



DISTRICT OF COLUMBIA HOUSING AUTHORITY

MOVING TO WORK PLAN

FY2025

Submitted to HUD: July 15, 2024

HUD Comments Received: August 23, 2024

DCHA Responses Submitted: September 20 & October 22, 2024



DISTRICT OF COLUMBIA HOUSING AUTHORITY

300 Seventh Street Southwest Washington DC 20024

Phone: 202-535-1000

Email: info@dchousing.org Website: www.dchousing.org

Board of Commissioners

Raymond Skinner, Board Chair

Denise Blackson

Leroy Clay III

Rosa Burbridge

James A. Dickerson

Ronnie Harris

Katrina D. Jones

Melissa Lee

Christopher Murphy

Jennifer Reed

Theresa Silla

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 and is scheduled to expire at the end of the Housing Authority’s 2038 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).

Table of Contents

Section I. Introduction	6
A. Overview	6
B. Long-Term MTW Goals and Objectives	6
C. Short-Term MTW Goals and Objectives	7
D. Significant Amendment Definition.....	8
Section II. General Housing Authority Operating Information	10
A. Housing Stock Information	10
1. Planned New Public Housing Units	10
2. Planned Public Housing Units to be Repositioned.....	11
3. Planned New Project-Based Vouchers.....	19
4. Existing Project Based Vouchers*	21
5. Planned Other Changes to MTW Housing Stock Anticipated during the Fiscal Year.....	23
6. General Description of All Planned Capital Fund Expenditures During the Plan Year	25
B. Leasing Information	26
1. Planned Number of Households Served at the End of the Fiscal Year	26
2. Reporting Compliance with Statutory MTW Requirements	27
3. Description of any Anticipated Issues/Possible Solutions Related to Leasing.....	27
C. Wait List Information	29
1. Wait List Information Projected for the Beginning of the Plan Year	29
2. Planned Changes to Waiting List in the Plan Year.....	30
Section III. Proposed MTW Activities.....	31
A. Summary of Proposed MTW Activities: HUD Approval Requested	31
B. Summary of Re-Proposed MTW Activities: HUD Approval Requested.....	31
Section IV. Approved MTW Activities (Initiatives)	32
A. Implemented Activities	32
Initiative 1: Modifications to DCHA’s Project-Based Voucher Program.....	33
Initiative 3: Modifications to HCV Homeownership Program (formerly 1.4.04).....	34
Initiative 4: Simplified Certification and Multi-Year Income Recertification (formerly 2.1.04)	36
Initiative 7: DCHA Subsidiary to Act as Energy Services Company (formerly 4.1.04)	37
Initiative 8: Modifications to Methods for Setting Total Tenant Payments and Determining HCV Market Rents and Promoting Deconcentration (formerly 1.6.05 & 3.8.10)	39
Initiative 11: Site-based In-take and Waiting List Management of Public Housing and Redeveloped Properties (formerly 1.10.06, 2.5.04, 3.9.12 & 22).....	40
Initiative 12: Rent Simplification and Collections (formerly 3.5.06)	41
Initiative 17: Change in Abatement Process, including Assessment of a Re-inspection Fee as an incentive to Maintain Acceptable Housing Quality Standards in Voucher Assisted Units (formerly 2.8.11)	41
Initiative 18: Creation of Local Authorization and Release of Information Form with an Extended Expiration to Support the Biennial Recertification Process (formerly 3.9.11).....	42
Initiative 20: Enhance Neighborhood Services within Public Housing Communities (formerly 2.9.12)	43
Initiative 23: Encourage the Integration of Public Housing Units into Overall HOPE VI Communities (formerly 3.10.12)	44
Initiative 25: Local Blended Subsidy	45
Initiative 32: Modifications to DCHA Self Sufficiency Program–Pathways to Self-Sufficiency.....	48
Initiative 33: Waiver for Third-Party Housing Quality Standards (HQS) Inspections	52

Initiative 35: Local Elderly Family Definition	52
B. Not Yet Implemented.....	54
C. Activities on Hold	54
D. Closed Out Activities	55
Locally Defined Site and Neighborhood Standards	58
Special Occupancy Policy of Service Providers.....	59
Voluntary Resident Community Service	59
Resident Satisfaction Assessment	59
Security Deposit Guarantee Program.....	60
Modification to HCV Inspections Scheduling	60
Modifications to Pet Policy.....	61
Streamlining Resident Community Service	61
Streamlined Operating Subsidy Only (OPERA) Protocol-- Operating Assistance for Rental Housing	61
Revolving Loan Fund for HCVP Landlords	62
Flexible Funding.....	63
Reformulation of HUD Forms	63
Enhanced Public Housing Lease Enforcement Operations	64
Maximizing Public Housing Subsidies.....	64
Streamlining the Transition from Project-Based to Tenant-Based Vouchers (formerly 3.6.08)	64
DCHA Local Mixed Subsidy Program	65
Supporting Grandfamilies.....	66
Local Investment Policy.....	67
HQS Scheduling	67
Reform Housing Quality Standards (formerly 3.7.08).....	68
Rent Reform Demonstration (HCVP).....	68
HQS Biennial Inspections for Landlords in Good-Standing	70
Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment	70
Family Stabilization through Housing Education Demonstration	71
Designation of Elderly-Only Properties	72
Modifications to Market-Based Rents.....	73
Requirement to Correct Minor HQS Unit Condition Discrepancies— Tenant/Landlord Self-Certification.....	74
Virtual Housing Quality Standards (HQS) Inspections.....	75
Simplified Utility Allowance Schedule	75
Unit Protection Incentive Program	76
Section V. Planned Application of MTW Funds.....	78
A. Planned Application of MTW Funds.....	78
B. Planned Application of Unspent Operating Fund and HCV Funding	82
C. Local Asset Management Plan	83
D. Rental Assistance Demonstration (RAD) Participation	83
Section VI. Administrative	89
A. Board Resolution and Certifications of Compliance	89
B. Documentation of the Public Process.....	95
C. Planned or Ongoing Agency-Directed Evaluations of the Demonstration	117
D. Lobbying Disclosures.....	118
Appendix A: Local Asset Management Program.....	120
Appendix B: Planned Application of MTW Funds—Additional Information.....	124

Appendix C: Units Occupied by Police Officers.....	128
Appendix D: Summary of Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan Updates.....	129
Appendix E: RAD Significant Amendment for Greenleaf Senior.....	130
Appendix F: RAD Significant Amendment for Capper Senior I	137
Appendix G: RAD Significant Amendment for Henson I	144

Section I. Introduction

A. Overview

The District of Columbia Housing Authority's (DCHA) Moving to Work (MTW) Annual Plan provides information on DCHA's planned activities under the MTW Demonstration Program for Fiscal Year 2025, i.e. the period from October 1, 2024 to September 30, 2025.

MTW is a demonstration program authorized by Congress, through which DCHA and other participating agencies have the flexibility to waive parts of the US Housing Act of 1937 and some regulations to design and test approaches for providing housing assistance that address one or more of the following statutory objectives:

- Reduce cost and achieve greater cost effectiveness in federal expenditures;
- Provide incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and
- Increase housing choices for low-income families.

DCHA has been a participant in the MTW program since July 2003 pursuant to an MTW Agreement with the U.S. Department of Housing and Urban Development (HUD). The MTW Agreement, as amended, describes the authority and flexibility granted to DCHA under the MTW program along with requirements for participation. DCHA's MTW Agreement with HUD was recently extended through 2038.

The FY 2025 MTW Annual Plan includes information on DCHA's housing inventory, waiting list, finances, planned and ongoing MTW activities and other information required in HUD Form 50900, which details the reporting requirements applicable to MTW agencies.

B. Long-Term MTW Goals and Objectives

DCHA's mission is to provide quality affordable housing to extremely low- through moderate-income households, foster sustainable communities, and cultivate opportunities for residents to improve their lives. We are dedicated to addressing the housing needs of the District of Columbia's most vulnerable populations including seniors, people with disabilities and families with children. As an independent public agency, DCHA provides housing assistance to nearly 10% of the District's residents. The agency's work encompasses roles as a landlord, property manager, voucher administrator, and real estate developer.

As part of the initial MTW Plan submission, DCHA established five (5) strategic objectives which continue to provide the framework for MTW planning and implementation efforts in FY 2025 and beyond:

- Create opportunities to improve the quality of life for DCHA residents through collaboration and partnerships.
- Increase access to quality affordable housing.
- Provide livable housing to support healthy and sustainable communities.
- Foster a collaborative work environment that is outcome driven and meets the highest

- expectations of the affordable housing industry.
- Effectively communicate agency accomplishments and advocate for its mission.

DCHA is committed to fulfilling its mission and strategic goals by exploring opportunities that address local housing needs and meet MTW statutory objectives. Over the long-term, DCHA will continue to leverage the flexibility provided by its MTW designation to preserve and increase affordable housing, implement program efficiencies and improve the well-being of the residents and families the agency serves.

DCHA's temporary Stabilization and Reform Board of Commissioners, which was appointed in December 2022, hired Keith Pettigrew as Executive Director effective on November 1, 2023. Since then, he has focused efforts on recruiting a new executive team, addressing outstanding corrective action items from HUD's 2022 review of DCHA operations, and developing a three-year Recovery Plan that provides a framework for preserving and expanding affordable housing and moving the agency to excellence in all areas of operations. Major objectives of the Recovery Plan over the next three year period that will be supported using MTW flexibility include:

- Preserve or redevelop the existing public housing portfolio through conversion to Section 8 project-based assistance utilizing the Rental Assistance Demonstration (RAD) program, Section 18, RAD/Section 18 blend and other available methods.
- Expand affordable housing opportunities through innovative use of the "Faircloth to RAD" program, Low Income Housing Tax Credits, Housing Choice Vouchers and other programs that leverage DCHA's MTW resources.
- Achieve high rates of occupancy, meet property management and inspection standards, and provide safe and supportive living environments for residents of public housing and other affordable units owned by DCHA.
- Improve voucher utilization and provide Housing Choice Voucher program participants with a diverse range of tenant-based and project-based housing and related service options.
- Connect DCHA residents and program participants to programs and services that provide education and employment opportunities, help families build financial assets and maximize the potential for independent living and self-sufficiency.
- Improve DCHA's organizational infrastructure including data, technology, website, call center and other systems so that they are fully integrated, reliable, functionally robust, and user-friendly.
- Ensure that agency policies and procedures comply with regulatory requirements, are clear and transparent, reflect industry best practices and incorporate innovation and flexibility as allowed through MTW.

C. Short-Term MTW Goals and Objectives

In addition to implementing the Recovery Plan, DCHA's short-term MTW goals and objectives for FY 2025 include:

- Develop a portfolio-wide asset repositioning plan in consultation with residents, community stakeholders and other stakeholders. The plan will provide a framework for preserving, redeveloping and expanding affordable housing utilizing MTW flexibility and other available tools and resources.

- Successfully occupy new housing developed using the Faircloth to RAD program. DCHA anticipates that the first construction phases at Park Morton, Kenilworth and Barry Farms (Asberry) will be completed by the end of FY 2024, followed by occupancy through FY 2025.
- Proceed with pre-development planning, financing, and/or construction for multiple legacy public housing developments including Capper Senior I, Henson Ridge I, Judiciary House, Greenleaf Senior and other sites.
- Enhance vacancy turnaround and voucher leasing initiatives to increase the number of households served under the MTW program.
- Implement site-based waiting lists at public housing and project-based developments in accordance with agency policies and approved MTW waivers.
- Increase resident participation in programs designed to support employment and economic self-sufficiency, financial literacy, housing mobility, first time homebuying and other positive outcomes. Program services include Community Navigators, provision of space in DCHA developments for service providers, and programming through DCHA's Workforce Development Program, Family Self-Sufficiency Program, and Rent Reporting and Credit Building Program.
- Implement a broad array of ongoing approved MTW activities summarized in Section IV that support DCHA's strategic goals and advance MTW statutory objectives.

Over the course of FY 2025, the new Board and executive team plans to review and evaluate the ongoing MTW activities described in this Annual Plan and, where appropriate, to propose modifications to existing approved activities and/or new MTW initiatives to support Recovery Plan priorities and address emerging challenges and opportunities.

D. Significant Amendment Definition

As part of the RAD conversion initiative, a further Significant Amendment to the MTW Plan will not be required for the following RAD-specific actions:

- 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;
- Decisions to apply MTW funding or programmatic flexibility to post-conversion RAD developments;
- Decisions or changes related to the ownership and/or financing structures for each approved RAD conversion including decisions to allocate DCHA financial resources as a source of funds to support the RAD conversion initiatives;
- Changes to the construction and rehabilitation plans and scheduled for each approved RAD conversion;
- Changes to the project names or sponsor entity names;
- With respect to Faircloth to RAD conversions, decisions to reduce or increase the number of subsidized units;
- Changes in the post-conversion bedroom size distribution and/or the number of de minimis unit reductions up to the 5% permitted under RAD program rules;
- Changes to the pre-conversion bedroom size distribution and/or the project or AMP from which transfer of assistance units will be converted; and,
- Decisions to convert to either Project Based Vouchers or Project Based Rental Assistance.



DCHA will amend or modify its MTW annual plan upon the occurrence of any of the following events:

- A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by DCHA, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.
- Proposed demolition, disposition, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and that are considered by HUD to be significant amendments to the Agency Plan and Capital Fund Plan.
- Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.
- Any other event that the Authority determines to be a significant amendment or modification of the approved annual plan.



Section II. General Housing Authority Operating Information

A. Housing Stock Information

1. Planned New Public Housing Units

DCHA plans to add 40 net new units of public housing to its portfolio in FY2025 through Faircloth to RAD. Construction at Park Morton Phase I will be completed and ready for lease up in late FY2024 and early FY2025. These units will only exist as public housing units prior to RAD conversion. The actual number of new public housing units and bedroom size mix may vary depending on several factors including changes to financing plans and construction schedules, receipt of Low-Income Housing Tax Credits, HUD and District of Columbia processing timetables and other factors. DCHA may issue a new Request for Proposals (RFP) during FY 2025 and may select additional developments for receipt of public housing Annual Contributions Contract(s) as a result of that or prior RFP(s), subject to approval of the DCHA Board of Commissioners. Due to changes in development plans and schedules, planned developments shown below may also appear in prior or subsequent Annual Plans.

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+			Mobility	Hearing/ Vision
DC001005500 Park Morton Phase 1	0/13	26	0	1	0	0	40	General	3	1
TOTAL	0/13	26	0	1	0	0	40		3	1

2. Planned Public Housing Units to be Repositioned

Over the coming years, DCHA anticipates removing up to 7,937 units from the agency's public housing portfolio for conversion to project based vouchers under one of three HUD repositioning platforms: the Rental Assistance Demonstration (RAD) program for properties with approved CHAPs or through Section 18 or through a RAD/ Section 18 Blend. The planned demolition and disposition initiatives are related to DCHA's revitalization program, ongoing portfolio assessment and repositioning efforts including conversion of public housing units to project-based assistance under the RAD program, Section 18, or RAD/Section 18 blend methods.

DCHA included the full public housing portfolio to demonstrate the agency's commitment to repositioning the full portfolio and to comply with the HUD requirement that projects are listed in the agency's annual plan prior to submitting a repositioning application to HUD. The conversion of all properties will take many years. Prior to and consistent with the selected repositioning strategy, DCHA will meet with and engage residents and the community at the affected property as required by HUD and guided by DCHA Board approved development "Principles for Public Housing Subsidy Repositioning" in Resolution 24-16 and "Principles to Govern Redevelopment and Substantial Rehabilitation of DCHA's Properties" in Resolution 24-15.

While the table below provides an estimate of the number of units to be removed from the public housing inventory, the actual number may vary depending on timetables for HUD and District of Columbia local government approvals, project financing, RAD closings and other factors. Due to variances in development schedules and changes in development priorities, units listed below may also include units listed in prior year Annual Plans for which demolition and/or disposition has not yet occurred.

Planned Public Housing Units to be Removed		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
DC001001650 Judiciary House	263	DCHA received a RAD CHAP for Judiciary House in FY2021, with anticipated closing in FY2025. In consideration for conversion in FY2025, DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 blend conversion for the property. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001005520 Capper Senior I	162	DCHA applied for a RAD CHAP for the 162 units at Capper Senior I in FY2024 with anticipated conversion in FY2024. The property was newly constructed in FY2020 and does not require additional financing or renovation. In consideration for conversion in FY2025, DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 blend conversion for the property.
DC001005200 Henson Ridge	68	DCHA applied for a RAD CHAP for Henson Ridge in FY2023, with anticipated closing in FY2024. The property has reached its 15-year tax credit compliance period and DCHA will exercise its right of first refusal to acquire the LP interest. In consideration for conversion during FY2025, this will be a RAD, Section 18, or RAD/Section 18 Blend conversion to recapitalize the property and to secure new tax credit equity.
DC001001290 Ontario Road*	13	DCHA received 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 the RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.

Planned Public Housing Units to be Removed		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
DC001003361 The Villager*	20	DCHA received a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA plans to utilize the Section 18 platform, RAD, or a RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001001290 Lincoln Road*	20	DCHA received a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA plans to utilize RAD, the Section 18 platform alone, or a combination of Section 18 and the 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 received a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization. DCHA plans to utilize RAD, the Section 18 platform in combination with the RAD program for RAD/Section 18 blended conversion, or a Section 18 conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001001440 Montana Terrace*	64	DCHA received a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization. DCHA plans to utilize RAD, the Section 18 platform in combination with the RAD program for RAD/Section 18 blended conversion, or a Section 18 conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001001340 Park Morton	130 78 Removed	DCHA received a phased demo/diso approval for this site in FY2019. Resident relocation occurred for Phase 1. A total of 78 units have been demolished and removed from PIC to date. Additional units will be removed in FY2024 and FY2025 prior to redevelopment in Phase 2. The site is a part of the New Communities Initiative (NCI).
DC00100519 0 Kenilworth	201 89 Removed	DCHA received a phased demolition approval for this site in FY2018. Resident relocation occurred for Phase 1. A total of 89 units have been demolished and removed from PIC to date. In FY2025, DCHA will submit a Section 18 disposition application and/or RAD application to reposition the operating subsidy for the remaining properties on Phase 2 & 3. Phase 1, a Faircloth to RAD, is anticipated to lease up as public housing and subsequently convert to RAD.
DC001001291 Sibley Townhomes	22	DCHA received demo/diso approval for this site in FY2021. Relocation is complete. Buildings are in the process of acquiring permits for demolition.
DC001001290 Sursum Corda	28	DCHA received demo/diso approval for this site FY 2021. Relocation is complete. Buildings are in the process of acquiring permits for demolition.
DDC001004430 Potomac Gardens (Family and Senior Mid-Rise)	352	DCHA received a RAD CHAP for Potomac Gardens family and senior midrise in FY2021. In FY2024, DCHA submitted a Section 18 disposition application to reposition the operating subsidy for the entire site. DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 blend conversion for the property.
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 received a RAD CHAP in FY2022. DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion of the property in FY2025.
DC00100 3363 Carroll	60	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Carroll in FY2025

Planned Public Housing Units to be Removed		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
DC001001600 Claridge Towers	343	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Claridge in FY2025
DC00100 2230 Fort Dupont Dwellings- Fort Dupont Addition Stoddert Terrace	291	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC001001640 Fort Lincoln	120	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Fort Lincoln in FY2025
DC001001371 Garfield Senior	228	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Garfield Senior in FY2025.
DC00100 2220 Benning Terrace	274	DCHA plans to submit a Section 18 application to reposition the operating subsidy by July 2024.
DC001001370 Garfield Family Garfield Senior	50	DCHA submitted an application for a Section 18 Demo/Dispo application in FY2024 for the 50 units in the Garfield Family Walk-Up Buildings.
DC001004210/ DC001003363 Greenleaf Gardens/Addition/ Extension/Senior	493	DCHA plans to submit a Section 18 Disposition application for operating subsidy repositioning for the units at Greenleaf Senior, Greenleaf Gardens, Extension and Addition in FY2024. Greenleaf will be redeveloped into mixed-income housing. DCHA received a RAD CHAP for Greenleaf Senior (211 units) in FY2024, but will include building in its Section 18 disposition request in FY2024 with the rest of the property.
DC00100 1680 Harvard Towers	193	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Harvard Towers in FY2025.
DC001001620 Horizon House	126	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Horizon House in FY2024.
DC00100 3300 Hopkins Apartments	158	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Hopkins in FY2024. DCHA has begun the significant amendment process.
DC00100 3530 Highland Additions	118	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Highland Additions in FY2025
DC00100 1700 James Apartments	141	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for James Apartments in FY2025
DC001001030 James Creek	242	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for James Creek in FY2025.
DC001001080 Kelly Miller	160	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the Kelly Miller (Townhomes).
DC001001391 LeDroit	124	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for LeDroit in FY2025.



Planned Public Housing Units to be Removed		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
DC00100 1340 Marigold, 2905 11th	14	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Marigold in FY2025
DC00100 2220 Marley Ridge	9	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Marley Ridge in FY2025
DC00100 5420 Metrotowns "Parkside Pollin"	42	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Metrotowns in FY2025
DC00100 4361 Kentucky Courts	118	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Kentucky Courts in FY2025
DC00100 3361 Knox Hill	122	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Knox Hill in FY2025
DC001002250 Langston Terrace	274	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Langston Terrace in FY2025.
DC001002400 Langston Additions	35	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Langston Additions in FY2025.
DC001002130 Lincoln Heights/Richardson	598 33 removed	DCHA received demolition approval for 33 units at the Lincoln Heights site in FY2017. A total of 33 units have been demolished and removed from PIC to date from Lincoln Heights. DCHA plans to remove additional units in FY2024. Residents are being relocated onsite at both Lincoln Heights & Richardson Dwellings to portions of properties that are in better condition. This will allow DCHA begin further demolition on both properties. In consideration for conversion in FY2025, DCHA will submit a Section 18 disposition application for subsidy repositioning of all units at both properties.
DC00100 1690 Regency House	160	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Regency House in FY2025
DC00100 1291 Sibley Plaza Senior	224	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Sibley Plaza in FY2025
DC00100 4240 Syphax Gardens	174	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Syphax in FY2025
DC00100 3361 Woodland Terrace	234	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Woodland in FY2025
DC001005370 Avenue	27	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the Avenue in FY2025
DC001003090 Barry Farm	39	DCHA received approval to demolish & dispose of 454 units in in 2017 however five buildings (39 units) were declared Historic Landmarks by the D.C. Historic Preservation Board in January 2020. DCHA plans to dispose of the 39 units to a DCHA affiliate in FY24 until a future nonresidential preservation plan is approved for the units.

Planned Public Housing Units to be Removed		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
DC001005480 Bixby (Formerly known as The Lofts)	39	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the Bixby in FY2025. See Initiative #25 for additional detail.
DC001005460 & DC001005461 Highland Dwellings	212	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Highland Dwellings in FY2025. See Initiative #25 for additional detail.
DC001005230 Capitol Gateway	62	Capitol Gateway is a 237-unit mixed income affordable multi-family property which includes 212 replacement units. There are 151 project-based units at Capitol Gateway Senior & 62 of the 86 units at Capitol Gateway Family are public housing units. DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Capitol Gateway in FY2025
DC001005270 Capitol Quarters	86	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for Capitol Quarters in FY2025
DC001005520 Capper Senior II (400M)	139	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC001005510 City View	30	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 1460 Edgewood Terrace	89	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 5290 Glenncrest	61	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 5350 Gibson Plaza	53	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC001005430 4800 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 pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC001005210 Kentucky Courts (Condos)	12	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 5240 Oxford Manor	30	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 5470 Phyllis Wheatly	76	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 5490 Residences at Hayes Street	50	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 5300 Sheridan Station Phase I	45	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 5450 Sheridan Station Phase III	65	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025



Planned Public Housing Units to be Removed		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
DC001005242 St. Martins	51	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 5410 Victory Square	36	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
DC00100 2230 Triangle View	76	DCHA plans to pursue either a RAD conversion, Section 18 disposition or a RAD/Section 18 Blend in consideration for conversion for the property in FY2025
Total Number of Units to be Removed	7,937	

* 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. 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. These units had been previously approved for demolition with the FY2017 approval. DCHA will amend the demolition approval and dispose these units as administratively feasible. Eventually, DCHA may redevelop these units into community space for non-residential purposes.

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. The first building on the site, the Asberry, a 108 unit building with 55 years and older preference is under construction and is expected to be delivered in FY2024. There will be 77 replacement units at the Asberry for former Barry residents. 44 of the replacement units at the Asberry are Faircloth to RAD units and the remaining 33 are subsidized through the Local Rent Program Supplement Program (LRSP). The next building will be a 139-unit multifamily building called "The Edmonson." The building has 50 replacement units targeted for former Barry Farm residents. DCHA had a financial closing for this building in May 2024 and is expected to begin construction in Q3 FY2024 and be delivered in FY 2026. There are also plans to use Faircloth to RAD and other repositioned subsidy to subsidize other future phases.

Lincoln Heights and Richardson Dwellings— 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 at Lincoln Heights. Thirty-three units were demolished in the summer of 2019. The agency received a choice planning grant in FY2022 that will allow DCHA to reassess and revise redevelopment plans for both the Lincoln Heights and Richardson Dwellings sites. Currently, residents are being relocated to portions of each property that have light unit renovations as part of a stabilization plan to allow for selective demolition and future onsite build-first opportunities. DCHA is seeking alternative financing for this New Communities property since District funding for this stie is no longer considered viable. DCHA is considering redevelopment plans for the renovation of Lincoln Heights or Richardson Dwellings and demolition of the units at Lincoln Heights or Richardson Dwellings which will open the site for greater density. The application for subsidy repositioning will be carried out in conjunction with the redevelopment planning currently taking place.

Park Morton—The redevelopment of Park Morton is envisioned to include demolition and disposition of all 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). DCHA moved forward with the on-site portion of the project (known as Phase 2) prior to offsite build-first development due to opposition



of the zoning approvals by a small group. A phased demolition/disposition application was approved in FY2019. Residents in the Phase 1 area have been relocated and buildings have been demolished. New construction of a 142-unit multifamily building began in FY2023 and is expected for delivery in early FY2025. 40 replacement units will be targeted to former Park Morton residents. Phase 2 redevelopment is currently in the planning phase with targets for financial closing of the remaining 17 replacement units on the Park Morton site in FY 25. Planning for 90 off-site replacement units at Bruce Monroe property is ongoing as well. DCHA may seek Faircloth to RAD to subsidize the 90 replacement units at Bruce Monroe.

3. Planned New Project-Based Vouchers

Over the coming years, DCHA anticipates converting up to 1,464 public housing units to project based vouchers (PBV) under the Rental Assistance Demonstration (RAD) program. The actual number of new project based vouchers may vary depending on several factors including changes to financing plans and construction schedules, receipt of Low-Income Housing Tax Credits, HUD and District of Columbia processing timetables and other factors. The planned new project based vouchers are related to DCHA's revitalization program, ongoing portfolio assessment and repositioning efforts including conversion of public housing units to project-based assistance under the RAD program, Section 18, or RAD/Section 18 blend methods.

While the table below provides an estimate of the number of new project based vouchers, the actual number may vary depending on timetables for HUD and District of Columbia local government approvals, project financing, RAD closings and other factors. Due to variances in development schedules and changes in development priorities, units listed below may also include units listed in prior year Annual Plans for which demolition and/or disposition has not yet occurred. The conversion from public housing subsidy to project based vouchers across the public housing portfolio will take many years. Prior to and consistent with the selected repositioning strategy, DCHA will meet with and engage residents and the community at the affected property as required by HUD and guided by DCHA Board approved development "Principles for Public Housing Subsidy Repositioning" in Resolution 24-16 and "Principles to Govern Redevelopment and Substantial Rehabilitation of DCHA's Properties" in Resolution 24-15.

Property Name*	Number of Vouchers to be Project-Based	RAD?**(Yes or No)	Description Of Project
Judiciary House	263	Yes	DCHA received a RAD CHAP for Judiciary House in FY2021, with anticipated closing in FY2025. 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.
Henson Ridge	68	Yes	A DCHA HOPE VI site, Henson Ridge is a mixed finance property which includes 68 public housing units. DCHA received the RAD CHAP in FY2024 and anticipates closing in FY2025.
Capper Senior I	162	Yes	DCHA received a RAD CHAP for Capper Senior I in FY2024, and anticipates closing in FY2025.
Greenleaf Senior	215	Yes	DCHA received a RAD CHAP for Greenleaf Senior in FY2024. Alternatively DCHA will be submitting a Section 18 disposition application for an operating subsidy repositioning of Greenleaf Senior.
Montana Terrace***	64	Yes	DCHA received 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 received 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 received a CHAP under its FY2016 RAD Portfolio Award. DCHA now plans to convert the property using the Section 18 for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 disposition application for operating subsidy repositioning. The property will continue to be managed by DCHA or its wholly owned affiliate.



Property Name*	Number of Vouchers to be Project-Based	RAD? ** (Yes or No)	Description Of Project
The Villager***	20	Yes	DCHA received 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.
Ontario Road***	13	Yes	DCHA received 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.
Potomac Gardens (Family and Senior Mid-Rise)	208	Yes	DCHA received a RAD CHAP for Potomac Gardens family and senior midrise in FY2021. DCHA will submit a Section 18 operating subsidy repositioning application. In the alternative, DCHA may utilize the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion.
Barry Farm	50	Yes	As part of the Barry Farm redevelopment, DCHA anticipates project basing up to 50 units as part of the second phase of the new construction redevelopment using Faircloth to RAD. DCHA expects 139 units to come online during phase two, including 50 total replacement units. DCHA anticipates receiving an RCCA for this project from HUD in FY2024.
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. DCHA received an RCCA for this project from HUD in FY2022.
Park Morton	40	Yes	As part of the Park Morton redevelopment, DCHA anticipates project basing up to 40 units as part of the first phase of the new construction redevelopment using Faircloth to RAD. DCHA expects 142 units to come online during phase one, including 40 total replacement units. DCHA received an RCCA for this project from HUD in FY2023.
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 received a RAD CHAP in FY2022 and anticipates repositioning the operating subsidy on this property.
2 ND Northwest Cooperative	99	No	DCHA accepted HUD's invitation to administer 99 enhanced vouchers for households impacted by Second Northwest Cooperative #17's opt-out decision.
Foster House	31	No	DCHA accepted HUD's invitation to administer 31 tenant protection vouchers for households impacted by Foster House Apartments' opt-out decision.
Total	1,464		

*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.

4. Existing Project Based Vouchers*

In addition to planned new project-based vouchers, DCHA will continue to provide PBV subsidies in FY 2025 to the developments listed below. The table provides details on PBV developments that are currently committed and/or under contract, and that DCHA projects will be under contract throughout FY 2025. Actual data may vary depending on several factors including contract terminations, unit additions and subtractions.

	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



	Property Name	Number of Project Based Vouchers	Planned Status as the End of the Plan Year**	RAD? (Yes or No)	Description of Project
33	Community Connections – North Carolina	12	Leased	No	Family
34	SOME – Independence Place	21	Leased	No	Family
35	St. Martin	10	Leased	No	Family
36	Fendall Height – SOME	29	Leased	No	VASH
37	SOME – Griffin House	1	Leased	No	Family
38	VIDA Senior	9	Leased	No	Senior
39	Gibson Plaza	20	Leased	No	Family
40	WC Smith – 1320 Mississippi Ave	19	Leased	No	Family
41	St. Dennis – 1636 Kenyon St	8	Leased	No	Family
42	NCC – VASH	60	Leased	No	VASH
43	Mi Casa – Intergenerational	20	Leased	No	Intergenerational
44	Columbia Road/Colorado Road	44	Leased	Yes	Family
45	Matthews Memorial	35	Leased	Yes	Family
46	Fairlawn Marshall	30	Leased	Yes	Family
47	Conway Center	20	Leased	No	SRO
48	St. Stephens	18	Leased	No	Family
49	Parkway Overlook	105	Leased	No	Family
50	Friendship Terrace	140	Leased	No	Family
51	Green Valley	25	Leased	No	Family
TOTAL		1,923			

*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 Fiscal 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 FY2025 to the Agency's public housing stock and related properties.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR

Designated Housing Plan: DCHA will submit a Designated Housing Plan (DHP) and/or enact an elderly preference for the following 20 properties. The agency may request a mixed population designation for certain properties to allow for elderly and non-elderly disabled families to reside in specific units, and may also request an elderly-only designation for certain properties. This DHP mirrors the current population in these developments.

DCHA has 7,937 public housing units and of those 2,849 will be allocated for elderly and non-elderly disabled families. Below is the list of properties that DCHA plans to designate or at which DCHA plans to institute an elderly-only preference:

Property Name	# of Units to Designate	Designated by Bedroom Size		
		0BDR	1BDR	2BDR
Capper Senior	162	0	155	7
Carroll Apartments	60	0	60	0
Claridge Towers	343	285	58	0
Edgewood Terrace Seniors Development Senior	89	0	89	0
Fort Lincoln	120	96	24	0
Garfield Senior	227	0	226	1
Greenleaf Senior	215	0	58	157
Harvard Towers	191	175	16	0
Horizon House	107	80	27	0
Horizon House - UFAS	19	1	5	13
James Apartments	141	88	53	0
Judiciary House	260	137	121	2
Knox Hill	122	0	122	0
Kenilworth Courts (Phase 1 Faircloth to RAD)	42	0	39	3
Potomac Gardens	144	0	144	0
Sibley Plaza	176	0	113	63
Regency House	158	121	36	1
Triangle View	76	0	76	0
Wheeler Creek Senior	100	0	100	0
Victory Square Senior Apartments	97	79	2	0

Choice Neighborhoods Initiative (CNI) Grants/Federal Revitalization Grants: If CNI is funded by HUD in the FY2025 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. DCHA received a CNI grant for Lincoln Heights/Richardson Dwellings in FY2022 and previously received CNI grants for Kenilworth Courts and Barry Farm/Wade Apartments.

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 or RAD blend subsidy include: Capper Senior I, Henson Ridge, Judiciary, 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, Capper Senior I, Glenncrest, Triangle View, Henson Ridge, and Nannie Helen. DCHA received a RAD Conversion Conditional Approval (RCCA) for 101 Faircloth to RAD units for Kenilworth 166 and 44 units for Barry Farm 108 in FY2022 and 40 units for Park Morton Phase 1 in FY2023. DCHA also received RAD CHAPs for Judiciary House and Potomac Gardens Senior and Family Midrise and Wheeler Creek in FY2022. In FY2024, DCHA received RAD CHAPs for Greenleaf Senior and Capper Senior I. In 2024, DCHA also received an RCCA for 50 Faircloth to RAD units at Barry 1A "The Edmonson." The agency is considering additional use of Faircloth to RAD, particularly in areas where public housing units may have already been removed. DCHA anticipates using Faircloth to RAD at for the future phases of redevelopment in FY2024 for Park Morton, Barry Farm, Kenilworth, Sursum Corda and Sibley Townhomes and the Capper parcels.

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 operating subsidy repositioning tools under Section 18 or RAD.

Changes to DCHA Owned Land

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.

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 on an interim basis while redevelopment plans are formalized.



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

The following outlines the projected planned capital expenditures for FY2025. 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). The District continues to generously support our public housing developments. The Mayor's FY2025 budget provides DCHA with \$101.4 million for the capital budget in the next two fiscal years.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR

The following describes the general planned capital fund expenditures for fund year FY2025 for the following developments:

Various Properties: \$5,952,403.20 for vacant unit rehabilitation.

In addition to hard-rehab costs, expenditures are planned to cover front line costs at various properties related to various repairs and emergencies (\$1,000,000) and architectural and engineering fees (\$1,000,000).

The total net grant value for the DCHA Capital Fund Budget is \$7,952,403.20.

Planned FY2025 Expenditures of Unexpended Funds from Previous Grant Years:

CFP Fund	Planned Expenditure Amount	Planned Expenditure Items-General Description
CFP-501-23	\$4,781,569.00	Vacant Unit rehabilitation on multiple properties including necessary lead abatement
CFP-501-24	\$11,460,442.80	Vacant Unit rehabilitation on multiple properties including necessary lead abatement



B. Leasing Information

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

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. The table provides information on households living in “MTW units” that DCHA plans to serve during FY 2025. This includes all households residing in public housing units as well as federal HCV MTW households. The actual number of households served may vary from that listed on the tables. The conversion of public housing to project-based assistance under RAD began in FY 2017 and will continue in FY 2025 and beyond. RAD vouchers are included in the total “Federal MTW Voucher (HCV) Units to be Leased” shown below. The number of public housing and HCV families served may be affected by the RAD conversion schedule, new public housing unit development schedules, redevelopment activities and other factors.

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	71,016	5,918
MTW Housing Choice Vouchers (HCV) Utilized	135,612	11,301
Local, Non-Traditional: Tenant-Based^	N/A	N/A
Local, Non-Traditional: Property-Based^	N/A	N/A
Local, Non-Traditional: Homeownership^	N/A	N/A
TOTAL	206,628	17,219

* “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	N/A	N/A	N/A
Property-Based	N/A	N/A	N/A
Homeownership	N/A	N/A	N/A

* 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. Reporting Compliance with Statutory MTW Requirements

On November 23, 2020, the MTW office sent DCHA a letter notifying the housing authority of its non-compliance with the MTW statutory requirement to substantially serve the same total number of low-income families that would have been served absent the MTW Demonstration, as such requirement is interpreted in Notice PIH 2013-02. With HUD input, DCHA developed a Corrective Action Plan with short, medium, and long-term milestones to remedy this issue. DCHA has been actively engaged in activities to achieve the milestones. All FY2024 goals in the current Corrective Action Plan are expected to be achieved during FY2024. The strategies will continue until DCHA serves substantially the same number of households by achieving occupancy and utilization goals. DCHA meets monthly with its HUD Field Office regarding voucher utilization and public housing occupancy. DCHA provides updates to the MTW office regarding Corrective Action Plan progress regularly.

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

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	Overall, the public housing program continues to encounter barriers in leasing units to families that express concern about the following, crime/safety, geographic location and unit size. DCHA continues to struggle leasing 0-bedroom size units because families desire larger units. DCHA has also suffered from a high vacancy rate in its public housing program, with a number of units vacant because they are not in ready-to-lease condition. Accordingly, in FY 2024 and continuing into FY2025, DCHA is engaging in an aggressive campaign to renovate vacant units so that they can be occupied. DCHA plans to convert approximately 493 units from public housing to project-based voucher subsidy during FY2025 through either the RAD, Section 18 or RAD/Section 18 Blend conversion process. This accounts for a significant decrease in public housing units projected to be occupied by the end of FY2025. • Capper Senior I will convert to RAD in early FY2025 • Henson Ridge ACC units will convert to RAD in early FY2025 • Judiciary will likely convert by the end of FY2025 DCHA also plans to convert 3 properties using the Faircloth to RAD program in FY2025. There will be a total of 185 Faircloth to RAD units coming online in FY2025 and they are included in the voucher household served estimate. • Kenilworth 166 has 101 Faircloth to RAD units • Barry Farm 108 has 44 Faircloth to RAD units • Park Morton Phase 1 has 40 Faircloth to RAD units DCHA continues to monitor its progress, in consultation with HUD, towards achieving the goals stated in the STS Corrective Action Plan. The CAP is regularly amended and updated in consultation with HUD. The October 2023 CAP, as approved by HUD, set goals of leasing up approximately new 60 public housing households each month (net of transfers and move-outs) in FY2024 and FY2025 to bring the agency into full STS compliance. DCHA is in the process of updating the CAP with HUD to set lease up goals for FY2025.
MTW Housing Choice Voucher	DCHA plans to add approximately 570 project-based voucher units in FY2025. This is a combination of converting approximately 493 units from public housing to project-based voucher subsidy during FY2025 through either the RAD, Section 18 or RAD/Section 18 Blend conversion process. DCHA also plans to convert 3 properties using the Faircloth to RAD program in FY2025. There will be a total of 185 Faircloth to RAD units coming online in FY2025 and they are included in the voucher household served estimate. • Kenilworth 166 has 101 Faircloth to RAD units • Barry Farm 108 has 44 Faircloth to RAD units • Park Morton Phase 1 has 40 Faircloth to RAD units DCHA will lease up up to 1,300 new HCV households during FY2025 to assist households



	exiting a locally funded and administered voucher program. DCHA adopted resolution 24-29 to modify the Administrative Plan and establish a limited preference for admission to the HCV program for households whose participation in the locally-funded Family Rehousing Stabilization Program (FRSP) is ending in fall 2024. The preference is intended to prevent such families from losing their housing assistance when their FRSP subsidy ends. DCHA also continues to issue new vouchers to families on its waiting list and to work to assist them with finding and leasing new units. DCHA continues to monitor its progress, in consultation with HUD, towards achieving the goals stated in the STS Corrective Action Plan. The CAP is regularly amended and updated in consultation with HUD. The October 2023 CAP, as approved by HUD, set goals of leasing up approximately new 50 voucher households each month (net of transfers and move-outs) in FY2024 and FY2025 to bring the agency into full STS compliance. DCHA is in the process of updating the CAP with HUD to set lease up goals for FY2025. With annual attrition and the competition for units created by the Local Rent Supplement Program (local voucher program) and new vouchers, DCHA anticipates some challenges leasing HCV units in FY2025. DCHA will be working aggressively to recruit additional landlords to the program by increasing marketing of the voucher program, hosting multiple monthly landlord recruitment events, and increasing transparency around its rent reasonableness process, both for landlords and for participants. In this recruitment, DCHA intends to make landlord briefings mandatory for new and existing landlords. DCHA is also engaging housing locators to assist participants with finding units. DCHA's biggest challenge in leasing new units is the age of its waitlist. DCHA contracted assistance with creating a leasing plan with the goal of exhausting the waiting list by the end of the calendar year. DCHA has also contracted assistance with determining eligibility to identify those who are still interested and eligible for assistance; however, the agency has so far averaged a 8% success rate in FY2024 where applicants from the waiting list are issued a voucher. While HUD increased the Fair Market Rents (FMRs) for the DC Metropolitan area in FY2019, the increase was not enough to address the challenges faced by participants in finding housing in high rent submarkets/opportunity neighborhoods. In FY2019 DCHA utilized its MTW authority to increase payment standards to 187% of the HUD FMR. This policy change will continue in FY2025. Also, to assist participants with remaining competitive in the DC market, DCHA will continue leveraging its MTW authority to pay the security deposit, up to one month of HAP, for new lease-ups that request the assistance. Finally, DCHA updated its rent reasonableness policy in FY2023 to use an industry-standard third-party tool. DCHA found that landlords were hesitant about the process since it is less transparent than the former methodology; however, as indicated above, DCHA is working to increase transparency around the rent reasonableness process, such as by hosting landlord/participant meetings where rent reasonableness can be run even before a RFTA is submitted to DCHA for approval. .
Local, Non-Traditional	N/A



C. Wait List Information

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

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	Site-based	2,932	Varies by Site – DCHA plans to open site-based waiting lists in FY25	Will vary by site
Federal MTW Housing Choice Voucher (Tenant-based and Project-based)	Community-wide	18,154	Closed	No
Federal Moderate Rehabilitation	Community-wide	20,563	Closed	No
Federal MTW Public Housing (Mixed Finance)	Site-based	311	Varies by Site--DCHA has various mixed finance 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.

2. Planned Changes to Waiting List in the Plan Year

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

Waiting List Name	Description of Planned Changes to the Waiting List
Federal MTW Public Housing	DCHA is moving toward site-based waitlists for all public housing properties to provide applicants a choice regarding which part of the city they wish to live. After exhausting the community-wide waitlist in FY2023, DCHA plans to open site-based waiting lists in FY2025. DCHA will reopen the waiting list and the system by which applicants will be placed on the waiting list in accordance with the Public Housing Admissions and Continued Occupancy Policy (ACOP) and/applicable site-based tenant selection plans.
Federal MTW Housing Choice Voucher	DCHA continues to administer the HCV waiting list which has been closed since approximately 2013. Once the current HCV waiting list has been exhausted, DCHA will reopen the waiting list to accept applications for both tenant-based and site-based waiting list. DCHA will announce the reopening of the waiting list and the system by which applicants will be placed on the waiting list at least 10 business days prior to the date applications will first be accepted in accordance with its HCV Administrative Plan.
Federal non-MTW Housing Choice Voucher Units (Moderate Rehabilitation)	This waitlist is managed in accordance with the policies outlined for Federal MTW Housing Choice Vouchers.
Federal non-MTW Housing Choice Voucher Units (Tenant-Based and Project-based)	This waitlist is the same as the Federal MTW Housing Choice Voucher waitlist.
Federal MTW Public Housing (Mixed Finance)	No changes are anticipated for FY2025.



Section III. Proposed MTW Activities

A. Summary of Proposed MTW Activities: HUD Approval Requested

DCHA is not proposing any new initiatives as part of the FY2025 MTW Plan.

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

DCHA is not re-proposing any new initiatives as part of the FY2025 MTW Plan.

Section IV. Approved MTW Activities (Initiatives)

The following outlines DCHA's Ongoing MTW Activities (also referred to as "Initiatives"). Note that for simplification, 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
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 &FY2024	FY2024
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
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 & FY2024	FY2024
11	1.10.06, 2.5.04, 3.9.12 & 22	Site-based In-take and Waiting List Management of Public Housing and Redeveloped Properties	• Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families	FY2004 & FY2024	FY2024
12	3.5.06	Rent Simplification and Collections	• Reduce cost and achieve greater cost effectiveness	FY2006	FY2006
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

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
25	NA	Local Blended Subsidy (LBS)	- Reduce cost and achieve greater cost effectiveness - Increase housing choices for low-income families	FY2013 & FY2024	FY2024
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
35	NA	Elderly Families and the Project Based Voucher (PBV) Program	Increase housing choices for low-income families	FY2024	FY2024

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 FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 HVC P 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.

Homeownership Assistance Program Participation for \$0 HAP Voucher Households (FY2019 Plan Proposed Initiative Amendment)

Under DCHA's current policy, families are transitioned off the Housing Choice Voucher Program (HCVP) after 180 days 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 the rent for the unit. As part of the agency's focus on maximizing self-sufficiency opportunities for DCHA families, DCHA proposed 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 180 days. 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 180 days.

As HOAP participants, these families enter 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 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 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.

Closing AYBL Portion of the Initiative (FY2024 Plan Approved Initiative Amendment)

DCHA closed the Achieving Your Best Life Rewards (AYBL) portion of this initiative as part of the FY2024 Plan. DCHA closed this place-based, public housing homeownership program as the program model is no longer viable. Both AYBL public housing communities have either converted to RAD or will convert. Additionally, public housing residents now have opportunities to work toward homeownership under Initiative 32. All former AYBL participants completed their contract terms, received required notices, and have passed their grievance periods. A total of 11 families purchased homes through AYBL. An



unexpected outcome of AYBL was that none of the homeowners utilized a voucher to purchase their homes. DCHA removed the metrics related to AYBL since the program is closing.

Status

Implemented and Ongoing (HOAP)

The original HOAP portion of this initiative is implemented and ongoing, with two exceptions.

- Rather than establishing no minimum downpayment from the family's resources, DCHA currently requires that at least one percent of the purchase price come from the family's personal resources.
- DCHA does not 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 to elderly and/or disabled families and those families who have lost income that cannot be replaced. For full details about current limitations, please see Chapter 15 of DCHA's Administrative 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 is planning to implement the initiative after its next administrative plan update, scheduled for FY2025.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 for HCV participants and FY2012 for public housing residents, DCHA began conducting



recertifications 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 for public housing residents and voucher participants. 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 in the voucher program 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. This portion of the initiative has been fully implemented for the HCV and Public Housing programs.

Status

Implemented and Ongoing.

With DCHA's FY2023 Administrative Plan update, the initial voucher term was extended to 180 days, which still aligns well with this initiative's application data validity.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection for FY2025

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 the 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 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 were 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 85% of the \$86 million in funding was obligated through the end of FY2023. The following sites have either completed construction or are continuing progress towards completion in FY2024:

- | | |
|---------------------------|---|
| - Various DCHA Properties | Toilet and Refrigerator Replacements |
| - Judiciary House | Fan Coil Units and Mechanical Risers |
| - LeDroit Senior | Exhaust Fans and Duct Cleaning |
| - LeDroit Senior | Fan Coil Units & Mechanical Riser Replacement |
| - Langston Additions | Mechanical and Electrical Upgrades |

Additional work will begin in FY2024 and FY2025 at the following sites:

- | | |
|--------------------|--------------------------------------|
| - James Creek | Electrical Service and HVAC Upgrades |
| - Langston Terrace | Electrical Service and HVAC Upgrades |

- | | |
|------------------|------------------------------------|
| - Knox Hill | Roof Replacement and Rooftop Solar |
| - Horizon House | Roof Replacement and Rooftop Solar |
| - Harvard Towers | Roof Replacement and Rooftop Solar |

The MTW activity is behind schedule by one fiscal year due to contractual capacity limitations in the job order costing (JOC) program. DCHA is on track to obligate all the EPC work by summer of 2024 and complete work by spring of 2025.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection

For the EPC M&V reporting period of July 1, 2022 – June 30, 2023, DCHA reverted to the original frozen rolling baseline (FRB) established with HUD, for all properties included in DCHA's ECIP program. Although amendments have been made to DCHA's FRBs in the past, to account for heating and cooling degree days, DCHA will continue to implement the original FRBs through the remainder of the ECIP program. Implementing the original FRBs will serve as a more accurate reflection of DCHA's savings achieved through the installation of energy and water efficient measures.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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:

- Established a new method for setting payment standards; 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. DCHA created a method for establishing Payment Standards that provides maximum access to neighborhoods across the District based on an annual analysis of unassisted market units that have been rented (not advertised) within each neighborhood in the District of Columbia.

Status

Implemented and Ongoing

DCHA continues to garner administrative efficiency by limiting moves so the new lease can only start on the first of the month.

The agency also continues setting payment standards annually that allow voucher holders broad housing choice. In FY2019, DCHA set the agency's payment standard at 187% of HUD FMRs. This payment standard was re-affirmed at 187% for FY2023. For FY2024, DCHA completed the market analysis and plans to continue setting payment standards at 187% of FMR for all bedroom sizes to maintain maximum access to neighborhoods across the District without adversely impacting our ability to serve as many households as possible.

DCHA closed the rent reasonableness portion of this initiative in FY 2024 whereby the agency conducted market analysis to set reasonable rents by submarket. The agency procured an industry-standard third-party database of rental units to make rent reasonableness determinations based on comparable units (including factors such as location, quality, size, unit type, age of the contract unit, amenities, and utilities provided by the owner). The Administrative Plan updates to accompany this change were approved by DCHA's Board of Commissioners in April 2023 and full implementation of the new procedures was completed in Summer 2023.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection for FY2025

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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

Description/Update

Due to the close relationship of Initiative 11 (*Applicant Intake Site Designation/ Revised Site-Based Waiting List Policies and Procedures*—formerly 1.10.06, 2.5.04) and Initiative 22 (*Housing Public Housing Residents in Service-Rich Environments*—formerly 3.9.12) with respect to the “Special Purpose” sites and “Service Rich” units, these initiatives were combined. In addition, the name of the combined initiatives better reflects the activities being undertaken. In the FY2024 Plan, DCHA closed the service rich portion of this initiative whereby the agency created supportive, service-intense sites that serve special needs populations in partnership with service providers who bring additional funding to create these service-rich environments, such as Medicaid. DCHA had implemented this initiative at a converted 14-unit building assisted living site called the Marigold (2905 11th Street NW). When closing the “Service Rich” portion of the initiative in FY2024, this portion of the name was removed.

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.

This initiative also includes the establishment of centrally managed site-based waiting lists at DCHA's conventional Public Housing sites.

Status

Implemented and Ongoing.

DCHA plans to open site-based waiting lists in FY2025. DCHA will announce the reopening of the waiting list and the system by which applicants will be placed on the waiting list at least 10 business days prior to the date applications will first be accepted via *The Washington Post* Sunday Edition, other minority media and the DCHA website. DCHA will select applicants from the site-based waiting lists based on date and time of application and the type of unit available.



Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 \$100.00. 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 FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 FY2025.

Planned Changes to Metrics/Data Collection



DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 48 units on the top two floors of Sibley Plaza 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.

DCHA has designated another six units across four additional properties for various services.

Status

Implemented and Ongoing.

Safe Haven faced severe operating challenges during the pandemic, ultimately leading to a loss of



funding. As a result of the loss of funding, Safe Haven was not able to resume operations. The agency will continue working with the HUD field office about the status of the applicable units as laid out under this initiative. DCHA is making efforts to return the units to general occupancy. Further updates will be provided in the FY2025 MTW Annual Report and FY2026 MTW Annual Plan.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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.

Currently, DCHA pays HOTA fees directly rather than as an allowance.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 convert 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 received approval for LBS flexibility for six 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)
- Barry Farm (approved as part of FY2022 Plan)
- Sursum Corda Turnkey and Sibley Townhomes (approved as part of FY2023 Plan)

In the FY2024 plan, DCHA removed all properties except those already implemented: Highland and the Bixby. This initiative pre-dated HUD's Faircloth to RAD conversion tool, and DCHA finds the flexibility granted by LBS is not necessary beyond those for which it has already been implemented. Rather than blending funds to



fully fund public housing operations, DCHA will use its single fund fungibility to increase the base value of vouchers during and after the paper transition from brand new public housing units to RAD PBV units.

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.

Status

Implemented and Ongoing: Highland and The Bixby

Removed from initiative in FY2024 Plan: Bruce Monroe/Park Morton, Kenilworth Courts Phase 1, Barry Farm and Sursum Corda Turnkey and Sibley Townhomes

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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.

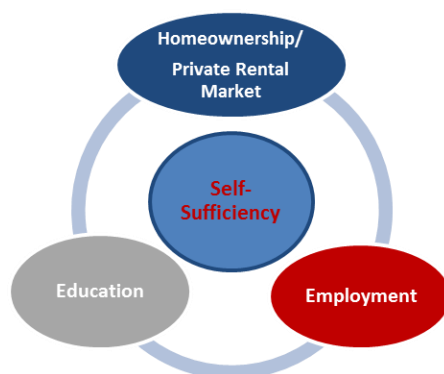
Modified Apprenticeship Program

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	Employment			
	Private Rental Market	Education	Apprenticeship Training Program	General Program
Incentives	\$2,000/year set-aside for each year in the DCHA Self-Sufficiency Program Disbursed upon successful completion of the program (maximum disbursement = \$10,000) • Homeownership—in time for settlement • Private Rental Market—approval for a lease	A maximum of \$2,000 made available each year to be paid by DCHA toward tuition at a community college, four year college, professional certification or vocational training program. DCHA will make tuition payments directly to the educational institutions Earned Income exclusion from calculation of rent (using \$ from rent for education prep and tuition)	Tenant portion of rent will remain the same as long as the family is in the program—exclusion of stipend from the calculation of rent. Stipend based on hours worked during program Job Readiness and Life Skills Training Job Placement assistance upon completion of program	Tenant portion of rent will remain the same as long as the family is in the program \$600 for each 12 months of consecutive part-time/full-time employment
Basic eligibility	Households with incomes between 50% and 80% of median income range, depending on household size = \$41,050-\$102,250 at least \$32,000 in earned income (HOH and spouse)	GED or High School Diploma Pass an educational readiness assessment Part-time employment	Application and interview process	Head of Household has \$0 earned income
Program Length	Up to 5 years	Up to 5 years	6 months	Up to 5 years
Program Size (initial) Based on staff capacity	100	150	30	150
The program will maintain financial literacy as a core component across pathways.				

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

Status

Implemented

Beginning in 2019, a wait list was created for housing choice voucher participants who expressed interest while DCHA awaited HUD approval to implement the modified program. To date, there are over 300 participants on the list. Also, in January 2020, DCHA invested in new software that will capture the financial incentives aligned with the Self-Sufficiency Pathways to Success. In addition, DCHA hired a FSS Homeownership Coordinator in February 2020 to work with participants pursuing the goal of homeownership.



Enrollment into the homeownership and education pathways is ongoing. DCHA is currently evaluating implementation of the earned income disregard that will allow for full implementation of the employment pathway.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

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 than using 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 FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.

Initiative 35: Local Elderly Family Definition

Description

Using MTW flexibility, DCHA established a new, local definition of “elderly”: any family whose head of household, co-head, or spouse is age 55 or above. By adopting the local definition of elderly, DCHA will expand housing choice for near-elderly individuals, which offers focused service delivery and improved options for aging-in-place.

For the purpose of referring families to units in certain public housing or project-based elderly or elderly/disabled building, DCHA will use the above local definition of “elderly.” This definition will also be used for properties during the Faircloth-to-RAD conversion process.



Modifying the definition of elderly reflects the way our public housing buildings currently operate, wherein 15.6% of our senior/disabled building population is already in the 55-61 range.

Status

Implemented and ongoing.

DCHA anticipates implementing this initiative in public housing sites, RAD conversions, and PBV transactions, including as referrals are made to the owners of units in project-based buildings with an elderly preference.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2025.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2025.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2025.



B. Not Yet Implemented

DCHA does not have any “not yet implemented” Activities (Initiatives).

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.



New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
2	1.3.04	Designation of Elderly-Only Properties	Reduce cost and achieve greater cost effectiveness	FY2004	Implemented FY2004 Closed Out FY2023
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	Implemented FY2004 Closed Out FY2023
16	2.7.11	Requirement to Correct Minor HQS Unit Condition Discrepancies—Tenant/Landlord Self-Certification	Reduce cost and achieve greater cost effectiveness	FY2011	Implemented FY2012 Closed Out FY2023
34	NA	Virtual Housing Quality Standards (HQS) Inspections	Reduce cost and achieve greater cost effectiveness	FY2021	Implemented FY2021 Closed Out FY2023
24	NA	Simplified Utility Allowance Schedule	Reduce cost and achieve greater cost effectiveness	FY2013	Implemented FY2014 Closed Out FY2024
31	NA	Unit Protection Incentive Program (UPIP)	Increase housing choices for low-income families	FY2018	Never Implemented Closed Out FY2024

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 of 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 HCV Landlords

Description

The HCV lease-up process is often impeded by delays in making repairs to units with HQS deficiencies. Additionally, DCHA is often faced with no other option than to halt the payment of HAP subsidy for existing clients when landlords are delinquent in repairing deficiencies identified during annual inspections. To lessen these problems, DCHA explored the development of a revolving loan program as an incentive for landlords to make required HQS repairs quickly. Components of the program design were to include deducting the loan payments from the HAP payment and placing a lien on the property until the loan is paid off. DCHA planned to capitalize this program using the flexibility allowed by the MTW Block Grant. With a mechanism, such as the proposed loan program, in place to make HQS repairs quickly, DCHA hoped to maintain the supply of affordable HCV units and to reduce the inconvenience for the voucher holder. The revolving loan fund would have allowed an HCV participant-occupied unit to be repaired timely rather than force a participant to find and move to a compliant unit

Status

Closed Out (FY09)

Due to MTW funding limitations and lack of local funding to supplement the MTW funds, the initiative was not pursued beyond initial exploration.



Flexible Funding

Description

This initiative allows DCHA to exercise its funding fungibility authority as provided for in its MTW Agreement to utilize MTW Block Grant funds to support investments in operational costs and costs associated with providing customer service, resident programming, enhanced public safety for our residents, and capital projects that will improve access to resident services and expand affordable housing opportunities.

Status

Implemented (FY05); Closed Out (FY10)

DCHA has been advised by the MTW staff at HUD that because flexible funding is part of our new MTW Agreement, a standalone flexible funding initiative is no longer required.

Reformulation of HUD Forms

Description

Many of DCHA's functions, both Public Housing and assisted housing through the Housing Choice Voucher Program use HUD prescribed forms for implementation. The forms facilitate uniformity and efficiency and in many cases work very well. The staff has discovered, however, that the prescribed forms may not in all cases serve our customers or internal operations as effectively or efficiently as possible. Some forms may not request as much information as would be useful to the customer or to DCHA. Additionally, they may not appropriately request or document information on aspects of the programs that have been modified locally through an MTW initiative.

For instance, the Housing Choice Voucher Program has simplified the voucher program by providing vouchers for a full 180 days, rather than a 60 day initial period with a 120 day extension. This has reduced the amount of staff time and also has been customer friendly as it allows all voucher holders the full amount of the time to locate a unit without requiring staff to "evaluate" each request for an extension. The HUD provided forms do not reflect this policy change and in its current form requires staff to input two dates, the initial period and an extension. In situations like this, where there would be efficiencies and customer improvements from a local form, DCHA would develop a local form in substitution of the HUD provided form. DCHA would not be modifying the forms, rather it would substitute, as the Moving to Work program contemplated, a locally devised solution that responds to locally identified program needs.

DCHA contemplated this Initiative continuing through the term of the Moving to Work Agreement in order to facilitate implementation of locally revised or devised programs, rather than a burdensome review of all forms at one point in time when Initiatives are still being developed and implemented.

Status

Implemented (FY06); Closed Out (FY10)

While it may be necessary to modify HUD forms as part of an MTW initiative in the future, this initiative, in and of itself, does not address any of the three statutory objectives and has therefore been closed out. If modifications to HUD forms are required, that action will be proposed as part of a specific MTW initiative.

Enhanced Public Housing Lease Enforcement Operations

Description

DCHA utilized MTW regulatory flexibility in the 2008 revised Public Housing dwelling lease to include provisions that allow the incorporation by reference of property specific community rules developed and adopted by the individual Resident Councils. The resulting lease, local regulations, policies and procedures are designed to give greater control of its properties to residents who are committed to a community's wellbeing and improve the effectiveness of its lease enforcement efforts.

DCHA has worked with individual Resident Councils to establish property specific community rules. No Resident Council, however, has availed itself of the option to establish property specific community rules.

Status

Closed Out (FY13)

Given the lack of movement with implementation of this activity, significant 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 of 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.

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



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 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

Status

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.

Designation of Elderly-Only Properties

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 renewed from year to year indefinitely from the date of the designation unless otherwise rescinded or modified by the Board of Commissioners. As locally required, implementation of this initiative included adoption of local regulations outlining the process, which were published in Title 14 of the District of Columbia Municipal Regulations Section 6115.

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 FY2011 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 FY2012 Plan, the 35 units for which DCHA is providing Public Housing subsidy will be family units.

DCHA designated seven properties in whole or in part as Elderly-Only.

Status

Implemented (FY04); Closed Out (FY23)

DCHA is closing this initiative in acknowledgement of HUD's decision, as transmitted via HUD's assessment of the District of Columbia Housing Authority report, that the MTW Standard Agreement does not provide the authorization to waive the Designated Housing Plan regulations.

DCHA will submit a Designated Housing Plan for HUD review for applicable sites.

Modifications to Market-Based Rents

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 calculated a resident's income-based rent, compared it to the market-based rent (DCHA's version of flat rents) from a periodically updated rent schedule and automatically charged the resident the lower of the two rent options.

If a family's income decreased between recertifications, residents, regardless of the method used for calculating their rent, could request an interim recertification and the rent charged would be the lower of the two rent calculation options, automatically. There was no longer the requirement that the resident demonstrate a particular hardship to return to income-based rent from market-based rent. In addition, DCHA removed the provision outlined in earlier plans and reports that families on market-based rent recertify every three (3) years. Instead, these families were included in the Public Housing biennial recertification process.

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 reflected 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 would 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 phased-in any rent payment increases of 35% or more that resulted from this policy change in the



event that a family's income-based rent was lower than the new locally established market-based rent but higher than the current market-based rent the family was paying. The phase-in took place at each scheduled biennial recertification and increases did not exceed 35% at each recertification.

Status

Implemented (FY04); Closed Out (FY23)

DCHA is closing this initiative in acknowledgement of HUD's decision, as transmitted via HUD's assessment of the District of Columbia Housing Authority report, that the MTW Standard Agreement does not provide the authorization to set a different flat rent rate or remove resident choice, even when intended to benefit residents.

Requirement to Correct Minor HQS Unit Condition Discrepancies— Tenant/Landlord Self-Certification

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 (FY12); Closed Out (FY23)

DCHA is closing out this activity because it is obsolete. DCHA does not rely on self-certifications and instead re-inspections occur immediately following the corrective period.



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 used 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 was 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 made contact, through video conference, with the proxy inspector and guided them through the HQS inspection. The inspection began with visually confirming the unit's address. The inspector then guided the proxy inspector through exterior, common areas and interior inspection by giving instructions about what actions to perform while the inspector completed the inspections checklist, form HUD-52580. After the inspection, the proxy inspector and HCVP inspector completed a certification attesting to taking part in the virtual inspection. The proxy inspector's certification included 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 signed 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 provided 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 continued conducting all quality control, emergency, and complaint inspections in-person.

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

Status

Implemented (FY21); Closed Out (FY23)

DCHA is closing out this activity because MTW flexibility to implement virtual/remote video inspections is obsolete due to changes in regulation. DCHA will follow the guidelines as set forth in PIH Notice 2020-31.

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 was implemented in all new HCV contracts and at the time of recertifications (either biennial or interim) for current participants. The simplified utility allowance schedule was 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 improved 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 helped voucher participants in their unit search since it gave them an exact amount of rental assistance available. Participants could go on DCHA's website to pull the maximum approved contract rent for the unit they chose, and then apply the new utility allowance formula to get the gross rent. This gross rent could be used to enable the family to calculate the tenant share of rent.

Status

Implemented (FY14); Closed Out (FY24)

DCHA is closing this initiative in favor of following the standard HCV operations requirements of completing a utility allowance study annually and updating the utility allowance schedule accordingly.

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.

Status

Never Implemented; Closed Out (FY24)

DCHA’s HALO program is no longer active. DCHA may consider proposing related initiatives following implementation of the new admin plan in FY2023.



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	\$0
70600	HUD PHA Operating Grants	\$239,981,636
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$10,896
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$3,738,851
	Total Revenue	\$243,731,383
* 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	\$7,984,109
91300+91310+92000	Management Fee Expense	\$24,084,628
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$685,360
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$477,715
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$306,400
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$61,550
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$203,177,015
97400	Depreciation Expense	\$13,907
97500+97600+97700+97800	All Other Expenses	\$0
	Total Expenses	\$236,790,684
160	Capital Assets, Net of Depr.	\$25,476
97400	Depreciation Expense	\$13,907
	Total Application of Fund	\$236,830,067

* 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 \$6.9 million is immaterial.

Planned Application of MTW Funding Flexibility

Describe the Activities that Will Use Only MTW Single Fund Flexibility

Single-Fund Budget Flexibility is used to meet many of the Agency's goals under the MTW Program. In FY2025, DCHA will use grant funds to achieve the following:

- Fund Public Housing Operations
- Modernize conventional public housing buildings and units to address deferred maintenance and life safety 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 implement a moving assistance program for voucher holders
- 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.
- Absorb the cost of increases to contract rents during the transition from the rent reasonableness methodology previously utilized under Initiative 8 to an industry-standard rent reasonableness tool.
- Through negotiations with HUD, DCHA may use a combination of single-fund flexibility and non-Federal funds to address findings from its 2022 HUD Review.

In addition, DCHA may utilize its MTW flexibility and block grant funds in a Rental Assistance Demonstration (RAD) project(s), upon HUD approval. DCHA will be considering application submission for additional sites in FY2025.

During Faircloth to RAD conversions, DCHA leverages its single-fund flexibility to increase the base value of vouchers during and after the transition from brand new public housing units to RAD PBV units. This flexibility is currently planned for use at Bruce Monroe/Park Morton, Kenilworth Courts Phase 1, Barry Farm and Sursum Corda Turnkey and Sibley Townhomes.



Capital Fund

Below is the proposed expenditure plan for FY2025 Capital Funds.

**District of Columbia Housing Authority
Office of Capital Programs
Capital Fund Available for Modernization Fiscal Year 2025**

PROPERTY	LINE ITEM DESCRIPTION	BUDGET VALUE
Various Properties	Vacant Unit Rehabilitation	\$5,952,403.20
Subtotal for Capital		\$5,952,403.20
FRONT LINE COST	Architectural and Engineering Fees	\$1,000,000.00
FRONT LINE COST	Emergency Repairs	\$1,000,000.00
DCHA PROPERTIES	TOTAL GRANT VALUE	\$7,952,403.20

Budget Basis	
FY2024 Projections Breakdown	Estimate
CAPITAL FUND GRANT	\$20,017,576.00
OPERATION-1406	\$4,003,515.20
RHFs	
DEBT SERVICE	\$5,621,145.00
ADMINISTRATIVE FEE	\$2,001,757.60
DEMO/DISPO TRANSITION FUNDING	\$438,755.00
NET CAPITAL FUNDS AVAILABLE for MODERNIZATION	\$7,952,403.20

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	\$905,329	\$905,329
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 \$905,329 from the unspent HAP during FY2024 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.		
<i>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.</i>		

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 FY2024. CHAPs for these five properties were received in June and July of 2018. In FY2021, DCHA received RAD CHAPs for Judiciary House and Potomac Gardens. In FY2022, DCHA received a RAD Conversion Conditional Approval (RCCA) for 101 Faircloth to RAD units for Kenilworth 166 and 44 Faircloth to RAD units for Barry Farm 108. Also in FY2022, DCHA received a RAD CHAP for 148 units at the mixed income Wheeler Creek site. <i>In FY2023, DCHA received an RCCA for 40 Faircloth to RAD units at Park Morton Phase 1. The RAD Significant Amendments for Barry Farm 108, Park Morton Phase 1 and Wheeler Creek were included in the FY2024 MTW Plan.</i> <i>In FY2024, DCHA received RAD CHAPs for two projects: 215 units at Greenleaf Senior and 162 units at Capper Senior I. The RAD Significant Amendments for both projects are included in the Appendix. In FY2024, DCHA also received an RCCA for 50 Faircloth to RAD units at Barry 1A "The Edmonson."</i> <i>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 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, Capper Senior I, Glenncrest, Triangle View, and Henson Ridge, and Nannie Helen, St. Martin, Capper Senior II (400 M), Capital Quarters Townhomes, Sheridan Station, The Avenue, Gibson Plaza, Oxford Manor, Kentucky</i>

<i>Courts Condos, Victory Square Senior, Phyllis Wheatley, Residences at Hayes & City View Apartments . 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, Bruce Monroe, Kenilworth, Capper, Sibley Townhomes, and Sursum Corda.</i>		
	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 FY2025

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 District Funding. Elvans, Villager & Ontario would close separately in FY 2025 the major milestones anticipated are:

- CHAP Award: June/July 2018
- Approved RAD Significant Amendment: FY18 and FY19 MTW Plans
- Anticipated Financial Plan Submission: August 2024
- Anticipated RCC: October 2024
- Estimated Closing: January 2025

Montana & Lincoln projects are also anticipated to be financed using District Funding in FY2025 the major milestones anticipated are:

- CHAP Award: June/July 2018
- Approved RAD Significant Amendment: FY18 and FY19 MTW Plans
- Anticipated Financial Plan Submission: March 2025
- Anticipated RCC: May 2025
- Estimated Closing: August 2025

For Capper Senior I, received its CHAP in FY 2024. On September 19, 2018, a fire destroyed the Project. The Partnership, using \$34.7M in insurance proceeds, completed reconstruction of the entire building by the end of 2020 and achieved full occupancy in 2021. The expiration of the initial LIHTC compliance period allowed DCHA to exercise its Right of First Refusal ("ROFR") to purchase the Project from the Partnership in 2023. There will not be any construction required in conjunction with the conversion due to the age of the building (3 years)

- CHAP Award: January 2024
- RAD Significant Amendment: FY25 MTW Plan
- Anticipated Financial Plan Submission: July 2024
- Anticipated RCC: September 2024
- Estimated Closing: Winter 2024

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. As part of the RAD conversion, the plan 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: March 2025*
- *Anticipated RCC: May 2025*
- *Estimated RAD Closing: August 2025*

Henson Ridge is a DCHA HOPE VI project in SE, Washington, DC. In 1999, HUD awarded DCHA approximately \$29.9 million to redevelop nearly 650 former public housing units, Frederick Douglass Homes and Stanton Dwellings in 1999. The Henson I development consists of a total 124 total rental units. There are 68 LIHTC units under a public housing ACC, and 56 LIHTC unassisted units. The project has reached the end of their tax credit compliance period. The development partner, Urban Atlantic & DCHA have negotiated a co-general partnership joint venture to renovate the property using tax exempt bonds and 4% LIHTC equity in order to further preserve these affordable housing assets.

- *CHAP Award: January 2024*
- *RAD Significant Amendment: FY25 MTW Plan*
- *Anticipated Financial Plan Submission: July 2024*
- *Anticipated RCC: August 2024*
- *Estimated RAD Closing: December 2024*

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 in FY2021 and is currently working with 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: April 2024*
- *Anticipated RCC: June 2024*
- *Estimated RAD Closing: August 2024*

For Wheeler Creek, DCHA received its CHAP for 148 units in FY2022 and our currently working with current ownership to plan the RAD conversion. The Wheeler Creek buildings

are owned by Wheeler Creek Limited Partnership while DCHA retains fee simple ownership of the land pursuant to a 99-year ground lease. An affiliate of E and G Group is the current general partner of the Partnership Conversion under RAD will allow the Partnership to obtain financing and loans to address the property's capital improvement needs, including extensive unit renovations, provide stable long-term operating subsidy funding for the property, and aid in the preservation of Wheeler Creek as a vital source of affordable housing.

- CHAP Award: July 2022
- RAD Significant Amendment: FY24 MTW Plan
- Anticipated Financial Plan Submission: July 2025
- Anticipated RCC: October 2025
- Estimated RAD Closing: January 2026

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 were 101 units to Kenilworth Courts Phase 1.

- RCCA: October 2021
- RAD Significant Amendment: FY23 MTW Plan
- Estimated RAD Closing: March 2025

DCHA has leveraged this portfolio award for 44 units at Barry Farm.

- RCCA: August 2022
- RAD Significant Amendment: FY24 MTW Plan
- Estimated RAD Closing: November 2025
- Another 50 units were requested January 2023
- RCCA: May 2024
- RAD Significant Amendment: FY24 MTW Plan
- Estimated RAD Closing: FY 2026

DCHA also leveraged this portfolio award for 40 units at Park Morton.

- RCCA: November 2022
- RAD Significant Amendment: FY24 MTW Plan
- Estimated RAD Closing: March 2025

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 complied with all aspects of the 2006 amended Voluntary Compliance Agreement.

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 units listed above.



Section VI. Administrative

A. Board Resolution and Certifications of Compliance

RESOLUTION 24-28

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2025 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 FY2025 MTW Plan has been prepared in accordance with the requirements of Attachment B of the MTW Agreement;

WHEREAS, the proposed capital fund budget for FY2025 is \$20,017,576.00 and 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.

WHEREAS, RAD Significant Amendments are included in the FY2025 MTW Plan for Greenleaf Senior, Capper Senior I, and Henson I.

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 2025 MTW Plan (including the proposed use of Capital Funds) has been made available to the public for a 30-day comment period, discussed at a public hearing on June 24, 2024, and comments received were considered.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby approves the MTW Annual Plan for FY 2025, in substantially the form distributed to the Board, and authorizes DCHA's Executive Director or his authorized designee(s) to: 1) submit to HUD the FY 2025 Annual MTW Plan; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives described in the Plan, subject to receipt of adequate funding from HUD; 3) certify that the Public Hearing requirement has been met; and 4) execute the HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations, in substantially the form attached hereto as Attachment "A".



RESOLUTION 24-28

**TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY
FISCAL YEAR 2025 MOVING TO WORK PLAN**

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

ADOPTED by the Board of Commissioners and signed in authentication of its passage, the 10th day of July 2024.

ATTEST:

Keith L. Pettigrew
Executive Director/Secretary

APPROVED:

Raymond Skinner
Chairperson

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

Amy M. Glassman
Senior Vice President & General Counsel

**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 10/01/2024, 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)



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).

Keith L. Pettigrew

Executive Director

NAME OF AUTHORIZED OFFICIAL

TITLE


SIGNATURE

07/12/2024

DATE

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

{0041050 -}

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



****(19) continued**

As HUD has been advised since 2019, DCHA has not been in full compliance with the Lead Safe Housing Rule, 24 CFR Part 35. DCHA has been working towards compliance in accordance with a HUD-approved Lead Action Plan dated December 26, 2019. DCHA has completed lead testing and risk assessments of its entire public housing portfolio, providing appropriate notice to residents as these risk assessments were completed. DCHA has diligently worked since the commencement of the Lead Action Plan to remediate and abate lead components and lead-based paint hazards, identified by the risk assessments, in the public housing portfolio when possible. Due to the COVID-19 public health emergency, DCHA temporarily suspended interim control and lead abatement work in residents' units and interior common areas. DCHA continued to perform interim controls and abatement work, where possible, on exterior building components throughout the public health emergency. As the public health emergency subsided, DCHA resumed interim control and abatement work in residential units and interior common areas in accordance with the Lead Action Plan. Work still remains. The new DCHA administration has issued a Recovery Plan which, in relevant part, will assess all prior work conducted to create a forward-looking plan to identify remaining remediation work required to comply with the Lead Safe Housing Rule.

DCHA's goal is to develop a master plan to remediate lead based paint hazards across the public housing portfolio that is comprehensive of units and common spaces. DCHA plans to develop procedures for the monitoring and maintenance of lead components and associated reporting requirements. This plan will help DCHA continue to move towards full compliance.

{0041050 -}

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



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

**Certification of Consistency Plan
with the Consolidated Plan
for the Continuum of Care
Program Competition**

I certify the proposed activities included in the Continuum of Care (CoC) project application(s) is consistent with the jurisdiction's currently approved Consolidated Plan.

Applicant Name: District of Columbia Housing Authority

Project Name: PHA - Moving to Work Annual Plan FY2025

Location of the Project: 300 7th Street SW, 10th Floor Washington, DC 20024

Name of
Certifying Jurisdiction: DC Department of Housing and Community Development (DHCD)

Certifying Official
of the Jurisdiction Name: Kelly Ann Morrow

Title: Interim Housing Compliance Officer & Grants Management Officer

Signature: Kelly Ann Morrow

Date: July 15, 2024

Public reporting burden for this collection of information is estimated to average 3.0 hours per response, including the time for reviewing instructions, completing the form, attaching a list of projects if submitting one form per jurisdiction, obtaining local jurisdiction's signature, and uploading to the electronic e-snaps CoC Consolidated Application. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number.

Privacy Act Statement. This form does not collect SSN information. The Department of Housing and Urban Development (HUD) is authorized to collect all the information required by this form under 24 CFR part 91, 24 CFR Part 578, and is authorized by the McKinney-Vento Act, as amended by S. 896 The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 (42 U.S.C. 11371 et seq.). HUD considers the completion of this form, including the local jurisdiction(s) authorizing official's signature, as confirmation the project application(s) proposed activities submitted to HUD in the CoC Program Competition are consistent with the jurisdiction's Consolidated Plan and, if the project applicant is a state or unit of local government, that the jurisdiction is following its Consolidated Plan per the requirement of 24 CFR part 91. Failure to either submit one form per project or one form with a listing of project information for each field (i.e., name of applicant, name of project, location of project) will result in a technical deficiency notification that must be corrected within the number of days designated by HUD, and further failure to provide missing or incomplete information will result in project application removal from the review process and rejection in the competitive process.

OMB Approval No. 2506-0112 (Expires 12/31/2024)

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 June 7, 2024 through July 7, 2024.

Public Comment Period – June 7, 2024 to July 7, 2024

Summary of Notifications and Outreach:

- June 7, 2024: Public notice of availability of MTW Plan for 30-day public comment and notice of Public Hearing published on DCHA website and in *The Washington Post* newspaper. Notice was available in print and online.
- June 8, 2024: Public notice published in the *East of the River Newspaper*. Notice was available in print and online.
- June 11, 2024: Emails to key stakeholders (including the Citywide Advisory Board, Resident Council leaders, Council of the District of Columbia, DC Office of the Deputy Mayor for Planning and Economic Development cluster agencies, landlords, housing legal advocates) providing notice of the upcoming public process, including the public comment period and public hearing.
- June 20, 2024: Draft plan overview PPT posted to the Board of Commissioner's collaboration website, Diligent.
- Week of June 17, 2024: Notice flyer posted at all DCHA-managed sites.
- June 15, 2024: Social media posts on LinkedIn, Facebook, X (formerly Twitter), and Instagram.
- June 12, 2024: Public notice published in *The Washington Times* newspaper. Notice was available in print and online.
- June 13, 2024: Public notice published in *The Washington Informer* newspaper. Notice was available in print and online.
- June 14, 2024: Public notice published in *El Tiempo Latino* newspaper. Notice was available in print and online.
- June 15, 2024: Public notice published in *The Afro American* newspaper. Notice was available in print and online.

Meetings, locations and attendance:

- June 21, 2024: Board of Commissioners briefing with Committee on Operations and Administrative Services.
- June 24, 2024: Public Hearing conducted via WebEx (10 public participants on WebEx)

- June 25 – July 8, 2024: recording of Public Hearing available to watch on Facebook (6 people reached by the end of the public comment period).
- June 27, 2024: Resident Advisory Board meeting via Teams online platform (4 Advisory Board members attended).
- July 2, 2024: Draft plan PDF posted to the Board of Commissioner’s collaboration website, Diligent.
- July 2 – July 8, 2024: recording of City Wide Advisory Board Meeting available to watch on Facebook (44 people reached by the end of the public comment period).
- July 10, 2024: 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
- Social Media Notices
- Resident Advisory Board Meeting & Public Hearing Agenda
- Public Hearing WebEx Attendance Record
- Resident Advisory Board Meeting Attendance
- Resident Advisory Board Meeting & Public Hearing Video Views on Facebook
- Public Comments Summary



Board of Commissioners Meeting Agenda



DISTRICT OF COLUMBIA HOUSING AUTHORITY STABILIZATION AND REFORM BOARD

BOARD MEETING Virtual Wednesday, July 10, 2024 1 PM A G E N D A

-
- | | | |
|------|---|--------------------------|
| I. | CALL TO ORDER [MOMENT OF SILENCE] AND QUORUM | Chairman Raymond Skinner |
| II. | OPENING REMARKS | Chairman Raymond Skinner |
| III. | APPROVAL OF MINUTES
June 12, 2024 Board of Commissioners Meeting
June 27, 2024 Special Board of Commissioners Meeting | |
| IV. | EXECUTIVE DIRECTOR'S REPORT | |
| V. | RESIDENT TESTIMONY | |
| VI. | COMMITTEE REPORTS | |
| VII. | RESOLUTIONS | |
| A. | RESOLUTION 24-28
To Approve the District of Columbia Housing Authority Fiscal Year 2025
Moving to Work Plan | |
| | 1. Description of Resolution | |
| | 2. Board Action on Resolution | |
| B. | RESOLUTION 24-29
To Authorize Publication of Sixth Emergency and Proposed Regulations
of the District of Columbia Housing Authority's Administrative Plan to
Implement a Limited Preference for up to 1300 Families Whose participation
in the Family Rehousing Stabilization Program is Ending | |
| | 1. Description of Resolution | |
| | 2. Board Action on Resolution | |

Page 1 of 2

Board of Commissioners' Meeting
July 10, 2024



- C. RESOLUTION 24-33
To Adopt an Anti-Fraud Policy for DCHA
 - 1. Description of Resolution
 - 2. Board Action on Resolution

- D. RESOLUTION 24-35
To Accept Final Financial Statements Audit of DCHA for Fiscal Year 2023
 - 1. Description of Resolution
 - 2. Board Action on Resolution

- VIII. NONRESIDENT PUBLIC TESTIMONY

- IX. COMMISSIONERS' TIME

- X. ANNOUNCEMENTS & ADJOURNMENT

The meeting will be held via video conference and can be viewed live via Facebook and can be accessed at <https://www.facebook.com/dchousing/> at 1pm on July 10, 2024. Written comments and testimony may be submitted in advance by July 9, 2024 to Board@dchousing.org and will be incorporated into the public record of the meeting.

To provide live testimony during the public testimony 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 3 minutes to speak and non DCHA residents will have 3 minutes to speak. You will be provided the meeting 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 Virtual Open Meetings Authority Extension Emergency Amendment Act of 2023 ([see](#) DC Code §2-575(a)(4)) real-time access to a meeting is not required for it to be considered open. A meeting is deemed 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 thereafter as reasonably practicable."

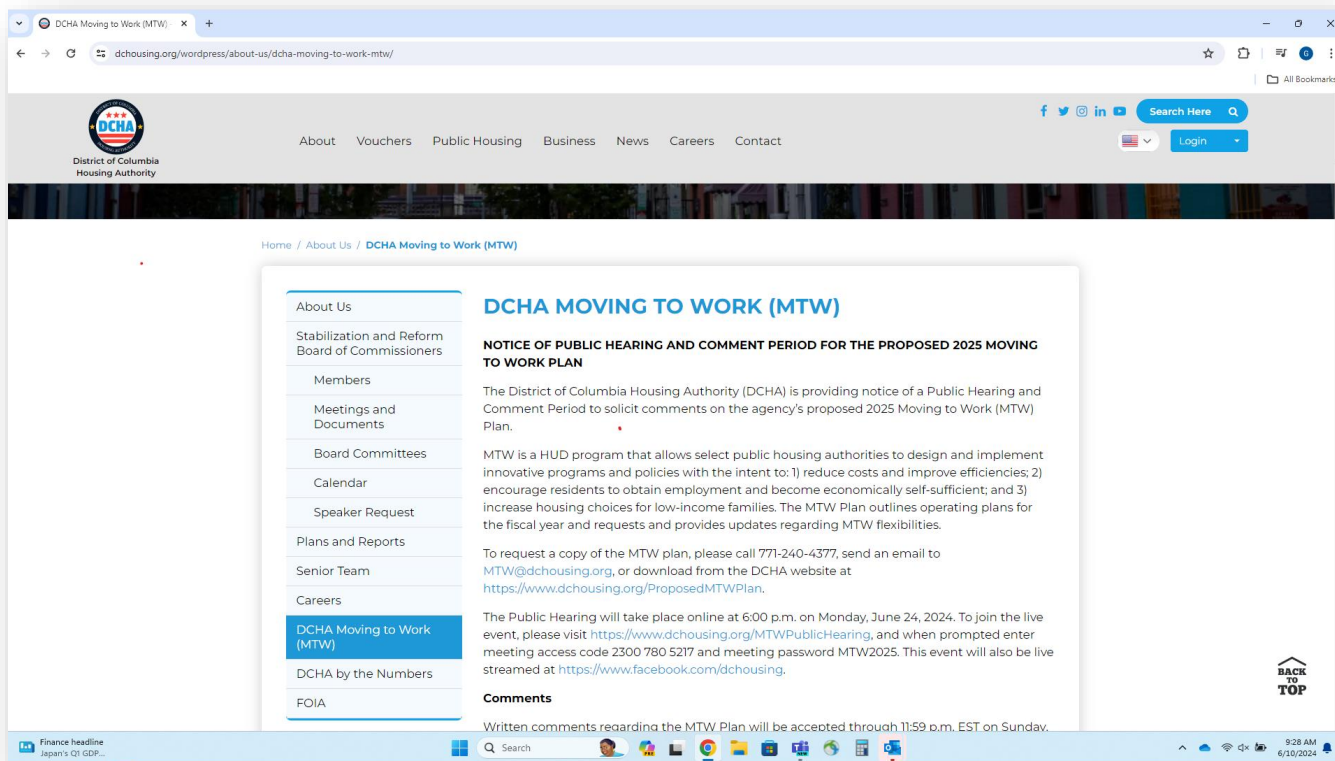
This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov

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

Page 2 of 2



DCHA Website





THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

NOTICE OF PUBLIC HEARING
AND COMMENT PERIOD FOR
THE PROPOSED 2025 MOVING
TO WORK 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 2025 Moving to Work (MTW) Plan.

MTW is a HUD program that allows select public housing authorities to design and implement innovative programs and policies with the intent to: 1) reduce costs and improve efficiencies; 2) encourage residents to obtain employment and become economically self-sufficient; and 3) increase housing choices for low-income families. The MTW Plan outlines operating plans for the fiscal year and requests and provides updates regarding MTW flexibilities.

To request a copy of the MTW plan, please call 771-240-4377, send an email to MTW@dchousing.org, or download from the DCHA website at <https://www.dchousing.org/ProposedMTWPlan>.

The Public Hearing will take place online at 6:00 p.m. on Monday, June 24, 2024. To join the live event, please visit <https://www.dchousing.org/MTWPublicHearing>, and when prompted enter meeting access code 2300 780 5217 and meeting password MTW2025. This event will also be live streamed at <https://www.facebook.com/dchousing>.

Comments: Written comments regarding the MTW Plan will be accepted through 11:59 p.m. EST on Sunday, July 7, 2024. Email your comments to MTW@dchousing.org. Alternatively, you can mail comments to:

District of Columbia Housing Authority
Office of the General Counsel, Attn: General Counsel
300 7th Street, SW – 10th Floor
Washington, DC 20024

Requesting a Reasonable Accommodation: DCHA strives to host inclusive, accessible events that enable all individuals, including individuals with disabilities, to engage fully. It is the policy of DCHA that all agency-sponsored public meetings and events are accessible to people with disabilities. DCHA is committed to providing equal access to events for all participants & residents with disabilities. If you need a reasonable accommodation, or assistance in 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 at 202-535-1000 or at ADA504@dchousing.org with your complete request. Every reasonable effort will be made to meet your request.

If you need a sign language interpreter or foreign language interpretation or translation, please contact our Office of Customer Engagement at 202-535-1000 or go to www.dchousing.org/language. Please allow at least 5 business days to make the necessary arrangements.

The Man from Anacostia

D.C. (and the U.S.) Should Change Election Day

by Philip Pannell



The District of Columbia has made it far more convenient for people to vote. All registered voters receive mailed ballots with postage paid return envelopes. There are drop boxes and a week of early voting. On Election Day there is same-day registration and voting. One would think that these convenient opportunities would result in dramatically increased voting rates, but that is not the case.

Mail balloting has yet to dominate our local political culture and there are many voters (particularly the elderly) who are still wedded to voting on Election Day. In my opinion, Election Day should be moved from Tuesday to a weekend for purposes of convenience and to increase turnout.

Congress passed a law in 1845 that designated the first Tuesday following the first Monday in November as Election Day for federal elections. That date was chosen because of worship, weather and harvest. During that time the United States was mostly an agrarian society. In order to vote, farmers had to travel to the election sites by horse. So, Tuesday was chosen because they could worship on Sunday, travel on Monday, vote on Tuesday and be back on the farm by Wednesday. Early November was chosen for Election Day because it would not interfere with the planting season and would be after the harvest and before winter.

Our society has radically changed and the traditional Election Day is an agrarian anachronism that should be changed. Also, weekday elections make the United States an outlier among advanced democracies. If the federal government will not change it, then DC should change the day of its municipal elections. Voting on Tuesday is not convenient for most working people. Voting before going to work is problematic. Most people cannot leave their jobs to vote. So, most of the employed vote after work in the evenings and that can result in long lines at the polls. Also, inclement weather can decrease turnout on Election Day.

I propose that Election Day be moved to a weekend and that there be voting on Saturday and Sunday. Not only would Election Days be convenient for more people but it would present opportunities for more volunteers and organizations to be involved in get-out-the-vote activities. The floodgates would open with creative and innovative strategies to increase turnout.

I propose that to introduce those under the age of 18 to the election process, voting machines could be made available for them to participate in mock elections using the same ballots provided for the adults. Imagine voting becoming a family affair when students accompany their relatives to the polls to vote. Maybe the high school students could be given community service hours for participating.

What should be obvious and dear to DC election observers and analysts is that making the voting process more convenient is not resulting in significant increases in turnout. There are four political parties officially recognized by the DC Board of Elections: Democratic, Libertarian, Statehood Green and Republican. The leaders of these parties could and should be in the forefront of advocating election reforms. Unfortunately, they are not.

There are and have been many voices in the political chorus of decrying the low voting turnouts in east-of-the-river neighborhoods. Yet, no coherent, cohesive strategy or plan has been developed to change the situation.

But there are stirrings for change.

Last October 25th in the public housing Highland Addition of Ward 8, there was a special meeting for chronic nonvoters. The Board of Elections voting roster was used to identify those residents who registered but never voted. The nonprofit DC Appleseed partnered with the Anacostia Coordinating Council, Anacostia Parks and Community Collaborative, Right Directions and Families First DC to convene the luncheon discussion with the nonvoters. Basically those residents said that they were not being reached out to by candidates or organizations.

Usually political campaigns focus on the "super voters." The chronic nonvoters are generally ignored and eventually are purged from the voting rolls. Until community organizations and the political parties make a sincere effort to reach out to them, the rates of voting participation east of the river will never significantly increase.

Long-time Ward 8 community activist Philip Pannell can be contacted at philippannell@comcast.net. Pannell is the executive director of the Anacostia Coordinating Council. Help make Wards 7 and 8 great! Become a member of the Anacostia Coordinating Council. Visit <http://www.anacostiacc.org/join-us.html>. ♦

Affidavit of Publication

AD # 00084485

STATE OF District of Columbia
COUNTY OF _____

To Wit:

I hereby certify that on the 12th day of June 2024, before me, the subscriber, Shalique Jones, a notary public, that the matters of facts set forth are true. Bryanah Alexander, who being duly sworn according to law, and oath says that she is an authorized agent of The Washington Times, L.L.C., publisher of

The Washington Times

Circulated daily, in the State of District of Columbia, County of _____, and that the advertisement, of which the annexed is a true copy, was published in said newspaper 1 time(s) on the following June 12, 2024

Total Cost: \$477.24

As witness, my hand and notarial seal.

Notary Public

My Commission Expires

March 14, 2029

Date

June 12, 2024

Venue

District of Columbia

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2025 MOVING TO WORK 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 2025 Moving to Work (MTW) Plan.

MTW is a HUD program that allows select public housing authorities to design and implement innovative programs and policies with the intent to: 1) reduce costs and improve efficiencies; 2) encourage residents to obtain employment and become economically self-sufficient; and 3) increase housing choices for low-income families. The MTW Plan outlines operating plans for the fiscal year and requests and provides updates regarding MTW flexibilities.

To request a copy of the MTW plan, please call 771-240-4377; send an email to MTW@dchousing.org, or download from the DCHA website at <https://www.dchousing.org/ProposedMTWPlan>.

The Public Hearing will take place online at 6:00 p.m. on Monday, June 24, 2024. To join the live event, please visit <https://www.dchousing.org/MTWPublicHearing>, and when prompted enter meeting access code 2306 780 5217 and meeting password MTW2025. This event will also be live streamed at <https://www.facebook.com/dchousing>.

Comments

Written comments regarding the MTW Plan will be accepted through 11:59 p.m. EST on Sunday, July 7, 2024. Email your comments to MTW@dchousing.org. Alternatively, you can mail comments to:

District of Columbia Housing Authority
Office of the General Counsel
Attn: General Counsel
300 7th Street, SW
10th Floor
Washington, DC 20024

Requesting a Reasonable Accommodation

DCHA strives to host inclusive, accessible events that enable all individuals, including individuals with disabilities, to engage fully. It is the policy of DCHA that all agency-sponsored public meetings and events are accessible to people with disabilities. DCHA is committed to providing equal access to events for all participants & residents with disabilities. If you need a reasonable accommodation, or assistance in 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 at 202-535-1000 or at ADA504@dchousing.org with your complete request. Every reasonable effort will be made to meet your request.

If you need a sign language interpreter or foreign language interpretation or translation, please contact our Office of Customer Engagement at 202-535-1000 or go to www.dchousing.org/language. Please allow at least 5 business days to make the necessary arrangements.

June 12, 2024

Ad#84485

DC Housing Authority

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2025 MOVING TO WORK 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 2025 Moving to Work (MTW) Plan.

MTW is a HUD program that allows select public housing authorities to design and implement innovative programs and policies with the intent to: 1) reduce costs and improve efficiencies; 2) encourage residents to obtain employment and become economically self-sufficient; and 3) increase housing choices for low-income families. The MTW Plan outlines operating plans for the fiscal year and requests and provides up dates regarding MTW flexibilities.

To request a copy of the MTW plan, please call 771-240-4377, send an email to MTW@dchousing.org, or download from the DCHA website at <https://www.dchousing.org/ProposedMTWPlan>.

The Public Hearing will take place online at **6:00 p.m. on Monday, June 24, 2024**. To join the live event, please visit <https://www.dchousing.org/MTWPublicHearing>, and when prompted enter meeting access code **2300 780 5217** and meeting password **MTW2025**. This event will also be live streamed at <https://www.facebook.com/dchousing>.

Comments

Written comments regarding the MTW Plan will be accepted through **11:59 p.m. EST on Sunday, July 7, 2024**. Email your comments to MTW@dchousing.org. Alternatively, you can mail comments to:

District of Columbia Housing Authority
Office of the General Counsel
Attn: General Counsel
300 7th Street, SW
10th Floor
Washington, DC 20024

Requesting a Reasonable Accommodation

DCHA strives to host inclusive, accessible events that enable all individuals, including individuals with disabilities, to engage fully. It is the policy of DCHA that all agency-sponsored public meetings and events are accessible to people with disabilities. DCHA is committed to providing equal access to events for all participants & residents with disabilities. If you need a reasonable accommodation, or assistance in 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 at 202-535-1000 or at ADA504@dchousing.org with your complete request. Every reasonable effort will be made to meet your request.

If you need a sign language interpreter or foreign language interpretation or translation, please contact our Office of Customer Engagement at 202-535-1000 or go to www.dchousing.org/language. Please allow at least 5 business days to make the necessary arrangements.



14 JUNE 13 - 19, 2024

THE WASHINGTON INFORMER / WWW.WASHINGTONINFORMER.COM

BUSINESS briefs

By James Wright / WI Staff Writer

SYCAMORE & OAK TURNS ONE

The Sycamore & Oak retail village located on the St. Elizabeths East campus in the Congress Heights neighborhood of Ward 8 will celebrate its first anniversary through a series of events and activities that will take place from June 14-16.

Sycamore & Oak officially opened its doors over the Juneteenth weekend last year and has established itself as a year-round destination for shopping, arts, culture and wellness. The retail village offers residents a safe community resource and gathering place with much needed amenities and services.

On June 14, from 5-9 p.m., there will be "The Taste of SOAK: An evening of Eats and Art."

Chefs with eateries at Sycamore & Oak will be joined by other local chefs and restaurateurs to offer free tastings of some of their customers favorite dishes. Attendees could view and buy visual art pieces from some of the city's most talented muralists and artists including Chris Pyrate and Keyonna Jones.

On day two from Noon to 8 p.m., there will be the "Homecoming" Festival. Sycamore & Oak has become known to many Congress Heights and Ward 8 residents as a second home, a safe space to eat, shop, express

themselves and gather. The Homecoming Festival will include an official one-year anniversary ceremony, a new playground ribbon-cutting, and several activities for everyone, including live musical performances, free food, games and more.

The Ballou High School Marching Band and the Black Alley Band are slated to perform.

On June 16, from 11:30 a.m.-3 p.m., will be a "Fit Fathers and Father's Day Brunch." A core Sycamore & Oak value is promoting and offering fitness and wellness programming and services to Ward 8 residents.

Fit Fathers is a fitness event led by Joe Houston, owner of WeFitDC, the first privately owned fitness gym in Ward 8. Fathers, along with their families, will participate in a cardio and strength training workout.

Attendees will be treated to a discounted brunch from the eateries at Sycamore & Oak. **WI**

CHILD CARE OPTIONS FAIL WOMEN ENTREPRENEURS; STUDY

In a new nationwide survey com-

BRIEFS Page 15



▲ The Sycamore & Oak retail village is in the Congress Heights neighborhood of Ward 8. (WI File Photo)

Empleos

Varios ▼

SE BUSCAN: TÉCNICOS DE CONTROL DE PLAGAS EN EL CONDADO DE MONTGOMERY, MD

Inglés Fluido. No se requiere experiencia. Entrenamiento remunerado. Horario L-V, horas extras, algunos domingos en temporada alta. Comenzando \$19.50/h.

Beneficios: seguro médica, dental y de visión, días feriados pagados, plan de jubilación.

Requisitos: Licencia de conducir, verificación de antecedentes y drogas.

Llamar 443-464-2121 o aplicar en www.brodybrotherspestcontrol.com

BRODY BROTHERS
QUALITY PEST CONTROL



Varios ▼

ANUNCIO PÚBLICO ▼

Life Asset Inc. 1640 Columbia Road NW, Washington, DC 20009

CONTRATANDO: Oficial de préstamos tiempo completo: reunirse, obtener información y analizar estados financieros y evaluación crediticia de los solicitantes para préstamos; medir la viabilidad de otorgar préstamos; aprobar/denegar préstamos dentro de límites especificados o remitirlos a administradores; explicar el proceso, tipos y términos de préstamos y créditos disponibles; revisar los acuerdos de préstamo para garantizar que estén completos y sean precisos según la política; revisar, actualizar, obtener y compilar créditos, historiales crediticios, archivos de préstamos y otra información financiera; identificar y encontrar un camino para alcanzar metas financieras; atender quejas y resolverlas; mantenerse al tanto de nuevos tipos de préstamos y otros servicios y productos financieros; analizar mercados potenciales de préstamos y desarrollar redes de referencia para localizar prospectos de préstamos; calcular cronogramas de pago, enviar informes a clientes con cuentas morosas, contactarlos para obtener el pago total o negociar el reembolso y enviar cuentas incobrables a superiores para acciones de cobranza; asegurar el cumplimiento de las políticas, procedimientos y estándares crediticios en conjunto con los superiores; calcular el monto de la deuda y los fondos disponibles para planificar los métodos de pago y estimar el tiempo para la liquidación de la deuda; consultar con superiores para resolver problemas de solicitud de hipotecas; contactar a los solicitantes para resolver preguntas sobre las solicitudes o para ayudarlos a completar el papeleo; asesorar a solicitantes y clientes sobre problemas financieros; establecer prioridades de pago según las condiciones de crédito y las tasas de interés para reducir los costos generales del cliente; informar a los clientes potenciales sobre la asistencia financiera disponible para estudiantes y empresas de educación superior; mantener, revisar, actualizar y recategorizar los registros de cuentas de acuerdo con los cambios de estado; combinar las necesidades y la elegibilidad del cliente con los programas de ayuda financiera disponibles para brindar recomendaciones informadas; revisar la facturación para verificar su exactitud; revisar las cuentas para determinar las conexiones.

Cualificaciones: Licenciatura en Negocios, Administración o Finanzas, conocimientos de informática, capaz de viajar hacia y dentro de las áreas de Washington D.C., Arlington, VA, Alexandria, VA, las áreas noroeste, norte y noroeste de Virginia y Maryland, bilingüe inglés/español.
Salario a discutir en la entrevista.
Enviar curriculum a: mlanson@lifeasset.org

IMMIGRATION PHYSICALS

DR. JORGE RAMALLO, MD

8303 ARLINGTON BOULEVARD, SUITE 209

FAIRFAX, VA 22031

PHONE: (703) 375-9370

Se Habla Español



WE ARE HIRING!
¡ESTAMOS CONTRATANDO!

ESTAMOS BUSCANDO / WE ARE LOOKING FOR:

- EXPERIENCED PAINTER & HELPER FOR INTERIOR/EXTERIOR WORK
- EXPERTO PINTOR Y AYUDANTE PARA TRABAJO INTERIORES/EXTERIORES
- VALID DRIVERS LICENSE!
- LICENCIA VALIDA DE CONDUCIR!

703-995-2255

ANUNCIO PÚBLICO ▼



AUTORIDAD DE VIVIENDA DE DC AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS PARA EL PLAN PROPUESTO MOVING TO WORK 2025

La Autoridad de Vivienda del Distrito de Columbia (DCHA) proporciona este aviso para una Audiencia Pública y Período de Comentarios para solicitar opiniones sobre el plan propuesto 2025 Moving to Work (MTW) de la agencia.

MTW es un programa de HUD que permite a ciertas autoridades de vivienda pública diseñar e implementar programas y políticas innovadoras con la intención de: 1) reducir costos y mejorar eficiencias; 2) alentar a los residentes a obtener empleo y volverse autosuficientes económicamente; y 3) aumentar las opciones de vivienda para familias de bajos ingresos. El Plan MTW describe los planes operativos para el año fiscal, solicita y proporciona actualizaciones sobre las flexibilidades del MTW.

Para solicitar una copia del plan MTW, llame al 771-240-4377, envíe un correo electrónico a MTW@dchousing.org, o descargue el sitio web de DCHA en <https://www.dchousing.org/ProposedMTWPlan>.

La Audiencia Pública se llevará a cabo en línea a las 6:00 p.m. el lunes 24 de junio de 2024. Para unirse al evento en vivo, visite <https://www.dchousing.org/MTWPublicHearing>, y cuando se le solicite, ingrese el código de acceso a la reunión 2500 780 5277 y la contraseña de la reunión es MTW2025. Este evento también se transmitirá en vivo en <https://www.facebook.com/dchousing>.

Comentarios

Se aceptarán comentarios por escrito sobre el Plan MTW hasta las 11:59 p.m. EST del domingo 7 de julio de 2024. Envíe sus comentarios por correo electrónico a MTW@dchousing.org; también los puede enviar por correo a:

District of Columbia Housing Authority
Office of the General Counsel
Attn: General Counsel
300 7th Street, SW
10th Floor
Washington, DC 20024

Solicitando una Adaptación Razonable

DCHA 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 personas con discapacidades. DCHA está comprometida a proporcionar acceso equitativo a eventos 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 nuestra Oficina del Programa ADA/504 al 202-535-1000 o a ADA504@dchousing.org con su solicitud completa. Se hará todo lo posible por cumplir con su solicitud.

Si necesita un intérprete de lenguaje de señas o interpretación o traducción a un idioma extranjero, comuníquese con nuestra Oficina de Participación del Cliente al 202-535-1000 o visite www.dchousing.org/language. Por favor, permita al menos 5 días hábiles para hacer los arreglos necesarios.

AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS PARA LA MODIFICACIÓN DEL PLAN ADMINISTRATIVO 2024 DE DCHA

La Autoridad de Vivienda del Distrito de Columbia (DCHA) proporciona un aviso de Audiencia Pública y Período de Comentarios para solicitar opiniones sobre los cambios que la agencia está considerando para su Plan Administrativo 2024.

Para solicitar una copia de los cambios propuestos al Plan Administrativo, por favor llame al 771-240-4377, envíe un correo electrónico a publiccomments@dchousing.org, o descargue el sitio web de DCHA en www.dchousing.org/AdminPlan.

La Audiencia Pública se llevará a cabo en línea a las 5 p.m. el jueves 20 de junio.

Para unirse al evento en vivo, visite <https://www.dchousing.org/PublicHearing> en esa fecha y hora, y cuando se le solicite, ingrese el código 2301 859 8018 y la contraseña del seminario web AdminPlan. Este evento también se transmitirá en vivo en la página de Facebook de la Autoridad de Vivienda de DC.

Comentarios

Se aceptarán comentarios por escrito sobre la propuesta de cambio de política para su Plan Administrativo 2024 hasta las 11:59 p.m. del lunes 8 de julio de 2024. Envíe sus comentarios por correo electrónico a publiccomments@dchousing.org.

Alternativamente, puede enviar sus comentarios por correo a:

District of Columbia Housing Authority
Office of the General Counsel
Attn: General Counsel
300 7th Street, SW
10th Floor
Washington, DC 20024

Solicitud de una Adaptación Razonable

DCHA se esfuerza por organizar eventos inclusivos y accesibles que permitan a todas las personas, incluidas aquellas con discapacidades, participar plenamente. Es política de DCHA que todas las reuniones y eventos públicos patrocinados por la agencia sean accesibles para personas con discapacidades. DCHA está comprometida a proporcionar acceso equitativo a eventos 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 nuestra Oficina del Programa ADA/504 al 202-535-1000 o en ADA504@dchousing.org con su solicitud completa. Se hará todo lo posible por cumplir con su solicitud.

Si necesita un intérprete de lenguaje de señas o interpretación o traducción a un idioma extranjero, comuníquese con nuestra Oficina de Participación del Cliente al 202-535-1000 o visite www.dchousing.org/language. Por favor, permita al menos 5 días hábiles para hacer los arreglos necesarios.



The Afro American

B10 The Afro-American June 15, 2024 - June 21, 2024

A
F
R
O

Washington

CLASSIFIED RESULTS

202-332-0080

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

Payment Policy for legal notice advertisements.

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

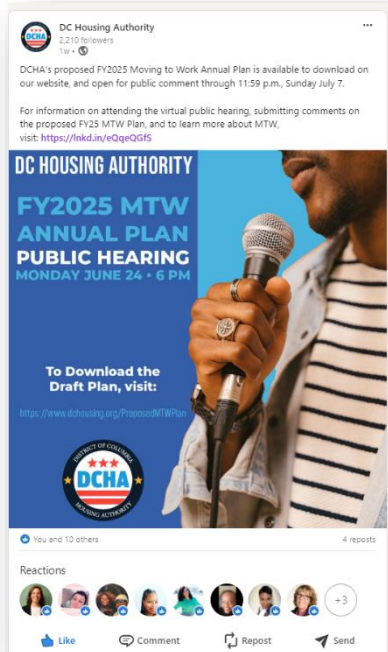
LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00599 CALVIN DEVO GREEN SR AKA CALVIN A. GREEN Name of Decedent WILLIAM B. BLUMBERG, JR. 88 M STREET SE #303 WASHINGTON DC 20003 Notice of Appointment Notice to Creditors and Notice to Unknown Heirs ROBERT J. SAUNDERS, whose address is 781 COLTHEOTHE STREET, NW, WASHINGTON DC 20011 was appointed Personal Representative of the estate of CALVIN DEVO GREEN SR, AKA CALVIN A. GREEN, who died on MARCH 15, 2024 without a Will and will serve without Court supervision. All interested heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 30, 2024. 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 DECEMBER 30, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: MAY 21, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers ROBERT J. SAUNDERS Personal Representative TRUE TEST COPY REGISTER OF WILLS 531, 607, 61424	SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00574 JEANNETTE K. WRIGHT AKA JEANNETTE LARSEN WRIGHT Name of Decedent KARL C. LAW, LLC 8701 APOLO DRIVE SUITE 301 LANDO MARK, AND 30774 Notice of Appointment Notice to Creditors and Notice to Unknown Heirs MARK HODGE, whose address is 15013 COLBY AVE, ENNE, GLENN DALE, MD 20759 was appointed Personal Representative of the estate of JEANNETTE K. WRIGHT AKA JEANNETTE LARSEN WRIGHT, who died on SEPTEMBER 12, 2001 with a Will and will serve without Court supervision. All interested heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 1, 2024. 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 DECEMBER 1, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: MAY 21, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers MARK HODGE Personal Representative TRUE TEST COPY REGISTER OF WILLS 531, 607, 61424	SMALL ESTATE COURT OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ESTATE NO. 16-00789 To all the persons interested in the estate of Curtis Lee Hart Notice is given that (name and address) Geraldine Jane Hart, 924 Arver Court, Fort Washington, MD 20746-9607 was on 11/27/2023 appointed personal representative of the small estate of Curtis Lee Hart who died on November 28, 2022 (date) a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative at the address. All persons having any objection to the appointment shall file their objections with the Register of Wills, Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 1, 2024. 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 DECEMBER 1, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: MAY 21, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers CHERIE JANE HART Personal Representative TRUE TEST COPY REGISTER OF WILLS 531, 607, 61424	SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00666 AKA ETHEL REBECCA ROBINSON Name of Decedent DONALD M. TEMPLE, ESQ. 2524 VIRGINIA AVE. NW WASHINGTON DC 20008 Notice of Appointment Notice to Creditors and Notice to Unknown Heirs JUNE YVONNE BRYANT AND CYNTHIA GAYLE ANN ROBINSON, whose addresses are 15 TUDORMAN ST NW WASH DC 20011, 31178 QULEY HWY, MILLSBORO DE 19966 were appointed Personal Representatives of the estate of ETHEL REBECCA ROBINSON, who died on or before DECEMBER 1, 2024. 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 DECEMBER 1, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: JUNE 14, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers JUNE YVONNE BRYANT CYNTHIA GAYLE ANDERSON Personal Representative(s) TRUE TEST COPY REGISTER OF WILLS 614, 621, 62624
SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00661 HELENA M. REAVES Name of Decedent LUCRECIA F. JOHNSON, ESQ. 709 PENNSYLVANIA AVE SE 2ND FLOOR WASHINGTON DC 20003 Notice of Appointment Notice to Creditors and Notice to Unknown Heirs SHAWN REAVES, whose address is 1180 HIDDEN TRACE CROFTON MD 21114 was appointed Personal Representative of the estate of LUCRECIA F. JOHNSON, who died on SEPTEMBER 22, 2023 without a Will and will serve without Court supervision. All interested heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 1, 2024. 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 DECEMBER 1, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: MAY 21, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers SHAWN REAVES Personal Representative TRUE TEST COPY REGISTER OF WILLS 531, 607, 61424	SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00662 FLOYD OTIS ATWATER Name of Decedent NATALIE J. MARTIN BROWN, whose address is 1500 ARBLE AVE APT 4A BROWNSVILLE TX 77801 was appointed Personal Representative of the estate of FLOYD OTIS ATWATER, who died on or before DECEMBER 21, 2024 without a Will and will serve without Court supervision. All interested heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 27, 2024. 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 DECEMBER 27, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: JUNE 14, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers NATALIE J. MARTIN BROWN Personal Representative TRUE TEST COPY REGISTER OF WILLS 617, 614, 62154	SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00663 SARAH BROWN Name of Decedent MARNETTA ANDERSON, whose address is 4842 KENMORE AVE, ARLING ALEXANDRIA, VA 22204 was appointed Personal Representative of the estate of SARAH BROWN, who died on or before DECEMBER 1, 2024 without a Will and will serve without Court supervision. All interested heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 1, 2024. 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 DECEMBER 1, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: MAY 21, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers MARNETTA ANDERSON Personal Representative TRUE TEST COPY REGISTER OF WILLS 531, 607, 61424	SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00664 LARRY J. KISER Name of Decedent JENNIFER L. WILLIAMS, whose address is 4009 8TH STREET NW WASHINGTON DC 20011 was appointed Personal Representative of the estate of LARRY J. KISER, who died on or before DECEMBER 1, 2024 without a Will and will serve without Court supervision. All interested heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 07, 2024. 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 DECEMBER 07, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: JUNE 7, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers JENNIFER L. WILLIAMS Personal Representative TRUE TEST COPY REGISTER OF WILLS 617, 614, 62154
SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00665 JOYCE W. ANCHAU AKA JOYCE WINSTON MICHAUX Name of Decedent 3218 BUTTON PLACE, NW UNIT D WASHINGTON DC 20018 Notice of Appointment Notice to Creditors and Notice to Unknown Heirs JOCELYN WINSTON, whose address is 3218B BUTTON PLACE NW, WASHINGTON DC 20018 was appointed Personal Representative of the estate of JOYCE W. ANCHAU AKA JOYCE WINSTON MICHAUX, who died on MAY 27, 2022 with a Will and will serve without Court supervision. All interested heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 1, 2024. 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 DECEMBER 1, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: MAY 21, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers JOCELYN WINSTON Personal Representative TRUE TEST COPY REGISTER OF WILLS 531, 607, 61424	SUPERIOR COURT OF THE DISTRICT OF COLUMBIA PROBATE DIVISION ADMINISTRATION NO. 2024ADM00666 VILMA MALLICK Name of Decedent NOTICE OF STANDARD PROBATE (For estates of decedents dying on or after July 1, 1998) Notice is hereby given that a petition has been filed in this Court by LUCIFER L. LIAISON FOR LUCIFER LIAISON, who died on or before DECEMBER 1, 2024, to be appointed personal representative of the estate of VILMA MALLICK, who died on or before DECEMBER 1, 2024, and will serve without Court supervision. All interested heirs and heirs whose whereabouts are unknown shall enter their appearance in this proceeding. Objections to such appointment shall be filed with the Register of Wills, D.C., Building A, 515 5th Street, N.W., 3rd Floor, Washington, D.C. 20001, on or before DECEMBER 1, 2024. 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 DECEMBER 1, 2024 or to 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 publication shall inform the Register of Wills, including name, address and relationship. Date of first publication: JUNE 14, 2024 Name of newspaper and/or periodical: Daily Washington Law Reporter AFRO American Newspapers ROBIN DUBRY 1114 C NORTH STARFORD STREET ADMINISTRATOR VIRGINIA 22048 Signatures of Beneficiary/Trustee Register of Wills Chief of the Probate Division 617, 614, 62154 TRUE TEST COPY REGISTER OF WILLS 617, 614, 62154	DC Housing Authority NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2025 MOVING TO WORK 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 2025 Moving to Work (MTW) Plan. MTW is a HUD program that allows select public housing authorities to design and implement innovative programs and policies with the intent to: 1) reduce costs and improve efficiencies; 2) encourage residents to obtain employment and become economically self-sufficient; and 3) increase housing choices for low-income families. The MTW Plan outlines operating plans for the fiscal year and provides updates regarding MTW flexibilities. To request a copy of the MTW plan, please call 771-240-4377, send an email to MTW@dchaho.org, or download it from the DCHA website at https://www.dchaho.org/mtw. The Public Hearing will take place online at 6:00 p.m. on Monday, June 24, 2024. To join the live event, please visit https://www.dchaho.org/mtw, and when prompted enter meeting access code 2400 789 847 and meeting password MTW2025. This event will also be live streamed at https://www.facebook.com/dchaho. Comments Written comments regarding the MTW Plan will be accepted through 11:59 p.m. EST on Sunday, July 7, 2024. Email your comments to MTW@dchaho.org. Alternatively, you can mail comments to: District of Columbia Housing Authority Office of the General Counsel Attn: General Counsel 300 7th Street, SW 10th Floor Washington, DC 20004 Requesting a Reasonable Accommodation DCHA strives to host inclusive, accessible events that enable all individuals, including individuals with disabilities, to engage fully. It is the policy of DCHA that all agency-sponsored public meetings and events are accessible to people with disabilities. DCHA is committed to providing equal access to events for all participants & residents with disabilities. If you need a reasonable accommodation, or assistance in 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 at 202-535-1300 or at ADA@dcchaho.org with your complete request. Every reasonable effort will be made to meet your request. If you need a sign language interpreter or foreign language interpretation or translation, please contact our Office of Customer Engagement at 202-535-1300 or at OCA@dchaho.org to discuss your request. Please allow at least 5 business days to make the necessary arrangements.	

Washington Classified
Continued on B11

Please visit www.afro.com

For more news, information, and messages from our sponsors.

Social Media Notices



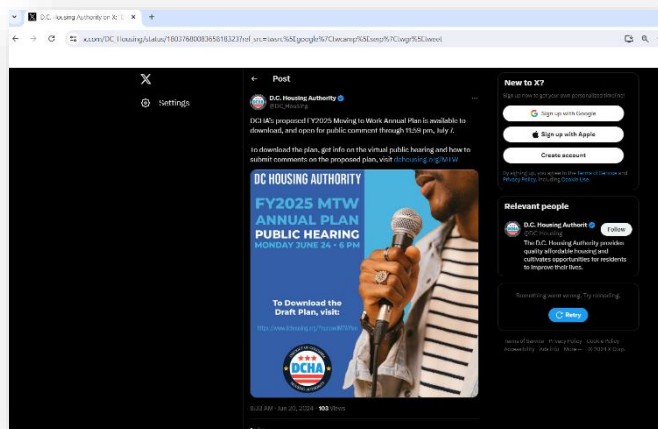
LinkedIn



Instagram

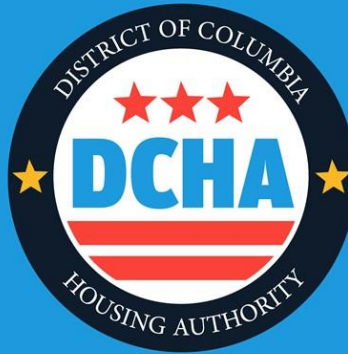


Facebook



X (formerly Twitter)

FY2025 Moving to Work Annual Plan



Public Hearing
Monday, June 24, 2024
6:00 PM EST

Discussion Topics

- I. MTW Overview
- II. Logistics
- III. FY2025 Annual Plan Highlights
- IV. Public Comment Period



D.C. HOUSING AUTHORITY



City Wide Advisory Board Meeting Agenda



District of Columbia Housing Authority

300 7th Street, SW | 10th Floor
Washington, DC 20024
(202) 535-1000 | dchousing.org

Executive Director, Keith Pettigrew

FY2025 Moving to Work (MTW) Annual Plan Citywide Advisory Board Meeting

AGENDA

Thursday, June 27, 2024

2:00 – 3:00 PM

Virtual [Teams Meeting](#)

- Welcome and Introductions
- Moving To Work (MTW) Program Overview
- Public Comment Logistics
- FY2025 MTW Annual Plan
 - Highlights
 - Capital Fund Budget Plan
- Questions & Discussion

FY2025 MTW Plan available at <https://www.dchousing.org/ProposedMTWPlan>



Public Hearing WebEx Attendance Record

Display Name	First Name	Last Name	Role	Attendee Email	Join Time	Leave Time	Attendance Duration	Connection Type
Alicia Collins	N/A	N/A	attendee	sagelee52@gmail.com	2024-06-24 18:22:42	2024-06-24 18:30:02	8 mins	Mobile app
Alison Burdo	Alison	Burdo	attendee	aburdo@dchousing.org	2024-06-24 17:46:52	2024-06-24 18:30:17	44 mins	Desktop app
Amy Glassman she/her	N/A	N/A	attendee	aglassman@dchousing.org	2024-06-24 17:45:40	2024-06-24 18:30:16	45 mins	Desktop app
Andy	N/A	N/A	attendee	barkonllc@gmail.com	2024-06-24 18:13:49	2024-06-24 18:31:04	18 mins	Desktop app
Courtney Carter	N/A	N/A	attendee	daimler.pm@outlook.com	2024-06-24 18:02:07	2024-06-24 18:30:28	29 mins	Mobile app
Daniel del Pielago	N/A	N/A	attendee	daniel@empowerdc.org	2024-06-24 18:01:18	2024-06-24 18:31:04	30 mins	Desktop app
Eleni Christidis	N/A	N/A	attendee	echristidis@legalaiddc.org	2024-06-24 18:00:34	2024-06-24 18:30:16	30 mins	Desktop app
Grace Campion	Grace	Campion	coHost	gcampion@dchousing.org	2024-06-24 17:42:12	2024-06-24 18:30:14	49 mins	Desktop app
Hammere Gebreyes	Hammere	Gebreyes	attendee	hgebreye@dchousing.org	2024-06-24 18:01:24	2024-06-24 18:30:32	30 mins	Mobile app
Heather	N/A	N/A	attendee	hmueller@dchousing.org	2024-06-24 18:00:00	2024-06-24 18:30:20	31 mins	Desktop app
Housing Provider	N/A	N/A	attendee	arnetteenterprises@verizon.net	2024-06-24 18:26:27	2024-06-24 18:30:35	5 mins	Desktop app
Jackie Zaldana	N/A	N/A	attendee	jlzaldana@dchousing.org	2024-06-24 17:50:45	2024-06-24 18:30:19	40 mins	Desktop app
Joe Knackstedt	N/A	N/A	attendee	joseph.knackstedt1@dc.gov	2024-06-24 18:04:52	2024-06-24 18:28:37	24 mins	Mobile app
LaShawn	N/A	N/A	attendee	lyp846@gmail.com	2024-06-24 18:00:34	2024-06-24 18:30:48	31 mins	Mobile app
Lee	N/A	N/A	attendee	info@s2-sevelooment.com	2024-06-24 18:05:21	2024-06-24 18:30:22	26 mins	Mobile app
Nicole Wickliffe	Nicole	Wickliffe	attendee	nwickliffe@dchousing.org	2024-06-24 18:05:43	2024-06-24 18:30:26	25 mins	Desktop app
Nona C. Eath	Nona C.	Eath	attendee	neath@dchousing.org	2024-06-24 18:07:36	2024-06-24 18:30:27	23 mins	Mobile app
Sheila Miller	N/A	N/A	attendee	smmiller@dchousing.org	2024-06-24 17:59:20	2024-06-24 18:30:23	32 mins	Desktop app



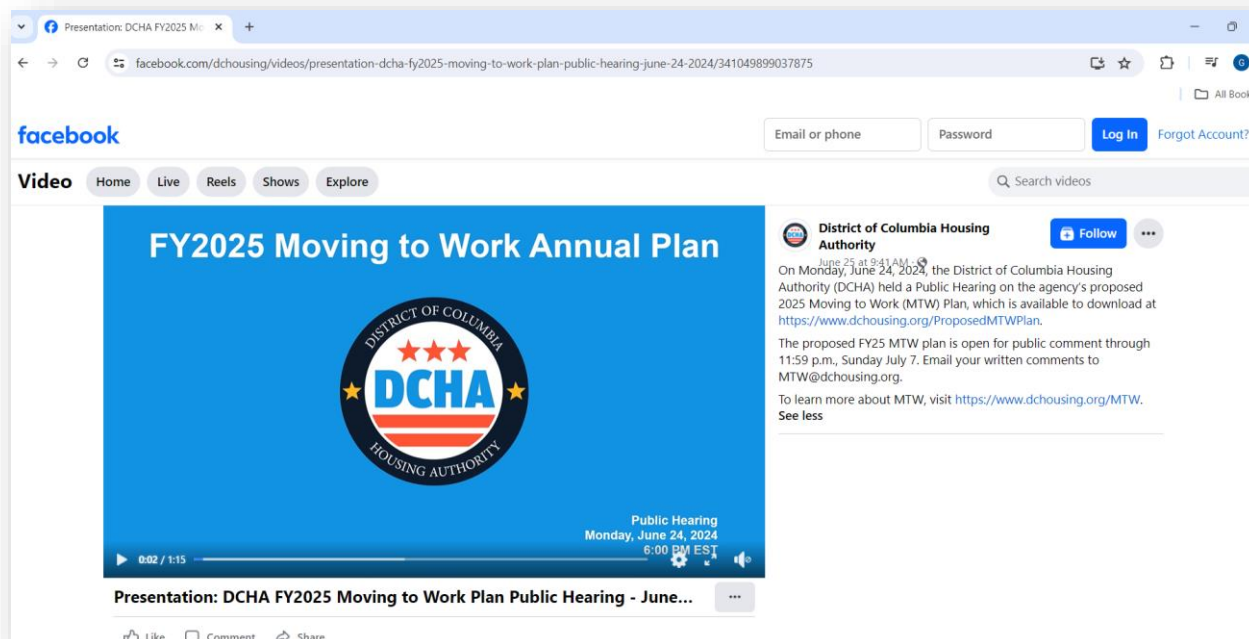
Display Name	First Name	Last Name	Role	Attendee Email	Join Time	Leave Time	Attendance Duration	Connection Type
Shenetta Hardeman-Jones	Shenetta	Hardeman-Jones	host	shjones@dchousing.org	2024-06-24 17:46:00	2024-06-24 18:31:04	46 mins	Desktop app
Test	N/A	N/A	attendee	burdoaa@gmail.com	2024-06-24 17:47:43	2024-06-24 17:48:00	1 min	Mobile app
linda brown	N/A	N/A	attendee	lindac.brown@yahoo.com	2024-06-24 18:19:37	2024-06-24 18:30:37	11 mins	Desktop app



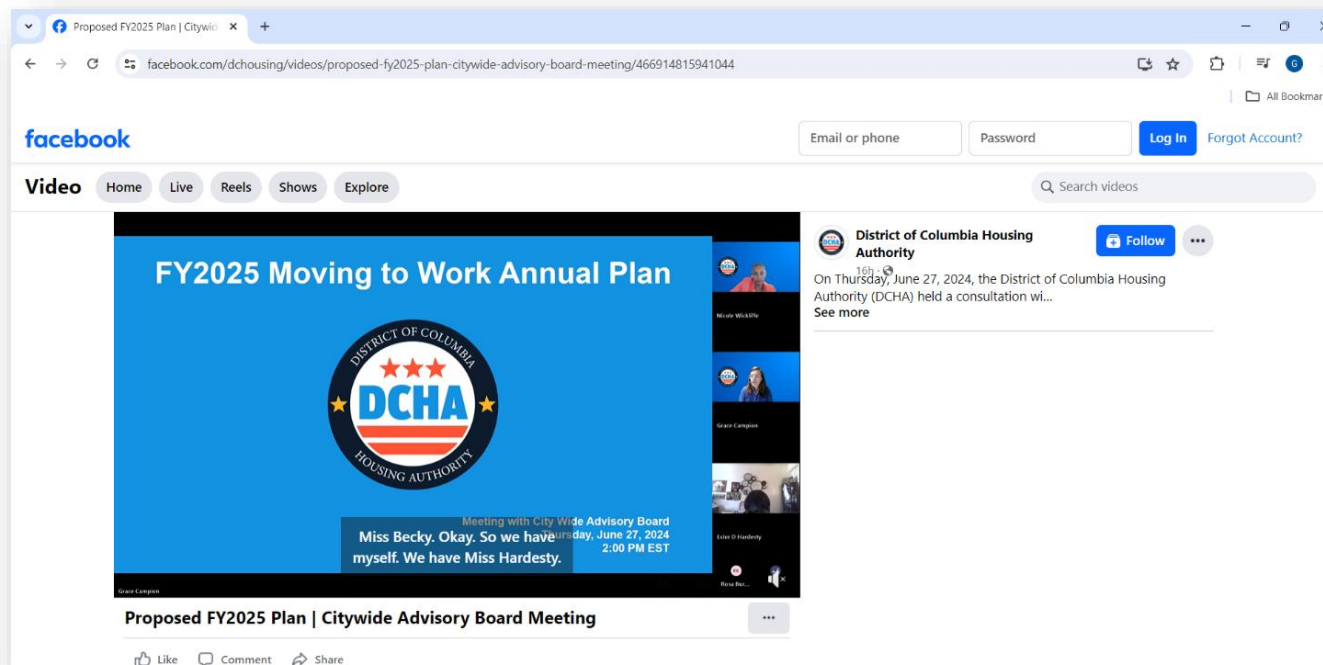
City Wide Advisory Board Meeting Attendance

1. Summary			
Meeting title	FY2025 MTW Plan Citywide Advisory Board Meeting		
Attended participants	10		
Start time	6/27/24, 1:54:10 PM		
End time	6/27/24, 3:14:33 PM		
Meeting duration	1h 20m 22s		
Average attendance time	1h 5m 42s		
2. Participants			
Name	First Join	Last Leave	In-Meeting Duration
Grace Campion	6/27/24, 1:57:02 PM	6/27/24, 3:14:33 PM	1h 10m 54s
Ester D Hardesty (Unverified) & Joyce Kinard	6/27/24, 1:58:30 PM	6/27/24, 3:07:40 PM	1h 9m 10s
Jacqueline L. Zaldana	6/27/24, 1:58:56 PM	6/27/24, 3:07:43 PM	1h 8m 46s
Nicole Wickliffe	6/27/24, 1:58:59 PM	6/27/24, 3:00:38 PM	1h 1m 39s
Amy Glassman	6/27/24, 2:00:00 PM	6/27/24, 2:59:33 PM	59m 33s
Andrea Powell	6/27/24, 2:00:56 PM	6/27/24, 3:07:46 PM	1h 6m 49s
Patricia Bishop (Unverified)	6/27/24, 2:01:37 PM	6/27/24, 3:07:42 PM	1h 6m 5s
Hammere Gebreyes	6/27/24, 2:03:07 PM	6/27/24, 3:14:33 PM	1h 11m 25s
Rosa Burbridge	6/27/24, 2:04:42 PM	6/27/24, 3:07:35 PM	1h 2m 53s
Nichole Blackmon	6/27/24, 2:07:53 PM	6/27/24, 3:07:40 PM	59m 47s

Public Hearing Video



City Wide Advisory Board Meeting Video





Public Comments Summary

DCHA received feedback and comments during the Public Hearing on June 24 and meeting with the City-Wide Advisory Board on June 27. DCHA also received written comments from two people during the public comment period. A summary of the comments and DCHA responses to the comments are below.

MTW Plan Community Engagement

DCHA received a comment that stated that residents were not aware of the Public Hearing and that word of mouth is the best method of communication among public housing residents. The commenter stated that they dislike having meetings when DCHA has already made decisions and are just informing residents about the decisions. The commenter stated they would like residents to be more involved in the drafting process of the MTW Plan in the future.

DCHA Response: Additional information about the public notice process is included in Section VI titled "B. Documentation of the Public Process." DCHA posted information about the public hearing on the DCHA website and in print and online publications as required. DCHA also promoted the public hearing on its social media platforms, including Instagram, Facebook, LinkedIn and X (formerly Twitter). Hard copy flyers with information about the public hearing were made available in public spaces at DCHA properties by property management staff. DCHA staff notified resident council leaders and the City Wide Advisory Board of the public hearing by email.

Planned Public Housing Units to be Removed and Project Based Vouchers

DCHA received a comment that the language in the plan is very misleading in saying that DCHA will convert all properties in FY2025 through repositioning. The commenter also questioned the number of units to be converted to PBVs in FY2025 through the RAD conversion.

DCHA Response: The title of the two charts in "Section II. General Housing Authority Operating Information" are required by HUD as detailed in HUD Form 50900. This is a standard template that HUD asks all MTW agencies to follow and include in their plans. DCHA included additional clarifying text just before each chart to explain the anticipated timeline for repositioning and PBV conversions.

Redevelopment Plans

DCHA received two comments regarding the redevelopment plans listed in the "Planned Public Housing Units to be Removed During the Fiscal Year" chart in Section II of the plan. The commenters were concerned with DCHA's plan to remove 7,937 public housing units, the entire portfolio, without meaningful input, consultation, or oversight from the D.C. Council, community-based organizations, or most importantly, public housing residents. Commenters stated there was insufficient tenant and community involvement and tenants don't really understand how these changes will impact them and don't have a full understanding of what will happen with a Section 18 application.

One commenter recommended DCHA should give much more lead time in announcing these plans to public housing residents and the community. DCHA should do deeper engagement and meet with residents to answer their questions, provide written materials on what is planned, and detail the changes to tenant rights based on changes in subsidy source. DCHA should have a binding agreement that public housing properties will remain affordable to District residents at 30% or below the AMI.

DCHA Response: DCHA is assessing the full portfolio to determine what is needed, including substantial work or repair work or full redevelopment for each site. DCHA included all of the public housing properties in the FY25 MTW Plan because HUD requires properties to be repositioned in an annual plan before HUD will approve the same. This does not mean that in FY2025 that DCHA will be repositioning every property. Including all public



housing properties in the FY25 MTW Plan is an administrative function so that when DCHA is ready to pursue a specific repositioning strategy at a property, DCHA can confirm the repositioning it was listed in the agency annual plan. As discussed in the FY25 MTW Plan, however, the implementation of redevelopment plans for each site will involve significant resident engagement.

Resident Rights with Section 18

DCHA received a comment stating that Section 18 disposition provides residents with fewer rights, guarantees, and safeguards, including no statutory right to return. Nor does such a plan include requirements around resident engagement and input on the redevelopment plan, which are crucial to ensuring that DCHA's agenda aligns with and achieves residents' goals, preferences, and needs. The commenter stated that when discussing repositioning and the various paths it can take, DCHA needs to be upfront and honest with residents and with the STAR Board about the tradeoffs and considerations of certain repositioning plans over others. Changes of this magnitude should not be reduced to one hearing or to even a small number of meetings, but rather must take place in many different fora and over a prolonged period of time with input from as many stakeholders, none more important than the residents themselves.

DCHA Response: With all three repositioning strategies (RAD, Section 18 and RAD/Section 18 Blend) there already has been resident engagement, and staff will continue to engage with the residents. Engagement is required for each of these conversion tools and DCHA will continue to discuss with residents. Resident rights will be discussed during the engagement with residents.

Section 18 Community Engagement

DCHA received a comment that residents need more information about Section 18. The commenter stated that residents should be at the table making decisions, or at least being listened to, during the process.

DCHA Response: Prior to and consistent with the selected repositioning strategy, DCHA will meet with and engage residents and the community at the affected property as required by HUD and guided by DCHA Board approved Development Principles in Resolution 24-16. The Development Principles related to resident engagement state:

"B. Before any relocation is to occur (except for emergencies), DCHA will engage residents and resident councils to jointly develop relocation and continued occupancy plans detailing resident relocation plans, if required, and continued occupancy both before, during, and after the subsidy conversion

C. DCHA is committed to a dynamic community engagement process to ensure that the voice of residents is included in all phases of the redevelopment. Together with DCHA, residents will participate as partners in all redevelopment efforts whether we have a partner or not. Residents will be part of an advisory team and be involved in the planning, entitlement, relocation, and return of temporarily relocated residents to the property. Residents will be provided with a clearly written plan and schedule for each phase of the redevelopment. These plans will be project specific and will be amended with resident input.

G. Resolutions to the DCHA Board for approval of a RAD conversion or Section 18 submission will only be submitted after: 1) at least two resident meetings are held with residents of the impacted site, 2) consultation with the local elected officials, and 3) sign-off by the citywide resident council."

Rental Assistance Demonstration (RAD) Projects

DCHA received a question asking to see exactly which properties are cited for RAD.



DCHA Response: DCHA is assessing the full public housing portfolio to determine which repositioning strategy is best for the property. In the FY2025 MTW Plan, the chart titled “D. Rental Assistance Demonstration (RAD) Participation” includes detail on the properties for which RAD is being considered as a repositioning strategy.

Utility Payment After Repositioning

DCHA received a comment that stated public housing residents are not accustomed to paying utilities and to make the transition from public housing to Section 8, DCHA should include the cost of utilities with the voucher.

DCHA Response: DCHA acknowledges the comment and will include information about utility payment responsibility during engagement sessions with residents.

Selecting Developers for Redevelopment Projects

DCHA received a comment stating that when DCHA is considering a development partner and gets down to the last three developers, DCHA should send the names of the developers to the resident council of the affected property. The commenter stated that residents would feel more empowered with the information and would do their own due diligence and research on the proposed development partners.

DCHA Response: DCHA acknowledges the suggestion and selection of development partners for repositioning is guided by DCHA Board approved Development Principles in Resolution 24-16. The Development Principles related to development partners state:

“E. DCHA will negotiate with development partners to include in the project and operating budgets a community fund for the benefit of the community of former public housing residents. The mechanics and focus of the fund will be worked out with the public housing residents through their elected resident council and with safeguards as required.

Capital Fund Budget

DCHA received a question about the Capital Fund budget asking where the vacant unit rehabilitation is taking place and for a list of what properties are being rehabilitated.

DCHA Response: DCHA is assessing the full public housing portfolio and in FY2025 will use Capital Fund resources to support the vacant unit rehabilitation at various properties in the public housing portfolio.

Repairs at Greenleaf

DCHA received a comment that as part of vacant unit turnaround, air conditioning units were installed at Greenleaf but that they are not working due to a power line source needing to be stronger. The commenter stated DCHA should do more oversight of repairs to ensure the work is done properly.

DCHA Response: DCHA acknowledges the comment and staff will continue oversight of vacant unit rehabilitation activities.



Make Ready Unit Turnaround

DCHA received a comment that questioned why DCHA was doing “make ready” unit repairs at properties that were going to be redeveloped. The commenter stated that it seems like a waste of money to move people in after repairs and then out again when the property is redeveloped.

DCHA Response: DCHA is committed to assessing the capital repair needs of the full public housing portfolio. With the backlog of individuals that need housing and the number of vacant units in the DCHA portfolio, DCHA is committed to making units ready so people can start living in or be transferred into units that have improved health and safety conditions. Redevelopment strategies can take a long time and may take years for some projects. DCHA is aiming to make vacant units as safe and livable as possible until the agency has identified the redevelopment strategy that meets the need of each property.



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).



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. 1/31/2027)

Public reporting burden for this information collection is estimated to average 30 minutes including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure Federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

District of Columbia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Program Block Grant - FY2025 Annual Plan

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

Keith L. Pettigrew

Title

Executive Director

Signature

Date (mm/dd/yyyy)

07/12/2024

Previous edition is obsolete

form HUD 50071 (01/14)



DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: ☒ a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: ☒ a. bid/offer/application b. initial award c. post-award		3. Report Type: ☒ a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: ☒ Prime ☐ Subawardee Tier _____, if known: District of Columbia Housing Authority 300 7th Street SW, 10th Floor Washington, DC 20024 Congressional District, if known: N/A			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: Moving to Work Annual Plan FY2025 CFDA Number, if applicable: _____		
8. Federal Action Number, if known: N/A			9. Award Amount, if known: \$ N/A		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
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: Keith L. Pettigrew Title: Executive Director Telephone No.: 202-535-1000 Date: 07/12/2024		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

PRINT

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.

DCHA Direct Costs

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 Application of MTW Funding for the Fiscal Year		
Application		
FDS Line Item	FDS Line Item Name	Dollar Amount
10094	Operating Transfers Out*	\$(101,834,117)

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



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	\$0
70600	HUD PHA Operating Grants	\$26,194,844
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
70800	Other Government Grants	\$0
71100+72000	Interest Income	\$1,151
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$0
70000	Total Revenue	\$26,195,998

Estimated Application of NON-MTW Funding for the Fiscal Year

Application		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$820,311
91300+91310+92000	Management Fee Expense	\$504,898
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$62,700
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$39,853
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$32,374
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$6,202
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$24,892,403
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expenses	\$0
	Subtotal Expenses	\$26,358,741
10094	Operating Transfers Out	\$(1,059,302)
	Total Expenses	\$25,299,439
160	Capital Assets, Net of Depr.	\$0
	Total Uses of Fund	\$25,299,439

Estimated Sources of LOCAL Funding for the Fiscal

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$0
70600	HUD PHA Operating Grants	\$0
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
70800	Other Government Grants	\$250,849,154
71100+72000	Interest Income	\$589,036
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$2
	Total Revenue	\$251,438,192

Estimated Application of LOCAL Funding for the Fiscal Year

Application		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$5,413,872
91300+91310+92000	Management Fee Expense	\$8,646,554
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$399,515
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$2,321,769
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$206,282
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$39,518
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$5,108,521
97300+97350	Housing Assistance Payments + HAP Portability-In	\$172,900,727
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expenses	\$0
	Subtotal Expenses	\$195,036,758
10094	Operating Transfers Out	\$(34,076,064)
	Total Expenses	\$160,960,694
160	Capital Assets, Net of Depr.	\$58,500,636
	Total Uses of Fund	\$219,461,330

*as supplemental information to Section V (Planned Application of MTW Funds)



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	\$0
70600	HUD PHA Operating Grants	\$0
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$43,862,132
70800	Other Government Grants	\$0
71100+72000	Interest Income	\$540,884
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$17,744,200
	Subtotal Revenue	\$62,147,216
10093	Operating Transfers In	\$0
	Total Revenue	\$62,147,216

Estimated Application of COCC Funding for the Fiscal Year

Application		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$29,828,900
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$30,894
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$279,592
93500+93700	Labor	\$280,761
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$6,534,736
95000 (95100+95200+95300+95500)	Total Protective Services	\$251,934
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$573,279
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$1,033,374
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$0
97400	Depreciation Expense	\$540,565
97500+97600+97700+97800	All Other Expenses	\$0
	Total Expenses	\$39,354,035
10020	Operating Transfers Out	\$(2,803,857)
	Total Expenses	\$36,550,178
160	Capital Assets, Net of Depr.	\$11,897,195
	Total Uses of Fund	\$48,447,373

*as supplemental information to Section V (Planned Application of MTW Funds)



Appendix C: Units Occupied by Police Officers

DCHA provides apartments to police officers to enhance security, foster a greater understanding between DCHA residents and the police, and provide 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.

As conditions of their leases, resident police officers must be active police officers with full police authority, the public housing unit must be their principal residence, and they must abide by all rules and regulations applicable to residents of the property. In addition, resident police officers contribute to the property's security by attending and participating in Resident Council meetings, assisting with citizen neighborhood watch patrol programs, taking appropriate action if and when they become aware of criminal or unlawful activity occurring on the property, meeting biweekly with the DCHA Office of Public Safety, parking the police cruiser on the property, wearing their departmental uniform as often as possible, and ticketing any vehicle unlawfully parked on the property.

Please see the table below for the unit-level details of the units occupied by police officers.

Property	# Units Occupied by Police Officers
Columbia Rd.	1
Garfield Terrace	2
Harvard Towers	1
Judiciary House	1
Kentucky Court	1
Lincoln Heights	1
Montana Terrace	2
Ontario Road	1
Regency House	1
Richardson Dwellings	1
Elvans Court	1
Kelly Miller/LeDroit	0
Lincoln Heights	0
Lincoln Road	0
Sibley Plaza	0
Total	13



Appendix D: Summary of Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan Updates

DCHA overhauled its Administrative Plan and Admissions and Continued Occupancy Policy (ACOP) in FY 2023. Extensive comments were received from advocates, which the current DCHA administration is reevaluating. Additionally, DCHA is still awaiting comments from HUD on the policies, which we understand are in process. In the meantime, DCHA plans to make minor changes to the policies to allow for the following:

- Reinstated biennial recertifications for public housing families and triennial recertifications for public housing families on fixed income
- Change the definition of "elderly" to families with a head, co-head or spouse aged 55+ for select Faircloth to RAD sites, including sites leasing initially as public housing and those leasing as RAD project-based vouchers. This definitional change was approved in the FY24 MTW Plan.
- Implement a preference for elderly families at certain sites
- Our Board may also consider implementing a limited HCV admissions preference for up to 1300 families losing local rapid rehousing voucher assistance.

We further anticipate additional changes to the policies once we receive HUD's comments on them.



Appendix E: RAD Significant Amendment for Greenleaf Senior

The District of Columbia Housing Authority (DCHA) seeks to rehabilitate Greenleaf Senior through the Rental Assistance Demonstration (RAD). As a result, the DCHA will be converting 215 public housing units at Greenleaf Senior to Project Based Vouchers under the guidelines of PIH Notice 2019-32 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 2019-32; and PIH Notice 2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. DCHA is not presently under a Voluntary Compliance Agreement or other agreement that will be adversely impacted by the RAD conversion, and confirms it will comply with all applicable fair housing and civil rights requirements. The agency's compliance with applicable fair housing and civil rights requirements will not be negatively impacted by conversion activities. Further, the conversion will comply with all applicable site selection and neighborhood reviews.

HUD crafted the RAD program as a response to fill the growing gap between decreasing federal funding and increasing capital needs of public housing units and is an important tool for achieving DCHA's Transformation Plan. The program allows DCHA to utilize non-federal funding opportunities to advance major renovations and stabilize properties for long-term viability so that DCHA can achieve its goal of providing healthy and sustainability communities for our resident populations.

Upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted to RAD. DCHA may also borrow funds to address their capital needs. The total amount needed to address the capital needs will be informed by our Physical Conditions Assessment and the agency's ability to leverage additional financial resources that may be necessary for the transaction. DCHA expects there to be minimal improvements required for Greenleaf Senior. DCHA currently has approximately \$55,248.46 in debt for Greenleaf Senior under the Capital Fund Financing Program and will be working with the lenders to address outstanding debt issues, which may result in additional reductions of capital funds. Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain compliance with the statutory requirement to serve substantially the same number of households.

RAD requirements include important resident protections and rights such as: guaranteed right to return to the property without rescreening, no change to residents' rent formula (remains at 30% of adjusted income), full relocation assistance during the construction phase, and continued funding of the Resident Councils after conversion.

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
Greenleaf Senior	001004210	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
215	Senior/Disabled	Senior/Disabled	approximately \$20,000



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	58	99	+41
Two Bedroom	157	112	-45
Three Bedroom	n/a	n/a	n/a
Four Bedroom	n/a	n/a	n/a
Five Bedroom	n/a	n/a	n/a
The reduction in 2-bedrooms is to create additional space for common areas on every floor of the building, and to allow some larger 2-bedroom units to be converted to 1-bedroom UFAS/HVI units.			

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 Greenleaf Senior. 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 Greenleaf Senior 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

For this RAD transaction, all residents will relocate within the Greenleaf Senior building to newly renovated units.. Thus, there will be no residents that are permanently relocated due to the ongoing renovations. DCHA does not expect any residents to be relocated off site through the entire renovation process. Similarly, there will be no tenants permanently relocated outside of the building during the completion of RAD work unless the resident chooses to request a transfer to another public housing property. To date DCHA has not offered a transfer outside of the building to any resident.

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 Capper Senior I

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 162 public housing units at Capper Senior I to Project Based Vouchers under the guidelines of PIH Notice 2019-32 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 2019-32; and PIH Notice 2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. DCHA is not presently under a Voluntary Compliance Agreement or other agreement that will be adversely impacted by the RAD conversion, and confirms it will comply with all applicable fair housing and civil rights requirements. The agency's compliance with applicable fair housing and civil rights requirements will not be negatively impacted by conversion activities. Further, the conversion will comply with all applicable site selection and neighborhood reviews.

Upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted to RAD. DCHA may also borrow funds to address their capital needs. The total amount needed to address the capital needs will be informed by our Physical Conditions Assessment. DCHA expects there to be minimal improvements required for Capper Senior I. DCHA currently has approximately \$0 in debt for Capper Senior I under the Capital Fund Financing Program and will be working with the lenders to address outstanding debt issues, which may result in additional reductions of capital funds. Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain compliance with the statutory requirement to serve substantially the same number of households.

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
Capper Senior I	DC001005520	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
162	Senior/Disabled	Senior/Disabled	\$20,147
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	155	155	n/a
Two Bedroom	7	7	n/a
Three Bedroom	n/a	n/a	n/a
Four Bedroom	n/a	n/a	n/a
Five Bedroom	n/a	0	0*



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 Capper Senior I. 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

7. 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.

8. **Additional Monitoring Requirement.** DCHA's Board must approve the operating budget for the RAD property annually in accordance with HUD requirements.
9. **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.

10. **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.
11. **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.
12. **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 Capper Senior I to the RAD program complies with the site selection requirements for existing or rehabilitated housing set forth at 24 CFR § 983.57 (PBV), the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504



of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

Relocation Plan

Relocation will not be necessary since there is no need for construction/rehabilitation after the conversion.

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 G: RAD Significant Amendment for Henson I

The District of Columbia Housing Authority (DCHA) seeks to rehabilitate Henson I through the Rental Assistance Demonstration (RAD). As a result, the DCHA will be converting 68 public housing units at Henson I to Project Based Vouchers under the guidelines of PIH Notice 2019-32 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 2019-32; and PIH Notice 2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. DCHA is not presently under a Voluntary Compliance Agreement or other agreement that will be adversely impacted by the RAD conversion, and confirms it will comply with all applicable fair housing and civil rights requirements. The agency's compliance with applicable fair housing and civil rights requirements will not be negatively impacted by conversion activities. Further, the conversion will comply with all applicable site selection and neighborhood reviews.

HUD crafted the RAD program as a response to fill the growing gap between decreasing federal funding and increasing capital needs of public housing units and is an important tool for achieving DCHA's Transformation Plan. The program allows DCHA to utilize non-federal funding opportunities to advance major renovations and stabilize properties for long-term viability so that DCHA can achieve its goal of providing healthy and sustainability communities for our resident populations.

Upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted to RAD. DCHA may also borrow funds to address their capital needs. The total amount needed to address the capital needs will be informed by our Physical Conditions Assessment and the agency's ability to leverage additional financial resources that may be necessary for the transaction. DCHA expects there to be minimal improvements required for Henson Ridge I. DCHA currently has approximately \$0 in debt for Henson I under the Capital Fund Financing Program and will be working with the lenders to address outstanding debt issues, which may result in additional reductions of capital funds. Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain compliance with the statutory requirement to serve substantially the same number of households.

RAD requirements include important resident protections and rights such as: guaranteed right to return to the property without rescreening, no change to residents' rent formula (remains at 30% of adjusted income), full relocation assistance during the construction phase, and continued funding of the Resident Councils after conversion.

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
Henson I	001005200	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
68	Family	Family	\$24,663



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	13	13	0
Two Bedroom	16	16	0
Three Bedroom	17	17	0
Four Bedroom	15	15	0
Five Bedroom	7	7	0

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 Henson I. 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:

- ix. 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.
- x. 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.



- xi. 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).
- xii. 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

13. 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.

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

15. 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.

16. 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.

17. 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.

18. 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 Henson I 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

For this RAD transaction, all residents will relocate within the Henson I community to newly renovated units. Thus, there will be no residents that are permanently relocated due to the ongoing renovations. DCHA does not expect any residents to be relocated off site through the entire renovation process. However, in the event that a temporary relocation off site is necessary DCHA will assist with the relocation efforts and cover all relocation related expenses. Similarly, there will be no tenants permanently relocated outside of the Henson I community during the completion of RAD work unless the resident chooses to request a transfer to another public housing property. To date DCHA has not offered a transfer outside of the Henson I community to any resident.

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.



DISTRICT OF COLUMBIA HOUSING AUTHORITY

300 7th St SW, 10th Floor • Washington, DC 20024 • (202) 535-1000 • dchousing.org



District of Columbia Housing Authority



D.C. Housing Authority



D.C. Housing Authority



D.C. Housing Authority



DC Housing Authority

Raymond Skinner • Denise Blackson • Leroy Clay III
Rosa Burbridge • James Dickerson • Ronnie Harris • Katrina D. Jones
Melissa Lee • Christopher Murphy • Jennifer Reed • Theresa Silla

Keith L. Pettigrew, Executive Director