
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

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If you need a foreign language translator or a sign language interpreter, please contact our Office of Customer Engagement via email at LA@dchousing.org. Please allow us at least **five business days** to make the necessary arrangements with an interpreter.

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Waterfront Academy

Waterfront Academy students welcomed National Cherry Blossom Festival Goodwill Ambassadors to celebrate the cherry blossoms. They participated in an art project together and learned about the history of the cherry blossoms. Also Waterfront Academy is proud to announce they were awarded the 2022 Emerging Commuter Program of the Year Award by goDCgo. Waterfront Academy, 222 M St. SW; Waterfrontacademy.org.

Cedar Tree Academy Public Charter School

Ms. Bryant is an extraordinary, passionate, and caring educator. She brings Cedar Tree Academy's school motto to life by nurturing her PreK-4 students' desires to learn today so they can lead tomorrow. Cedar Tree Academy Public Charter School, 701 Howard Road SE; cedartree-dc.org.

Eastern Senior HS

Eastern's Blue & White Marching Machine and the Lady Gems entertained thousands at the White House Easter Egg Roll, with an estimated 30,000 in attendance! The BWMM is directed by James Perry, second from the right, with the aim to propel students into scholarships through music. Eastern Senior HS; 1700 East Capitol St NE, easternhighschooldcps.org.

Perry Street Prep PCS

Perry Street Prep PCS ensures al caretakers and parents - regardless o their Ward or zip code - have access to high quality PK-8 educational op tions for their child. Perry St. Prep ha expanded our existing programs an community partnerships to effectively meet the evolving academic and non academic needs of students and fami lies. Please visit pspdc.org, or stop by "the Pride of Northeast" at 1800 Per ry Street NE.

Discussion Topics

I. Welcome & Housekeeping

II. Moving to Work (MTW) & Annual Plan Overview

III. FY2023 Annual Plan Highlights

IV. Logistics

D.C. HOUSING AUTHORITY

Resident Advisory Board Meeting Attendance

Commissioners

- Denise Blackson
- Ann Hoffman

Resident Council Presidents

- Commissioner Denise Blackson: Sibley Townhomes
- Angela Davenport: Regency House
- Christine Spencer: James Creek
- Dena Walker: Greenleaf Ext.
- Karen Settles: Stoddert Terrace
- Patricia Bishop: Greenleaf Midrise
- Shonta High: Park Morton
- Joyce Kinard: Judiciary House
- Doris Foreman: Ft. Lincoln

DCHA

- Hanna Koerner, MTW
- John Sarah, CFO
- Thor Nelson, AVP Planning & Design
- Andre Gould, AVP Development

Discussion Topics

I. Welcome & Housekeeping
II. Moving to Work (MTW) Overview
III. FY2023 Annual Plan Highlights
IV. Logistics
V. Questions & Discussion

D.C. HOUSING AUTHORITY

Public Hearing WebEx Attendance Record

PH Attendence - Notepad

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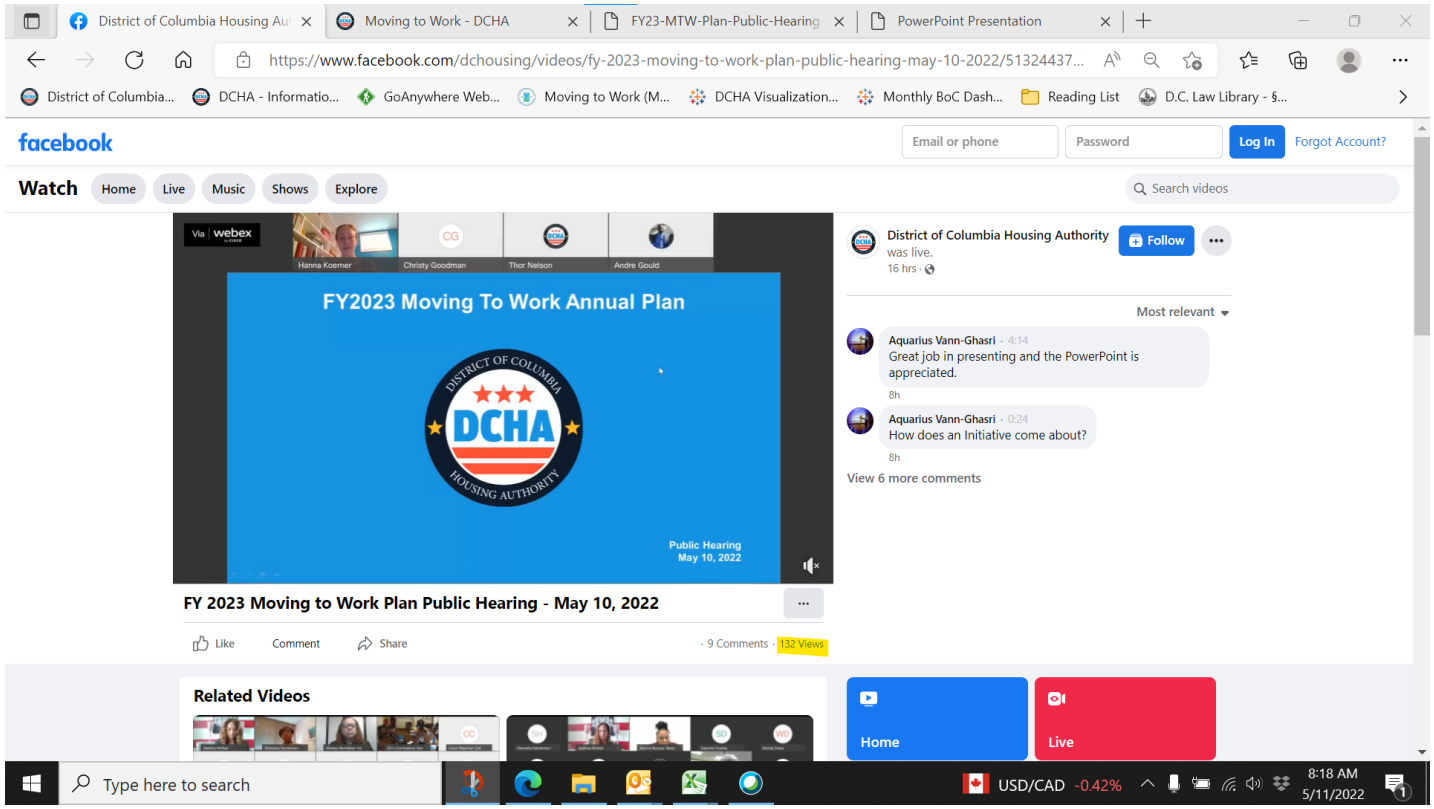
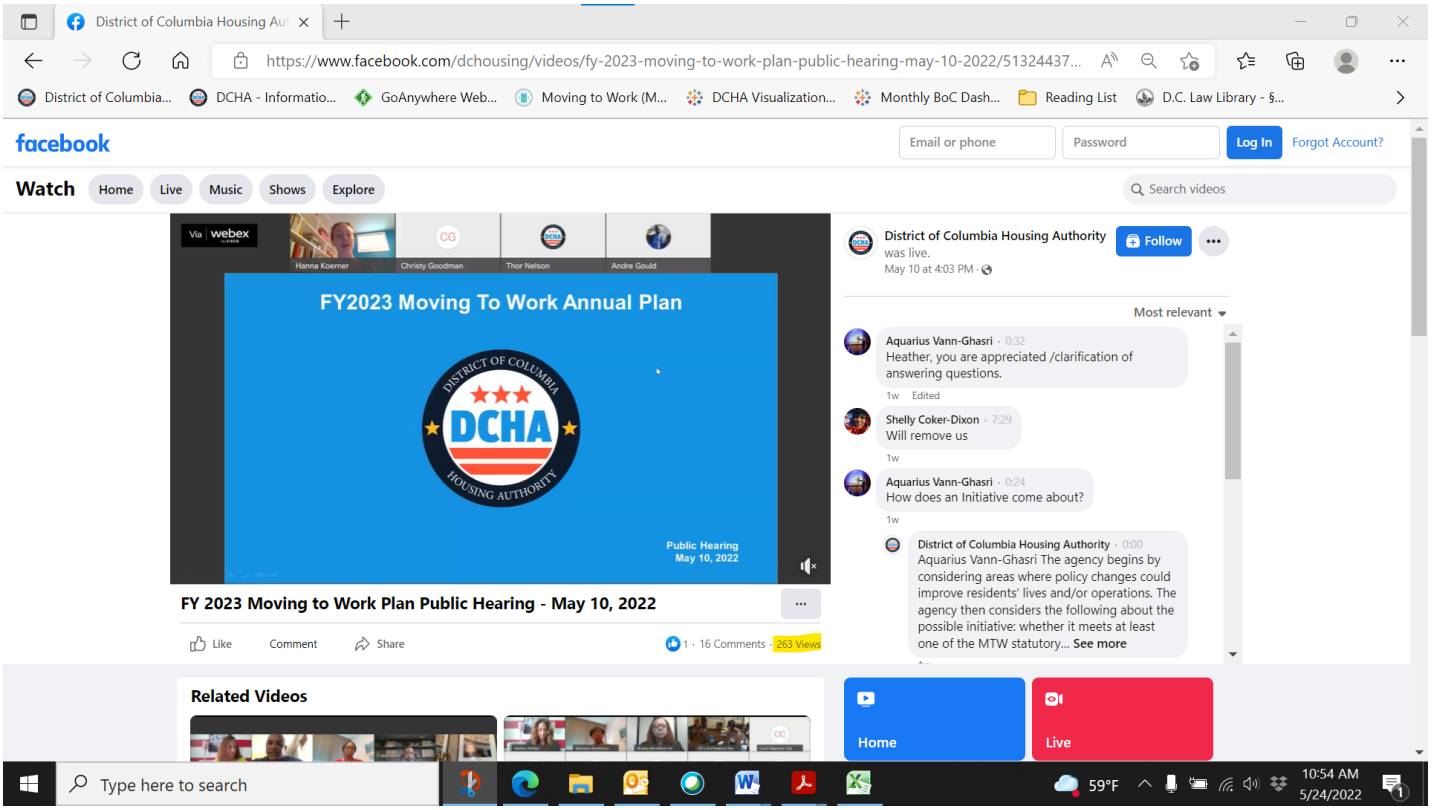
Webinar Name	Webinar Start Time	Webinar End Time	Name	Attendee Email	Join Time	Leave Ti
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Hanna Koerner			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Christy Goodman			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Thor Nelson			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Patricia Bishop			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Michael Jackson			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Andre Gould			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Conn Ave			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Hammere Gebreyes			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Philip Simon			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Marlene Berlin			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Harry Gural			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Andrea Powell			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	John Sarah			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Owen Epstein			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Patricia Bishop			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Owen Epstein			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Patricia Bishop			
DCHA FY2023 MTW Annual Plan Public Hearing	2022-05-10 16:00:00	2022-05-10 18:00:00	Lee Simon			

Public Hearing Views Day of Hearing



Public Hearing Views at End of Public Comment Period



Proposed FY2023 Moving to Work Annual Plan
Public Hearing
Questions & Answers

Are circuit breaker boxes in every unit at Greenleaf included in the capital fund budget?

Additional electric upgrades at Greenleaf are in our District capital funds budget, which supplements our Federal capital fund budget.

Are you going to make this presentation available?

The presentation is available on Facebook at https://www.facebook.com/dchousing/ and the PowerPoint is available on our website at http://www.dchousing.org/mtw2.

How does an initiative come about?

The agency begins by considering areas where policy changes could improve residents' lives and/or operations. The agency then considers the following about the possible initiative: whether it meets at least one of the MTW statutory objectives, whether we have existing authority/flexibility for it, what it will take to implement, and the costs/benefits.

Why was the community volunteering initiative removed?

The activity was never implemented and DCHA has implemented alternative engagement strategies for senior residents across the portfolio.

Senior services include routine engagement with Community Navigators who coordinate with property management, customers and resident leadership to assess the needs of residents and link them to supportive services. In addition, the agency offers a Rent Reporting program for public housing residents to opt into that allows them to establish or increase their credit without adding debt. Finally, the agency conducts a number of events during the holidays that are promoted on social media that provide seniors with meals, clothing, supportive services and much more.

If you or a senior you know is looking for a service, please reach out to your community navigator or 202-535-1000.

Public Comments Summary

In addition to the discussion and questions from the public hearing, which are shared on the previous page, DCHA received public comments from six community members. DCHA's response to these comments follows.

MTW Plan Complexity
While DCHA is conscious of the length and complexity of the MTW plan, the agency provides the detail and documentation required by its regulator, the Department of Housing and Urban Development (HUD). DCHA provides a one-pager, an open public hearing that is posted online for the remainder of the public comment period, a Resident Advisory Board consultation, a Board of Commissioner briefing, and additional meetings as requested to ensure the public has numerous opportunities for briefings, discussion, and questions.

Redevelopment Plans
The properties listed for potential rehabilitation and redevelopment are listed to enable the agency to continue planning for those sites. Prior to any application to HUD, DCHA hosts site-specific resident engagement and brings forward the proposed application to the Board of Commissioners for separate and express authorization to submit the application to HUD.

For development projects in progress, and Greenleaf in particular, DCHA will continue meeting regularly with residents to address all questions regarding plans for their site.

Payment Standards/Rent Reasonableness/Distribution of Vouchers across the City
DCHA fully supports voucher holders' right to housing that meets their families' needs in all areas of the city, including and especially in Areas of Opportunity, free of discrimination. DCHA is currently analyzing the most efficient method for serving additional households while continuing to provide broad housing choice. DCHA understands the complex issues involved in its effort to right-size payment standards and rent reasonableness determinations and the agency is designing a comprehensive public engagement plan on this topic.

Capital Fund
DCHA is fortunate to have substantial District of Columbia funds to supplement its Federal capital fund. These local dollars will allow DCHA to complete many of the important projects upon which residents commented. Without this local support, the agency would not have the necessary financial resources to support its aging housing stock's capital needs.

Proposed Initiatives/Activities
DCHA appreciates the comments about the proposed new initiative "Elderly Families and the Project Based Voucher (PBV) Program." DCHA is no longer proposing the initiative as part of the FY2023 MTW Annual Plan.

Closed Initiatives/Activities
DCHA appreciates the interest in previously proposed activities. Each activity was closed for different reasons, including changes in the determination of whether MTW flexibility was required/allowable, the viability of implementation, and completion. DCHA encourages further discussion about the components of closed initiatives that are most promising and in brainstorming new ways those components might be implemented, with or without MTW flexibilities.

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

Certification of Payments to Influence Federal Transactions

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

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

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	Executive Director

Signature	Date (mm/dd/yyyy)
Brenda Donald	7/5/2022

Previous edition is obsolete

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

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

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: Planned Application of MTW Funds—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***	$ 0

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	$ 37,911,369
70610	Capital Grants	$-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$-
70800	Other Government Grants	$-
71100+72000	Interest Income	$-
71600	Gain or Loss on Sale of Capital Assets	$-
71200+71300+71310+71400+71500	Other Income	$ -
70000	Total Revenue	$ 37,911,369

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	$ 1,686,111
91300+91310+92000	Management Fee Expense	$ 2,693,092
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	$-
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	$ 32,866,094
97400	Depreciation Expense	$-
97500+97600+97700+97800	All Other Expenses	$-
90000	Subtotal Expenses	$ 37,245,297
10094	Operating Transfers Out	$-
90000 + 10094	Total Expenses	$ 37,245,297
160	Capital Assets, Net of Depr.	$-
	Total Uses of Fund	$ 37,245,297

*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	$ 190,217,743
71100+72000	Interest Income	$ -
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$-
70000	Total Revenue	$ 190,217,743

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	$ 5,620,371
91300+91310+92000	Management Fee Expense	$ 13,485,336
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	$-
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	$ 170,807,083
97400	Depreciation Expense	$-
97500+97600+97700+97800	All Other Expenses	$-
90000	Subtotal Expenses	$ 189,912,790
10094	Operating Transfers Out	$-
90000 + 10094	Total Expenses	$ 189,912,790
160	Capital Assets, Net of Depr.	$-
	Total Uses of Fund	$ 189,912,790

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

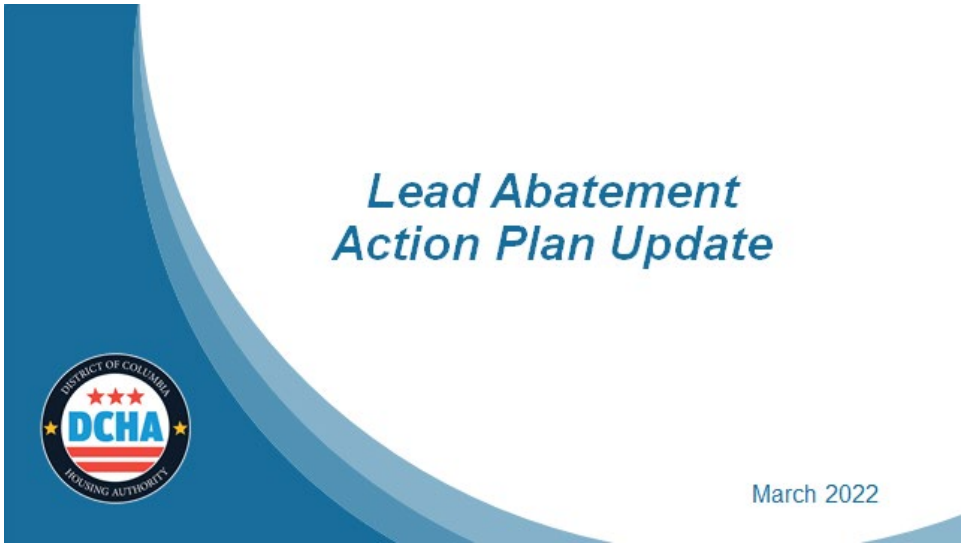
Estimated Sources of COCC Funding for the Fiscal Year

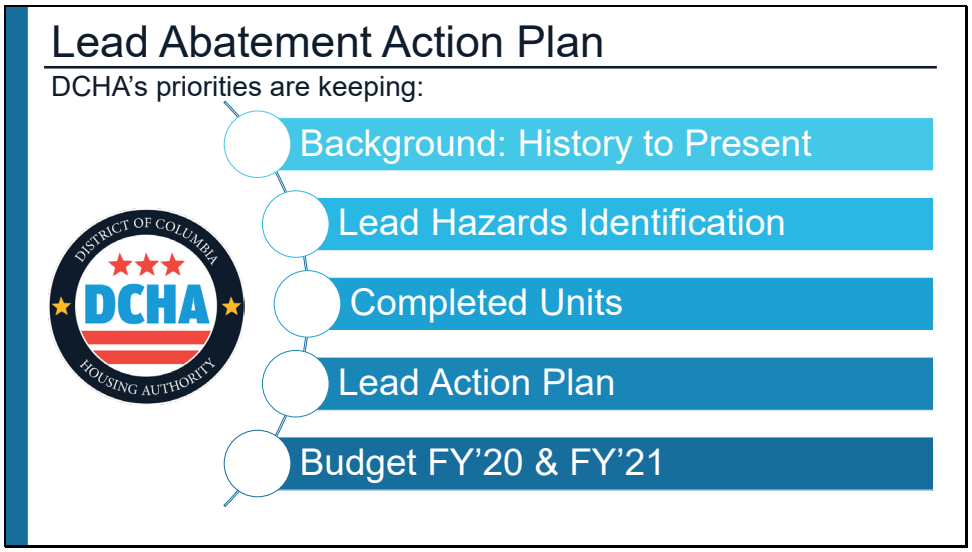
Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$-
70600	HUD PHA Operating Grants	$-
70610	Capital Grants	$-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$ 33,467,525
70800	Other Government Grants	$-
71100+72000	Interest Income	$-
71600	Gain or Loss on Sale of Capital Assets	$-
71200+71300+71310+71400+71500	Other Income	$ 6,278,477
70000	Subtotal Revenue	$ 39,746,002
10093	Operating Transfers In	$-
700000 + 10093	Total Revenue	$ 39,746,002

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	$ 34,253,723
91300+91310+92000	Management Fee Expense	$-
91810	Allocated Overhead	$-
92500 (92100+92200+92300+92400)	Total Tenant Services	$-
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$ 93,000
93500+93700	Labor	$ 233,093
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 207,500
95000 (95100+95200+95300+95500)	Total Protective Services	$-
96100 (96110+96120+96130+96140)	Total insurance Premiums	$ 160,219
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$ 4,550,000
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	$ 39,497,535
10094	Operating Transfers Out	$-
90000 + 10094	Total Expenses	$ 39,497,535

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


Lead Abatement
Action Plan Update
March 2022


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.

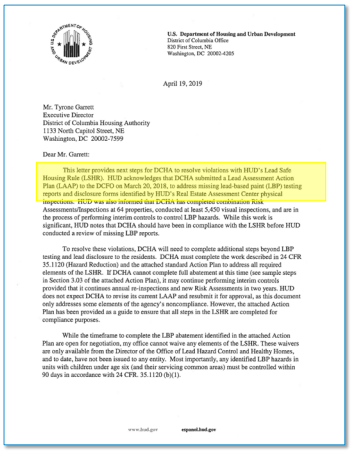
Spring 2020

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 combination Risk Assessments/Inspections at 64 properties, conducted at least 5,450 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 2024.

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

Completed Units: Property Status 3/7/2022

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
- Greenleaf Extension – 4 units
- Highland Additions – 62 units
- Kenilworth Walk-Ups – 28 units

COMPLETED DURING COVID

- Garfield Senior (Exterior Completed; Interior Scheduled)
- Fort Dupont (Exterior Completed; Interior Scheduled)
- Stoddert Terrace (Exterior Completed; Interior Scheduled)
- Lincoln Heights – 440
- Lincoln Heights Townhouses- 86 Units (Exterior Completed; No Interior Required)
- Fort DuPont Addition – 13 units

Abatement:

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

- Park Morton – 174 units
- The Villager – 20 units
- James Creek- 239 Units

COMPLETED DURING COVID

- Montana Terrace Walkups (Exterior Only)- 15 TH
- Kelly Miller TH – 40 units
- Horizon House
- James Apartments – 141 units
- Montana Town Homes- 48 Townhomes
- Columbia Road (Exterior Completed; Common Area Scheduled)
- Harvard Towers – 193 units
- Syphax Gardens 174 Units

Lead Action Plan: Remaining Work 3/7/2022

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 – (Interior Only 171 units)
- Garfield Terrace Family – 14 units
- Greenleaf Senior – 193 units
- Richardson Dwellings – 110 units
- Stoddert Terrace (Interior Only – 137 units)
- Greenleaf Gardens – 96 units
- Kenilworth TH (Exterior)
- Woodland Terrace TH – 65 units
- Fort DuPont Dwellings – 88 units

Interior Abatement Only: 212 Units

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

- Montana Terrace – 15 units
- Columbia Road – 23 units
- Kentucky Court – 118 units – Exterior completed. Common Area and unit work scheduled

Exterior Only Abatement: COMPLETED

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

Interior & Exterior Abatement: 1,057Units 18-36 Month

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

- Carroll Apartments – 60 units
- Claridge Tower – 343 units
- LeDroit Senior – 106 units
- Benning Terrace TH – 98 units
- Benning Terrace W/U – 107 units
- Langston Additions – 34 units
- Langston Terrace – 191 units

9 Require Interim Controls

3 Require Interior Abatement Only

7 Require Abatement

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		

Budget: FY'22 District Capital Spending Plan

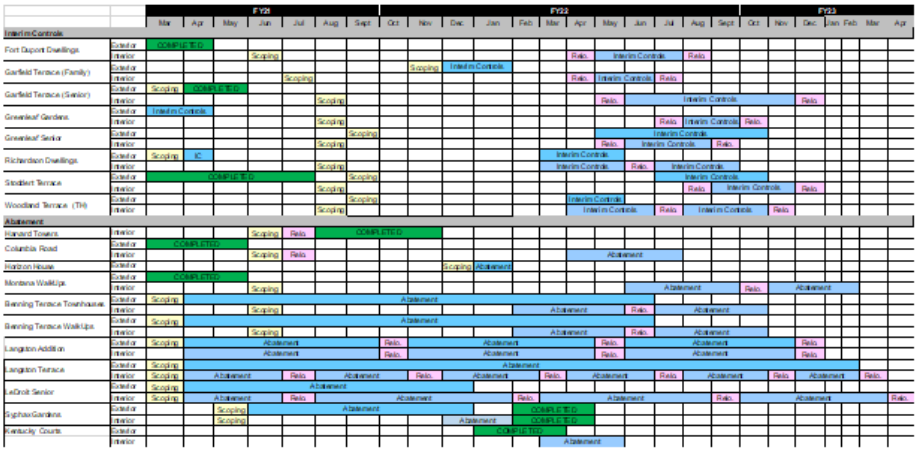
Funding Source	Property	Work Item	Project Type	Budget	Summary Description
FY22 DC50	Langston Terrace	Lead abatement	Rehabilitation	$4,000,000	Interior demolition of 72 units in preparation for rehabilitation

HUD Capital Funds the Remaining LAP Budget

Property	Scope of Work	Units	Cost (Includes Work & Relo.)	Funds Spent	Funding Source
Garfield Terrace Sr.	Interior (IC) & Relo ($628k)	171	$ 3,076,752	No	HUD Capital
Garfield Terrace Family	Interior (IC) & Exterior Relo ($109k)	171	$ 735,794	No	HUD Capital
Greenleaf Gardens	Interior and Exterior (IC)	96	$ 282,880	No	HUD Capital
Greenleaf Senior	Interior and Exterior (IC) & Relo ($605k)	193	$ 2,115,555	No	HUD Capital
Richardson Dwellings	Interior and Exterior (IC) & Relo ($485k)	110	$ 2,700,000	No	HUD Capital
Stoddert Terrace	Interior (IC) & Relo ($447k)	137	$ 2,561,539	No	HUD Capital
Woodland Terrace (TH)	Interior and Exterior (IC) & Relo ($313k)	65	$ 1,224,996	No	HUD Capital
Kenilworth (TH)	Exterior	N/A	$ 404,424	No	HUD Capital
F.L. DuPont Dwellings	Interior (IC) & Relo ($300k)	86	$ 2,031,741	No	HUD Capital
Montana Terrace Walkups	Interior (Abatement) & Relo ($201k)	15	$ 596,700	No	HUD Capital
Columbia Road	Interior (Abatement) & Relo ($78k)	23	$ 100,000	No	HUD Capital
Langston Terrace	Abatement		TBD	No	TBD
TOTALS:		1067	$ 16,830,381		

- Langston TBD as first phase is ongoing and in FY22. Later phases of abatement will be performed as part of the rehabilitation initiative.

Remaining Unit Timeline:



Appendix D: RAD Significant Amendment for Judiciary House

The District of Columbia Housing Authority (DCHA) was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the DCHA will be converting 263 public housing units at Judiciary House to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices. Upon conversion to Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice H-2014-09/PIH-2014-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, DCHA certifies that it is currently compliant with all fair housing and civil rights requirements. The agency's compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing DCHA with access to private sources of capital to repair and preserve its affordable housing assets. The capital needs are informed by a Physical Conditions Assessment (PCA). A PCA was completed for Judiciary House and major improvements are required at the property and it is anticipated that additional debt or equity will be utilized to effectuate the conversion. Please be aware that upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that DCHA may also borrow funds to address their capital needs. The DCHA currently has debt under the Capital Fund Financing Program and will be working with lenders to address outstanding debt issues, which may result in additional reductions of Capital Funds. The DCHA currently has lease obligations under an Energy Performance Contract and will be working with its lender to address outstanding issues under the covenant lease. Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain its continued service level for the Public Housing and Housing Choice Voucher programs.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Judiciary House	DC001001650	PBV	No
Total Units	Pre-RAD Unit Type (i.e. Family, Senior, etc.)	Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)	Capital Fund Allocation of Development
263	Senior	Senior	$771,301.38
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
Efficiency	141	141	N/A
One Bedroom	120	120	N/A
Two Bedroom	2	2	N/A

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

The HUD RAD Notice (PIH-2012-32 (HA) H-2017-03, REV-3 and successor notices) and existing project based voucher policies outlined in the DCHA Administrative Plan and Admissions and Continued Occupancy Policy apply at the time of the conversion of Judiciary House. DCHA has published RAD regulations amending the Administrative Plan and they are in effect.

PBV Resident Rights and Participation

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

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

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

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

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

Five Year Phase in:

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

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

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

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

standard TTP

Year 5 AR and all subsequent recertifications – Full standard TTP

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

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

5. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD.

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

DCHA will administer the agency's FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.1 Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

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

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

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

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

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

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

b. Grievance Process

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

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

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

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

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

iv. The owner will provide opportunity for an informal hearing before an eviction. The DCHA Administrative Plan will include RAD hearing procedures.

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

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

9. When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 365 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for

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

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project will be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, DCHA will remove a unit from the contract when no assistance has been paid for 365 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, DCHA will reinstate the unit after the family has vacated the property. If the project is partially assisted, the DCHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

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

PBV: Other Miscellaneous Provisions

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

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

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

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

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

laws and regulations.

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

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

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

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

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

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

Relocation Plan
DCHA plans to relocate residents onsite to a vacant unit they live in so we can renovate a portion of the building at a time. DCHA will inform residents about the relocation assistance they are eligible for because of the planned RAD rehabilitation and how they will receive assistance. DCHA will perform and pay for the relocation of Judiciary House residents who are relocated for the RAD rehabilitation.

As residents of a property participating in RAD, Judiciary House residents will be able to lease and occupy a unit in the rehabilitated property after completion.

DCHA will complete the Accessibility and Relocation Checklist and submit it with the Financing Plan as provided for within PIH Notice 2012-32 REV-3.

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

a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion,

regardless of whether the proposed conversion will include use of additional Capital Funds;

b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and

c. Changes to the financing structure for each approved RAD Conversion.

Appendix E: RAD Significant Amendment for Potomac Gardens Senior and Family Midrise

The District of Columbia Housing Authority (DCHA) was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the DCHA will be converting 208 public housing units at Potomac Gardens to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices. Upon conversion to Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice H-2014-09/PIH-2014-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, DCHA certifies that it is currently compliant with all fair housing and civil rights requirements. The agency's compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing DCHA with access to private sources of capital to repair and preserve its affordable housing assets. The capital needs are informed by a Physical Conditions Assessment (PCA). A PCA was completed for Potomac Gardens and major improvements are required at the property and it is anticipated that additional debt or equity will be utilized to effectuate the conversion. Please be aware that upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that DCHA may also borrow funds to address their capital needs. The DCHA currently has debt under the Capital Fund Financing Program and will be working with lenders to address outstanding debt issues, which may result in additional reductions of Capital Funds. Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain its continued service level for the Public Housing and Housing Choice Voucher programs.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Potomac Gardens	DC001004430	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
208	Family 64/Senior 144	Family/ Senior	$610,002.61
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	144	144	N/A
Two Bedroom	64	64	N/A

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

The HUD RAD Notice (PIH-2012-32 (HA) H-2017-03, REV-3 and successor notices) and existing project based voucher policies outlined in the DCHA Administrative Plan and Admissions and Continued Occupancy Policy apply at the time of the conversion of Potomac Gardens. DCHA has published RAD regulations amending the Administrative Plan and they are in effect.

PBV Resident Rights and Participation

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

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

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

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

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

Five Year Phase in:

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

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

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

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

standard TTP

Year 5 AR and all subsequent recertifications – Full standard TTP

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

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

5. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD.

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

DCHA will administer the agency's FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.1 Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

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

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

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

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

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

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

b. Grievance Process

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

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

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

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

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

viii. The owner will provide opportunity for an informal hearing before an eviction. The DCHA Administrative Plan will include RAD hearing procedures.

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

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

9. When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 365 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for

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

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project will be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, DCHA will remove a unit from the contract when no assistance has been paid for 365 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, DCHA will reinstate the unit after the family has vacated the property. If the project is partially assisted, the DCHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

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

PBV: Other Miscellaneous Provisions

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

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

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

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

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

laws and regulations.

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

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

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

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

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

Site Selection and Neighborhood Standards Review

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

Relocation Plan

DCHA plans to shift residents from a portion of the existing building to vacant units in other parts of the building so renovations can occur in a portion of the property with minimal disruption. Although work will be isolated, some residents may want to leave the building during construction.

Residents may request to relocate to a comparable unit at another DCHA public housing property nearby or another part of Potomac Gardens, if available. DCHA will inform residents of relocation assistance they are eligible for because of the planned RAD rehabilitation and the assistance they will receive. DCHA will perform and pay for the relocation of Potomac Gardens residents who are relocated for the RAD rehabilitation.

As residents of a property participating in RAD, they will have the right to return to the property after the rehabilitation project is complete. Potomac Gardens' residents will be able to lease and occupy a unit in the rehabilitated property after completion.

DCHA will complete the Accessibility and Relocation Checklist and submit it with the Financing Plan as provided for within PIH Notice 2012-32 REV-3.

Significant Amendment Definition

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

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

Appendix F: RAD Significant Amendment for Kenilworth Courts 166

The District of Columbia Housing Authority (DCHA) was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the DCHA will be converting 101 public housing units at Kenilworth 166 to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices. Upon conversion to Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice H-2014-09/PIH-2014-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, DCHA certifies that it is currently compliant with all fair housing and civil rights requirements. The agency's compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing DCHA with access to private sources of capital to repair and preserve its affordable housing assets. The capital needs are informed by a Physical Conditions Assessment (PCA). A PCA was completed for Kenilworth 166 and major improvements are required at the property and it is anticipated that additional debt or equity will be utilized to effectuate the conversion. Please be aware that upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that DCHA may also borrow funds to address their capital needs. The DCHA currently has debt under the Capital Fund Financing Program and will be working with lenders to address outstanding debt issues, which may result in additional reductions of Capital Funds. Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain its continued service level for the Public Housing and Housing Choice Voucher programs.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Kenilworth 166	Faircloth (units do not currently exist)	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
101	Family/Senior	Family/Senior	0 (Faircloth units do not currently exist)
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	n/a	33	33*
Two Bedroom	n/a	31	31*
Three Bedroom	n/a	23	23*
Four Bedroom	n/a	9	9*
Five Bedroom	n/a	5	5*
*Units do not currently exist and are under construction. They will be added via Faircloth to RAD.			

The HUD RAD Notice (PIH-2012-32 (HA) H-2017-03, REV-3 and successor notices) and existing project based voucher policies outlined in the DCHA Administrative Plan and Admissions and Continued Occupancy Policy apply at the time of the conversion of Kenilworth 166. DCHA has published RAD regulations amending the Administrative Plan and they are in effect.

PBV Resident Rights and Participation

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

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

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

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

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

Five Year Phase in:

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

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

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

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

Year 5 AR and all subsequent recertifications – Full standard TTP

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

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

5. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD.

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

DCHA will administer the agency's FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.1 Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

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

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

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

a.Termination Notification. As required under RAD, DCHA's termination process will provide adequate

written notice of termination of the lease as outlined below:

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

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

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

b. Grievance Process

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

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

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

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

iv. The owner will provide opportunity for an informal hearing before an eviction. The DCHA Administrative Plan will include RAD hearing procedures.

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

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

9. When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may select an occupied

unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 365 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the RAD property after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. DCHA will process these individuals through the Form 50058 submodule in PIC.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project will be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, DCHA will remove a unit from the contract when no assistance has been paid for 365 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, DCHA will reinstate the unit after the family has vacated the property. If the project is partially assisted, the DCHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

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

PBV: Other Miscellaneous Provisions

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

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

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

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

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

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

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

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

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

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

Site Selection and Neighborhood Standards Review
DCHA certifies that the conversion of Kenilworth 166 to the RAD program complies with the site selection requirements for existing or rehabilitated housing set forth at 24 CFR § 983.57 (PBV), the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

Relocation Plan
Since this is a Faircloth to RAD transaction, there are no current residents. DCHA will give former Kenilworth residents and residents who are onsite during Kenilworth Phases 2 and 3 preference for the newly constructed units as they come online.

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

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

c. Changes to the financing structure for each approved RAD Conversion.