

Making an IMPACT...



2012 Moving to Work Report

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This Moving to Work (MTW) Annual Report is prepared in accordance with the "Amended and Restated Moving to Work Agreement" between the Department of Housing and Urban Development and District of Columbia Housing Authority. This agreement was signed by both parties in September, 2010 and extends the MTW program until the end of the housing authority's 2018 Fiscal Year. The required elements of the Annual MTW Report are detailed in HUD Form 50900, published July 24, 2008 (OMB Control Number: 2577-0216 Expiration Date: 12/31/2011).



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Section I. Introduction

A. Overview

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

DCHA is participating in a federal demonstration program titled Moving to Work (MTW). The program allows certain regulatory flexibility to participating agencies to design and test innovative approaches to local housing and policy issues. MTW also allows the agencies to combine funding awarded by the US Department of Housing and Urban Development (HUD) into one single budget with the flexibility to fund services and initiatives that may have been delayed or not undertaken at all due to funding gaps or other limitations.

Moving forward, DCHA will continue to look to identify innovative and practical ways in which the Agency utilizes its MTW regulatory flexibility and financial fungibility to better serve our clients.

B. Goals and Objectives

DCHA's MTW Plan is guided by the principals set forth by the Agency's Mission Statement and Strategic Goals. In addition, the MTW activities advance at least one of the three MTW Statutory Objectives.

Mission Statement

The District of Columbia Housing Authority provides quality affordable housing to extremely low-through moderate-income households, fosters sustainable communities, and cultivates opportunities for residents to improve their lives.

DCHA's Strategic Goals

Goal A: Create opportunities, through collaboration and partnerships, to improve the quality of life for DCHA residents.

Goal B: Increase access to quality affordable housing.

Goal C: Provide livable housing to support healthy and sustainable communities.

Goal D: Foster a collaborative work environment that is outcome driven and meets the highest expectations of the affordable housing industry.

Goal E: Effectively communicate DCHA's accomplishments and advocate for its mission.

MTW Statutory Objectives

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;



2. Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
3. Increase housing choices for low-income families.



Section II. General Agency Operating Information

A. Housing Stock Information

1. Number of Public Housing Units

DCHA's Public Housing inventory, including approved non-dwelling units, increased to 8,333 at the end FY2012. The change in units represents a 3.8% increase from the number reported in the FY2011 MTW Report. The increase reflects the addition of 179 new public housing units at The Avenue, Matthews Memorial, Victory Square, Capital Quarter II, and Sheridan Station. The additional change comes from a premature removal of units at Highland Dwellings and some scattered site units that were scheduled for disposition, but have been delayed.

Table II.1 Public Housing Units (by AMP/Development #) at the End of FY2012

AMP or Development Number	Development Name	ACC Units	3 rd Party Administreed Units (Privately Managed)
DC001005370	The Avenue	27	
DC001003090	Barry Farm	444	
DC001002220	Benning	285	
DC001005270	Capital Quarter	39	
DC001005271	Capital Quarter II	47	
DC001005230	Capitol Gateway	61	
DC001005220	Capper I	162	
DC001005250	Capper II	139	
DC001003363	Carroll Apartments	96	
DC001001600	Claridge Towers	343	Yes
DC001001950	Colorado/Columbia	44	
DC001001460	Edgewood Terrace	89	
DC001003850	Elvans Road	22	
DC001005280	Fairlawn Marshall	30	
DC001001640	Fort Lincoln	120	
DC001001370	Garfield Family	51	
DC001001371	Garfield Senior	228	
DC001005350	Gibson Plaza	53	
DC001005290	Glenncrest	61	
DC001004210	Greenleaf Sr/Family	457	
DC001001680	Harvard Towers	194	
DC001005200	Henson Ridge	68	
DC001003530	Highland Dwellings/Addition	326	
DC001003300	Hopkins Apartments	158	Yes



AMP or Development Number	Development Name	ACC Units	3 rd Party Administreed Units (Privately Managed)
DC001001620	Horizon House	124	•
DC001001700	James Apartments	141	
DC001001030	James Creek	242	
DC001001650	Judiciary House	271	
DC001001080	Kelly Miller Dwellings	160	
DC001005190	Kenilworth	290	
DC001004361	Kentucky Courts	118	
DC001005210	Kentucky Courts II	12	
DC001002400	Langston Addition	36	
DC001002250	Langston Terrace	274	
DC001001391	LeDroit	124	
DC001002130	Lincoln/Richardson	631	
DC0010005320	Matthews Memorial	35	
DC001001440	Montana Terrace	65	
DC001005240	Oxford Manor	30	
DC001001340	Park Morton	188	
DC001004430	Potomac Gardens	352	Yes
DC001001690	Regency House	160	Yes
DC001005300	Sheridan Station	45	
DC001001290	Sibley Family	83	Yes
DC001001291	Sibley Senior	224	Yes
DC001005242	St Martins	51	
DC001002230	Stoddert/Ft. Dupont	357	
DC001004240	Syphax	174	
DC001005410	Victory Square	35	
DC001003105	Wheeler Creek Family	48	
DC001003104	Wheeler Creek Sr	100	
DC001003361	Woodland Terrace	376	
DC001001830	Wylie Court	2	
DC001000009	Scattered Sites	10	
DC001000081	Scattered Sites	14	
DC001000082	Scattered Sites	8	
DC001001830	Scattered Sites	9	
TOTAL		8,333	



2. Significant Capital Expenditures by Development

In FY2012, DCHA expended almost \$35 million on capital improvements at the Public Housing sites and debt service on capital bonds. The funds consisted of annual Capital Funds (39%), formula stimulus Capital Funds (11%), competitive stimulus Capital Funds (28%), energy performance contract (EPC) loan proceeds (4%), and various other sources (totaling 18%), including Replacement Housing Factor (RHF) funds, MTW Block Grant, insurance proceeds, program income and local funds. No one site benefited from a significant proportion (more than 30%) of the funds. More than 5% of the expended funds were spent on five sites, detailed in the table below. Debt service of DCHA's Capital Fund Financing Program bonds accounted for 18% of the funds.

Table II.2 Capital Expenditures by Development

Property	Source of Funds	Percent of Expenditures	Use of Funds
Highland Dwellings	CFRC, CFFP Interest	13%	Comprehensive modernization of existing Public Housing development
Capper Carrollsburg/ Capitol Quarter II	CFRC	12%	Construction of new Public Housing Units
Matthews Memorial Terrace	CFRC	6%	Construction of new Public Housing Units
Langston Terrace	CFRC, Annual Capital Funds	5%	Construction of new Public Housing Units

3. New Public Housing Units

DCHA added 179 units to the Agency's Public Housing inventory in FY2012 (see Table II.3), three less than the 182 units that were projected to come on-line in the FY2012 MTW Plan. Ninety-seven of the FY2012 projected units that came on line are located at The Avenue, Matthews Memorials and Victory Square. In addition, units that were not included in the FY2012 Plan came online at Sheridan Station (45) and Capitol Quarter II (37). Sheridan Station was originally projected to be completed in FY2011, but the final Public Housing units came on line in early FY2012. Capitol Quarter II was omitted from the Plan in error.

Of the units included in the FY2012 MTW Plan, but not actually added in FY2012, the ten units anticipated at Gibson Plaza came online in late FY2011 (after submission of the FY2012 MTW Plan). Additionally, the nine units expected at Hayes Street and the 42 units projected at Parkside Addition were delayed to FY2013.

Table II.3 New Public Housing Units Added by AMP in FY2012

AMP Name and Number	Bedroom Size							Total Units	Population Type	Fully Accessible	Adaptable
	0	1	2	3	4	5	6+				
DC001005370 The Avenue	0	21	6	0	0	0	0	27	Family	3	27
DC0010005320 Matthews Memorial	0	3	27	5	0	0	0	35	Family	2	17



AMP Name and Number	Bedroom Size							Total Units	Population Type	Fully Accessible	Adaptable
	0	1	2	3	4	5	6+				
DC001005300 Sheridan Station	5	17	17	6	0	0	0	45	Family	18	45
DC001005271 Capital Quarter II	0	0	4	23	10	0	0	37	Family	7	37
DC001005410 Victory Square	0	35	0	0	0	0	0	35	Elderly	4	35
Total	5	76	54	34	10	0	0	179		34	161

4. Public Housing Units Removed

In FY2012, no Public Housing units were removed from the inventory.

5. Number of MTW HCV Authorized

Table II.4 MTW HCV Authorized Vouchers—End of FY2012

Program	Authorized Vouchers
MTW Vouchers	10,000

6. Number of Non-MTW HCV Authorized

The number of non-MTW vouchers authorized rose from 907 at the end of FY2011 to 1,025 at the end of FY2012. This 13% increase was due to the addition of 150 new VASH vouchers, more than offsetting the conversion of 32 non-MTW vouchers to MTW vouchers. Table II.6 provides the details of the types of vouchers in the non-MTW inventory.

Table II.5 Non-MTW HCV Authorized Vouchers—End of FY2012

Program	Authorized Vouchers
Multicultural	81
VASH	744
Non-elderly disabled	200
Non-MTW Vouchers	1,025

7. Vouchers Project-based in Report Year

As part of its Partnership Program, DCHA executed seven HAP contracts for 88 units in FY2012. Eleven of the units are fully accessible and meet the Uniform Federal Accessibility Standards (UFAS). Just one new AHAP contract was executed in FY 2012, but the HAP contract was also signed in the same year.



Table II.6 HCV Units Project-based in FY2012

Owner/Property	Address	Total Units/ UFAS Units	AHAP/HAP Execution Date
HAP Contracts Signed FY2012			
St. Dennis	1636 Kenyon Street	8/1	HAP: 12/8/2011
William C. Smith	1320 Mississippi Avenue, SE	19/4	HAP: 12/13/2011
Gibson Plaza	1301 7th Street,	20/0	HAP: 12/16/2011
Charles Thornton	5210 C Street, SE	2/2	HAP: 12/23/2011
Bourne Enterprises, LLC	4429 Grant St, NE	1/1	HAP: 2/27/2012
VIDA	1330 Missouri Ave	9/1	HAP: 5/22/2012
Arch Training Center Inc, /SOME	2025 Fendall Street, SE	29/2	AHAP: 3/19/2012 HAP: 7/27/2012
TOTAL		88/11	

8. Other Housing Owned and/or Managed by the Agency

DCHA and its affiliates own three non-Public Housing developments.

Table II.7 Other Housing Owned and/or Managed by the Agency

Property	Total Units	Overview
Williston	28	Through foreclosure action, DCHA owns this affordable property. In order to maintain the affordability in a gentrifying neighborhood, an AHAP was executed in FY2010. The HAP is expected to be signed in FY2013.
Oak St	51	Capital City Housing Corporation (an affiliate of DCHA) is the General Partner (GP) of this affordable property. In order to maintain the affordability a, HAP is expected to be signed in FY2013.
Accessibuild	22	DC Housing Enterprises (an affiliate of DCHA) is GP in this low income housing tax credit property. The units were funded with 4% tax credits, bonds and DC Housing Production Trust Fund. The units are subsidized with project based vouchers.
Total Units	101	

B. Leasing Information

1. Number of Public Housing Units Leased

At the end of FY2012, DCHA had 7,423 Public Housing units leased, up markedly from 6,980 at the end of FY2012. The 6.3% increase was accomplished through the leasing up of new units and the reduction of both capital vacancies and routine vacancies. Of the vacant units, 238 were routine vacancies, 499



were vacant for comprehensive modernization or for repair following a fire, and 173 were set-aside to provide services for residents.

Table II.8 Status of Public Housing Units

Unit Status	Number of Units	Percent of Units
Units Leased	7,423	89%
Routine Vacancies	238	3%
Vacant for Comprehensive Modernization or Repair after Fire	499	6%
Non-Dwelling Units used to provide services to residents	173	2%
Total	8,333	100%

2. Number of Non-MTW Public Housing Units Leased

All of DCHA’s Public Housing units are MTW units.

3. Number of MTW HCV Units Leased

As of the end of FY2012, there were 9,962 MTW HCV leased units. At the end of FY2011, DCHA had 9,822 MTW HCV leased units. From the end of FY2011 to year end FY2012, DCHA’s utilization of MTW vouchers rose by 1.4%, rising faster than the number of MTW vouchers authorized.

Table II.9 MTW HCV Units Leased—End of FY2012

Program	Leased Vouchers
MTW Vouchers	9,962

4. Number of Non-MTW HCV Units Leased

As of September 30, 2012, there were 697 non-MTW HCV leased units.

Table II.10 Non- MTW HCV Authorized Vouchers—End of FY2012

Program	Leased Vouchers
Multicultural	27
VASH	512
Non-elderly disabled	158
Non-MTW Vouchers	697

5. Description of any issues related to leasing of Public Housing or HCV units

Public Housing—DCHA did not have any difficulties in leasing Public Housing units in FY2012.

Housing Choice Voucher—DCHA did not have any difficulties in leasing its MTW vouchers units in FY2012. DCHA’s multicultural vouchers continue to be problematic to lease successfully. The vouchers are project-based and many of the units cannot be leased to voucher holders due to Housing Quality Standards (HQS) inspection issues.



6. Project-based Vouchers Committed or In Use

DCHA had 1,496 MTW project-based vouchers and 81 non-MTW project-based vouchers (PBVs) committed or in use as of September 30, 2012. This is down slightly from last year's 1,630 PBVs committed or in use. The decline was due to multiple AHAP contracts that expired after the three-year period whose units failed to come online. These contracts were not renewed.

Table II.11 Project-based vouchers committed or in use

Program	Committed or In Use (End of FY2012)
MTW HCV Project-based Vouchers	1,496
Non-MTW HCV Project Based Vouchers	81
TOTAL	1,577

C. Waiting List Information

1. Number and Characteristics of Households on the Waiting Lists

There continues to be a significant need for affordable housing in Washington, DC, as demonstrated by the steady increase in the number of applicants that appear on both the Public Housing and HCV waiting lists from year to year.

Table II.11 below shows the changes in the size of both lists from FY2004 to FY2012). Even with a waiting list update in FY2008 that served as the major reason for the reduction in the size of both the Public Housing and HCV lists (see below) at the end of that year, the lists continued to grow.

As of September 30, 2012, the total number of unduplicated, unique households on at least one of DCHA's housing program waiting lists was 66,297.

Table II.12 Waiting List Size by Program and Fiscal Year (FY)

List	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
Public Housing	26,458	27,622	29,797	28,347	11,353	15,411	18,266	21,400	42,756
HCV	40,884	44,500	47,229	49,582	20,048	23,511	29,521	37,635	62,417
Unduplicated								40,225	66,297

Table II.13 Households on Waiting List by Bedroom Size: Public Housing

Bedroom Size	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
0 BR	6,367	6,450	6,995	6,784	3,206	5,666	6,815	7,506	11,011
1 BR	6,636	7,535	8,690	8,988	2,880	3,671	4,097	4,786	14,430
2 BR	7,453	7,730	7,848	7,461	3,061	3,574	4,157	5,324	10,335
3 BR	4,667	4,580	4,906	3,727	1,744	2,040	2,697	3,313	5,732
4 BR	1,088	1,118	1,186	1,225	425	446	481	447	1140
5 BR	119	95	71	57	31	12	16	22	108
6 BR	25	19	6	9	6	2	3	2	0



Bedroom Size	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
6+ BR	103	95	95	97	0	0	0	0	0
TOTAL	26,458	27,622	29,797	28,348	11,353	15,411	18,266	21,400	42,756

Table II.14 Households on Waiting List by Income Group: Public Housing

Income Band	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
<30% AMI	25,971	27,244	29,385	27,938	11,144	15,143	17,941	21,076	41,758
30%-50% AMI	421	318	353	368	180	214	259	253	653
50%-80% AMI	23	20	19	8	16	16	19	31	71
>80% AMI	43	40	40	34	13	38	47	40	274
TOTAL	26,458	27,622	29,797	28,348	11,353	15,411	18,266	21,400	42,756

Table II.15 Households on Waiting List by Income Group: HCV

Income Band	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
<30% AMI	39,951	43,659	46,349	48,593	19,475	22,897	28,788	36,511	60,416
30%-50% AMI	821	739	776	891	507	533	628	965	1465
50%-80% AMI	48	39	41	26	42	33	36	77	163
>80% AMI	64	63	63	71	24	48	69	82	373
TOTAL	40,884	44,500	47,229	49,581	20,048	23,511	29,521	37,635	62,417

Table II.16 Households on Waiting List by Household Type: Public Housing

Household Type	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
Non-elderly/ Non-disabled	23,320	24,269	25,962	24,570	8,024	10,653	12,467	14,249	30,141
Elderly/ Non-disabled	1,343	1,051	1,343	980	341	275	327	411	1,440
Disabled	1,751	2,251	2,445	2,753	2,988	4,483	5,472	6,740	11,175
Other	64	51	47	45	0	0	0	0	0
TOTAL	26,458	27,622	29,797	28,348	11,353	15,411	18,266	21,400	42,756

Table II.17 Households on Waiting List by Household Type: HCV

Household Type	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
Non-elderly/ Non-disabled	34,103	37,142	38,924	40,293	13,800	16,316	19,252	23,620	41,421
Elderly/ Non-disabled	2,881	2,690	3,237	3,498	702	350	919	1,718	3,182
Disabled	3,825	4,668	4,989	5,707	5,546	6,845	9,350	12,297	17,814
Other	75	0	79	83	0	0	0	0	0



Household Type	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
TOTAL	40,884	44,500	47,229	49,581	20,048	23,511	29,521	37,635	62,417

Table II.18 Households on Waiting List by Race: Public Housing

Race	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
Asian/Pacific Islander	185	140	150	138	43	66	125	125	388
African American	25,505	26,653	28,733	27,341	10,564	14,289	16,954	19,876	39,142
Native-American /Alaskan Native	69	65	74	73	26	26	27	40	76
Caucasian	640	672	765	729	192	254	326	383	1047
Other	59	92	75	67	528	776	834	976	2103
TOTAL	6,458	27,622	29,797	28,348	11,353	15411	18,266	21,400	42,756

Table II.19 Households on Waiting List by Ethnicity: Public Housing

Ethnicity	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
Hispanic	412	542	548	518	1,058	1054	1187	1379	2318
Non-Hispanic	24,609	27,080	29,249	27,830	10,295	14,357	17,079	20,021	40,438
TOTAL	26,458	27,622	29,797	28,348	11,353	15411	18,266	21,400	42,756

Table II.20 Households on Waiting List by Race: HCV

Race	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
Asian/Pacific Islander	263	231	263	288	77	106	186	200	512
African American	39,335	42,803	45,383	47,643	18,639	21,803	27,528	35,057	57,224
Native-American /Alaskan Native	100	164	113	125	52	45	59	78	110
Caucasian	1,070	1,187	1,308	1,369	408	416	571	761	1670
Other	116	115	162	156	872	1,141	1,177	1539	2901
TOTAL	40,884	44,500	47,229	49,581	20,048	23511	29,521	37,635	62,417

Table II.21 Households on Waiting List by Ethnicity: HCV

Ethnicity	End of FY '04	End of FY '05	End of FY '06	End of FY '07	End of FY '08	End of FY '09	End of FY '10	End of FY '11	End of FY '12
Hispanic	664	895	1,005	1,120	1,490	1,414	1,615	2,046	3,248
Non-Hispanic	40,220	43,605	46,224	48,461	18,558	22,097	27,906	35,589	59,169
TOTAL	40,884	44,500	47,229	49,581	20,048	23511	29,521	37,635	62,417



2. Description of Waiting Lists and Any Changes

For all conventional Public Housing units and for the HCV program, DCHA uses a citywide waiting list. Each Mixed Finance project with Public Housing units has a site-based waiting list. Sheridan Station and Matthews Memorial are in the initial lease-up phase with units being offered first to returning residents from Sheridan Terrace and transfers from Barry Farm. After initial lease-up, site-based waiting lists will be established.

DCHA staff has taken a serious look at the size of the citywide waiting list and whether or not there is a need to reengineer the way in which it is managed. This has included a comprehensive education effort involving the DCHA Board of Commissioners, local housing advocates, resident leadership, and city agencies/officials. Based on these efforts, in FY2013, DCHA expects to begin implementing changes designed to more effectively manage the waiting list and housing expectations.

Table II.22 Description of DCHA Waiting Lists by Program

Program/Development	Type	Status
Public Housing	Centralized Community-wide	Open
Housing Choice Voucher Program	Centralized Community-wide	Open
HCV-Mod Rehab	Centralized Community-wide	Open
Wheeler Creek (148 units of Public Housing)	Site-Based Waiting List (Mixed-Finance)	Closed with 516 applicants on list
Capital Gateway Family (61 units of Public Housing)	Site-Based Waiting List (Mixed-Finance)	Closed with 730 applicants on list
Triangle View (75 units of Elderly-Only Public Housing)	Site-Based Waiting List (Mixed-Finance)	Open with 44 applicants on the list
Glenncrest (61 units of Public Housing)	Site-Based Waiting List (Mixed-Finance)	Closed with 539 applicants on the list
Fairlawn Marshall (30 units of Public Housing)	Site-Based Waiting List (Mixed-Finance)	Open with 27 applicants on the list



Section III. Non-MTW Related Housing Authority Information (Optional)

In order to focus its efforts on complying with the required reporting elements outlined in the Attachment B of the Restated and Amended MTW Agreement, the Agency has chosen to exercise the option not to provide information related to this area.



Section IV. Long-term MTW Plan (Optional)

In FY2012, DCHA's Board of Commissioners adopted a new Mission Statement and new Strategic Goals, reflecting the Agency's renewed focus on residents in addition to the traditional focus on the physical assets of the Housing Authority.

Mission Statement

The District of Columbia Housing Authority provides quality affordable housing to extremely low- through moderate-income households, fosters sustainable communities, and cultivates opportunities for residents to improve their lives.

DCHA's Strategic Goals

Goal A: Create opportunities, through collaboration and partnerships, to improve the quality of life for DCHA residents.

Goal B: Increase access to quality affordable housing.

Goal C: Provide livable housing to support healthy and sustainable communities.

Goal D: Foster a collaborative work environment that is outcome driven and meets the highest expectations of the affordable housing industry.

Goal E: Effectively communicate DCHA's accomplishments and advocate for its mission.

The activities undertaken under MTW will align with this new direction. DCHA is building on a solid foundation and the Agency has an ambitious agenda for the years remaining under the MTW Agreement.

The flexibility and regulatory relief of MTW has never been more important to the 35 MTW agencies. The great recession and reduced federal funding levels have disproportionately affected the most vulnerable in our community and magnified the critical affordable housing issue facing this country. DCHA will meet these challenges and continue to innovate and find effective ways to serve the District of Columbia and its low-income families, seniors, veterans, and disabled people. In this uncertain economy, DCHA is committed to preserving a precious resource for District residents: a place to call home.

DCHA will continue to utilize MTW flexibility to create a more streamlined organization for efficient operation and improved access to programs and services. The Agency is aggressively seeking non-traditional partnerships with community organizations and for-profit businesses to help improve the lives of low-income residents—especially the children.



Section V. Proposed MTW Activities

Table V.1 Summary of Proposed Activities, Approved by HUD, not yet Implemented

New Number	Old Number	Activity	Statutory Objective	MTW Flexibility	Yr. Identified
9	3.3.05	Streamlined Operating Subsidy Only (OPERA) Protocol-- Operating Assistance for Rental Housing	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness in federal expenditures Increase housing choices for low-income families 	Attachment D.	FY2005
15	3.7.08	Reform Housing Quality Standards	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	Section D5 of Attachment C.	FY2008
19	4.5.11 ¹	Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	Sections C11 and E of Attachment C.	FY2011
21	2.10.12	DCHA Local Mixed Subsidy Program	<ul style="list-style-type: none"> Increase housing choices for low-income families Reduce cost and achieve greater cost effectiveness 	Section D1a of Attachment C.	FY2012
22	3.9.12	Housing Public Housing Residents in Service-Rich Environments	<ul style="list-style-type: none"> Increase housing choices for low-income families Encourage families to obtain employment and become economically self-sufficient Reduce cost and achieve greater cost effectiveness in federal expenditures 	Sections C1, C9b, C10 and C11 of Attachment C.	FY2012
23	3.10.12	Encourage the Integration of Public Housing Units into Overall Hope VI Communities	<ul style="list-style-type: none"> Increase housing choices for low-income families 	Sections C2 and C11 of Attachment C.	FY2012

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.



Initiative 9: 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”.

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

Status

Not Yet Implemented

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. The required amendment to Attachment D of the new MTW Agreement was executed in November 2012. Now that the amendment to the MTW Agreement has been executed and the first OPERA units are expected to come online in FY2013.

Impact

Implementation of this initiative will increase housing choices for low-income residents by removing some of the barriers that prevent private landlords from adding Public Housing units into their properties.

Metrics

Metric	Baseline (FY2010)	Benchmark	Actual FY2012
Number of OPERA units	0	9 units in FY2013	NA - Not Yet Implemented

Initiative 15: Reform Housing Quality Standards

Description

DCHA has been exploring modifying the definitions and content of the housing quality standards to reduce uncertainty as to the nature of a unit's deficiency. The research includes an analysis and comparison of all the various different housing standards across the federal housing programs and local housing programs. It is expected that the modified standards will better align the standards of the HCV



program to other housing programs. If deemed appropriate upon completion of the research, the housing authority intends to modify and standardize inspection standards with the goal of reducing leasing delays, which negatively impacts our clients, and reducing repetitive inspections, which impacts the efficient use of staff time.

Additionally, DCHA is working with three other government agencies in the District which conduct inspections on multifamily properties. The inspections by the various agencies are often conducted on the same units resulting in redundant work and multiple inconveniences for residents. The agencies are exploring relying on a sister agency's inspections.

Status

Not Yet Implemented

DCHA anticipates completion of the research in FY2012 with full implementation in late FY2012 or FY2013.

Impact

DCHA expects cost savings due to this initiative.

Metrics

Metrics will be developed based on the results of the final research.

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

Description

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

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

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



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

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

Resident Councils will identify a need for an increased level of service, particularly quality of life service that typically differentiates between affordable properties and market-rate properties. The service cannot be offered by management within the budget available for the property or is not traditionally provided at Public Housing sites. The Resident Councils will also develop a strategy for organizing residents to meet the need/desire for increased service. Throughout the process, DCHA staff will provide technical assistance to the Resident Councils to help them implement the program and oversee the provision of the service. The implementation of the service will include training volunteers, scheduling volunteers, time tracking and calculation of the income deduction. By participating in the implementation or serving as a day-to-day volunteer, participants are actively engaged in increasing the vibrancy and livability of their community. Additionally some participants, depending on the volunteer activity, may have the opportunity to gain or enhance job and life skills.

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

The programs developed under this initiative will be initiated by the most organized and active Resident Councils. These will more than likely be the Resident Councils who are also actively discussing the



establishment of various Community Living Standards under Initiative 13: Enhanced Public Housing Lease Enforcement Operations. However these two initiatives are very different. Initiative 13 involves lease provisions that apply to every resident of a property, but may be unique to that property. This newly proposed initiative will have a positive impact on all the residents of a community, but participation by any individual will be strictly voluntary.

Status

Not Yet Implemented

DCHA anticipates full implementation in FY2013.

Impact

As discussed in the description above, DCHA anticipates greater self-sufficiency and empowerment in its resident population and its communities, as residents take greater responsibility for and pride in where they live. The impact to DCHA of this initiative is expected to be minimal, but is dependent on receiving 100% of operating subsidy.

Metrics

Metric	Baseline (FY2010)	Benchmark	Actual FY2012
Number of programs developed and implemented	0	1 program implemented during the first complete year following HUD approval.	NA - Not Yet Implemented
Number of participants in the active programs	0	The level of participation will depend on the extensiveness of the program. Benchmarks will be provided to HUD before a new program is implemented.	NA - Not Yet Implemented
Imputed value of services provided	\$0	The imputed value of services will depend on the extensiveness of the program. Benchmarks will be provided to HUD before a new program is implemented.	NA- Not Yet Implemented

Initiative 21: 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 as 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; and
- 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.



- 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 is completed, other differences between Public Housing operating policies and procedures and the HCV Administrative Plan may be found. However, as a rule it will be the Public Housing rule that will be used rather than HCV provisions.

Status

Not Yet Implemented

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 redevelopment of Highland has been delayed due to circumstances beyond DCHA’s control.

DCHA anticipates implementation in FY2013.

Impact

DCHA expects to strengthen the Agency’s ability to maintain the viability of its housing stock. The proposed activity will enable DCHA to receive the additional subsidy it needs to carry the debt service required to renovate the property to highly energy efficient Green standards and re-establish the community to market rate standards. With the establishment of the Local Mixed Subsidy Program, DCHA is able to allay resident concerns about the project-basing of Public Housing units, while keeping overhead costs lower and ensuring consistency in the management of all the units at the site by not having to use two separate sets of rules and procedures.

Metrics

Metric	Baseline (FY2011)	Benchmark	Actual FY2012
Number of Public Housing units preserved through this initiative	0	208 preserved units at Highland Dwellings	NA- Not Yet Implemented
Number of units managed as Public Housing that are retained	0	83 vouchers committed to former Public Housing units	NA- Not Yet Implemented
Number of former Public Housing households that remain in the units	0	All former Public Housing households (83) remain in units	NA- Not Yet Implemented



Metric	Baseline (FY2011)	Benchmark	Actual FY2012
		managed as Public Housing, except for those who cannot return because of under- or over-housing issues	
Dollars of private financing leveraged by use of the HCV budget authority	\$0	Up to \$14 million	Office of Capital Planning and Development

DCHA will track the following in its management reports:

- the voucher budget authority committed to former Public Housing units, and
- resident satisfaction.

Initiative 22: **Housing Public Housing Residents in Service-Rich Environments**

Description

As part of DCHA's efforts to provide service-rich environments for Public Housing residents with special needs, the Agency will contract out the management of a limited number of conventional units to organizations selected for their expertise in providing such services. Moving to and living in these properties will be voluntary.

Using MTW Initiative 11: Applicant Intake Site Designation, these units will have site-based, site-managed waiting lists with their own screening and selection criteria.

The properties will also have their own house rules equivalent to DCHA's Community Living Standards that are an addendum to the lease and their own rules for rent calculation.

The organizations will bring additional funding outside of Public Housing that will allow the creation of these service-rich environments.

DCHA is working on developing a new rent policy for the Service-Rich Environments. That policy will be processed as a Plan amendment and vetted publicly.

Impact

DCHA anticipates that the establishment of the Service Rich Environments will facilitate the provision of service resources in residential settings for low-income special needs residents. This will result in preventing institutionalization, preventing the victimization that results from allowing residents to stay in unsupported living environments when they are no longer able to thrive without assistance or trying



to use lease enforcement as the only tool to fight drug and alcohol addiction thus increasing neighborhood stability and leveraging additional outside funds to serve the needs of our residents

Metrics

Metric	Baseline (FY2011)	Benchmark	Actual FY2012
Number of residents served by service rich units	0	70 residents housed and served by the end of FY 2012	NA- Not Yet Implemented
Investment in services using non-DCHA funds	\$0	At least \$100,000 of the operating budget is paid for from non-DCHA sources after the 1 st year of operation.	NA- Not Yet Implemented

Initiative 23: Encourage the Integration of Public Housing Units into Overall HOPE VI Communities

Description

Many of DCHA's Mixed Finance communities include rental Public Housing units and market rate homeownership units. This often causes disagreements and misunderstandings that can best be resolved by bringing all the residents together in a Community Association.

Currently many 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 that the cost of the dues will not increase the tenant's housing expenses.



Impact

The specialized rent structures for Mixed Finance Communities will result in greater community stability and housing choice for DCHA’s low income clientele.

The change in the rent structure will only impact DCHA or the property financially to the extent that the subsidy is prorated. If the subsidy were provided by HUD at 100% of allowable there would be no financial impact on DCHA or the property, financially.

Metrics

Metric	Baseline (FY2011)	Benchmark	Actual FY2012
Number of community-wide events sponsored by HOTAs	0	At least 2 community-wide events annually	NA- Not Yet Implemented
REAC scores from common areas	REAC Scores for common areas prior to establishment of Community Associations. The baseline will be quantified upon selection of applicable properties.	No deterioration in the REAC scores regarding public space	NA- Not Yet Implemented



Section VI. Ongoing MTW Activities: HUD Approval Previously Granted

Table VI.1 Summary of MTW Activities/Initiatives

New Number	Old Number	Activity	Statutory Objective	MTW Flexibility	Yr. Identified	Yr. Implemented
1	1.1.04 1.5.05 1.9.06	Modifications to DCHA's Project-Based Voucher Program	<ul style="list-style-type: none"> Increase housing choices for low-income families 	Sections D4 and D7 of Attachment C.	FY2004, FY2005 & FY2006	FY2004, FY2005 & FY2006
2	1.3.04	Designation of Elderly-Only Properties	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	Section C10 of Attachment C.	FY2004	FY2004
3	1.4.04	Modifications to HCV Homeownership Program	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness Increase housing choices for low-income families 	Sections C11, D2, D8 and E of Attachment C.	FY2004	FY2004
4	2.1.04	Simplified Certification and Multi-Year Income Recertification	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness Encourage families to obtain employment and become economically self sufficient 	Sections C4 and D1c of Attachment C.	FY2004	FY2004
5	2.2.04	Modifications to Market-Based Rents	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness Encourage families to obtain employment and become economically self sufficient 	Section D2 of Attachment C.	FY2004	FY2004
6	2.3.04 2.5.05	Modifications to Pet Policy	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	Section C10 of Attachment C.	FY2004 & FY2005	FY2004 & FY2005
7	4.1.04	DCHA Subsidiary to Act as Energy Services Company	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	Attachment D.	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	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness Increase housing choices for low-income families 	Section D2 of Attachment C.	FY2005 & FY2010	FY2005 & FY2010
10	3.4.05	Supporting Grandfamilies	<ul style="list-style-type: none"> Encourage families to obtain employment and become 	Sections C11 and D2 of Attachment C.	FY2005	FY2005



New Number	Old Number	Activity	Statutory Objective	MTW Flexibility	Yr. Identified	Yr. Implemented
			economically self sufficient			
11	1.10.06 2.5.04	Applicant Intake Site Designation/ Revised Site-Based Waiting List Policies and Procedures	<ul style="list-style-type: none"> • Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families 	Sections C1, C10 and D4 of Attachment C.	FY2004	FY2005
12	3.5.06	Rent Simplification and Collections	<ul style="list-style-type: none"> • Reduce cost and achieve greater cost effectiveness 	Sections C11 and D2 of Attachment C.	FY2006	FY2006
13	2.6.07	Enhanced Public Housing Lease Enforcement Operations	<ul style="list-style-type: none"> • Increase housing choices for low-income families 	Section C9b of Attachment C.	FY2007	FY2008 Closed
14	3.6.08	Streamlining the Transition from Project-Based to Tenant-Based Vouchers	<ul style="list-style-type: none"> • Reduce cost and achieve greater cost effectiveness 	Section D1 and D3 of Attachment C.	FY2008	FY2009 Implemented and Closed
16	2.7.11	Requirement to Correct Minor HQS Unit Condition Discrepancies— Tenant/Landlord Self-Certification	<ul style="list-style-type: none"> • Reduce cost and achieve greater cost effectiveness 	Section D5 of Attachment C.	FY2011	FY2012
17	2.8.11	Change in Abatement Process, including Assessment of a Re-inspection Fee as an Incentive to Maintain Acceptable Housing Quality Standards (HQS) in Voucher Assisted Units	<ul style="list-style-type: none"> • Reduce cost and achieve greater cost effectiveness 	Section D5 of Attachment C.	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	<ul style="list-style-type: none"> • Reduce cost and achieve greater cost effectiveness 	Sections C4 and D3b of Attachment C.	FY2011	FY2012
20	2.9.12	Enhance Neighborhood Services within Public Housing Communities	<ul style="list-style-type: none"> ▪ Encourage families to obtain employment and become economically self-sufficient 	Sections B1b3, C1 and C15 of Attachment C.	FY2012	FY2012



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

Description

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

- Allow a longer HAP contract term—from 10 to 15 years.
- Increase the threshold of units that can be project-based at a single building from 25% to 100%.
- Increase the percentage of DCHA’s total voucher allocation that can be project-based to greater than 20%.
- Allow the Agency to accept unsolicited proposals for PBVs when an RFP has not been issued. (During the review of the FY2013 MTW Plan, the MTW Office advised DCHA that MTW flexibility under the Amended and Restated MTW Agreement allows for the competitive process to be waived when awarding PBVs only if the property is owned by the PHA. Thus, DCHA has discontinued this practice and will be removing it from MTW Reports going forward.)
- 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 UFAS units to be eligible for UFAS PBV units that are subsidized through the Partnership Program.
- 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.
- 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

Impact

The changes resulted in:

- Increasing participation by housing owners/landlords;
- Meeting local housing and community needs, especially for UFAS units.

Metrics

Metric	Baseline (FY2010)	Benchmark	Actual FY2012
Number of housing units in the Partnership Program (with executed HAP or AHAP)	1,467	235 units added	1,577



Metric	Baseline (FY2010)	Benchmark	Actual FY2012
Number of completed units in the program that are UFAS compliant	6	11 new UFAS units added	11
Number of Public Housing applicants requiring UFAS compliant units who are housed in such units through the Partnership Program	6	11 families	11

DCHA has slowed down the project basing of Housing Choice Vouchers and is opting instead to utilize its unused Public Housing Annual Contribution Contract (ACC) authority to add subsidized units in private developments.

Initiative 2: Designation of Elderly Only Properties

Description

DCHA established a local review, comment and approval process designating properties as Elderly-Only. This replaced the requirement for HUD review of proposed Elderly-Only designation of Public Housing properties with a local review, broad community input and approval by the Board of Commissioners.

In addition, under this initiative, designation of Elderly-Only properties automatically renews from year to year indefinitely from the date of the designation unless otherwise rescinded or modified by the Board of Commissioners.

As is required locally, implementation of this initiative included adoption of local regulations outlining the process. These regulations can be found at Title 14 of the District of Columbia Municipal Regulations Section 6115 and are summarized below:

1. Staff reviews of resident and applicant needs and requests, market conditions and resource availability.
2. If review findings support an Elderly-Only designation of a DCHA property(ies), staff makes a recommendation to the Board of Commissioners.
3. The Board of Commissioners considers staff recommendations in committee.
4. Upon committee approval, the proposed Elderly-Only designation is published as part of the Board agenda for consideration at a Board of Commissioners' meeting.
5. The Board of Commissioners either accepts or rejects the designation after receiving comments from the public.
6. If the Board of Commissioners accepts the staff recommendation, the name of the new designated elderly property is published in the DC Register.
7. The designation continues from year to year indefinitely from the date of the designation.



In FY2004, the following conventional sites were designated as Elderly-only: Knox Hill, Regency House, Arthur Capper Senior I and Carroll Apartments. That same year Elderly-Only existing designations were extended for units at Wheeler Creek as part of a HOPE VI project and the redeveloped Edgewood Terrace.

In FY2007, Elderly-Only units were designated at Henson Ridge as part of a HOPE VI project.

To date, DCHA has designated seven (7) properties in whole or in part as Elderly-Only.

Status

Implemented and Ongoing

Impact

This activity reduced the time necessary to put in place an Elderly-only designation.

Outside of the assessment process to determine the need, feasibility and federal compliance of an Elderly-Only designation, completing a designation under the DCHA local process can take as few as 30 days. Even under the HUD stream-lined designation process, the federal agency has 60 days to evaluate the request and respond to housing authorities with a decision. In addition, the default approval built into the HUD process requires a 60 day waiting time for housing authorities.

DCHA experienced a cost savings with respect to the time required under the HUD designation process compared to the locally established process. Measurable outcomes based on cost savings and gained efficiencies were experienced with the designation of each site and as such will be experienced with each future designation.

Metrics

As the local policy for streamlining of the Elderly-Only designation process was adopted in FY2004 and the subsequent designations took place prior to the new reporting requirements under the MTW Agreement, the related benefits are in the past. Future benefits will be experienced with the designation of additional properties/units.

Initiative 3: Modifications to HCV Homeownership Program

Description

As part of DCHA's efforts to develop new housing opportunities for low-income families that promote self-sufficiency, the Agency explored and implemented various modifications to its HVCP Homeownership Program (HOAP), as regulated by HUD, that make it:

- more attractive to financial institutions and DCHA participants/residents,
- more user-friendly to DCHA participants interested in homeownership,
- more cost efficient to administer, and
- more realistic in promoting long-term homeownership success.

The result was the establishment of the following policies utilizing MTW flexibility:



1. The minimum down payment was set at 3% with no minimum required from the family's personal resources
2. A recapture mechanism was established what allows for the recapture of a portion of the homeownership (mortgage payments) assistance if the family leaves the property in the first 10 years
3. The employment requirement was increased from one year to at least two years
4. Portability is no longer permitted under the Homeownership program.
5. A termination clause was included providing for the termination of a Household from the program if the household income falls below the minimum amount required for more than 12 months.

In addition to the above HOAP policy changes, DCHA created a homeownership component in HOAP for Public Housing residents as part of the Agency's second phase of implementation for this initiative. The **Achieving Your Best Life Rewards Program (AYBL)** was created to encourage and support upward mobility of Public Housing residents by facilitating the provision and utilization of necessary incentives and supportive services with homeownership as a goal.

The most important feature that distinguishes this program from Public Housing self-sufficiency/homeownership programs offered elsewhere is that this program is place-based. All of the neighbors in the community will have similar motivations and will work towards the same goals. It is the intent that this model will foster an environment in which participating families support and learn from each other while working toward the end goal of homeownership. The first development to be designated as a Reward Property was Elvans Road.

It is expected that after five (5) years, participating residents will have the down payment for the purchase of a home through the assistance of a Savings Escrow Account. If the family has successfully completed homeownership preparation, identified a home, and received a mortgage commitment, participating residents will be issued a homeownership voucher through HOAP.

A result of a review of existing federal requirements for Public Housing authorities (PHA) administering homeownership/self-sufficiency programs, lessons learned from the experiences of clients participating in the existing program, and the realities of the financial markets, DCHA utilized its MTW authority to create AYBL with the intent to increase the chances for acquiring financing and for long-term homeownership success for program participants. The following outlines key program elements for which MTW authority was utilized:

Eligibility: To be eligible for AYBL, unless the lessee(s) or spouse is elderly or disabled, the lessee and spouse must have a combined earned income sufficient to be able to afford a house with voucher assistance within five years. Currently, the minimum requirement for entry into the program would be \$35,000 in earned income.

Transfer into Rewards Properties: AYBL eligible families are relocated to designated Public Housing communities—referred to as Rewards Properties. These communities will have undergone major modernization prior to the initial occupancy by AYBL eligible families; the modernization should make the units easy for the residents to maintain.



Rent, Utilities and Savings and Maintenance Escrows: The payments required of the AYBL participants have been established to reflect the budgeting required of a homeowner. However, in place of the mortgage payment, the resident will pay into Savings Escrow and Maintenance Escrow accounts. Home maintenance costs will be reflected in the required Maintenance Escrow payment. Utility costs will be charged to reflect the reality of homeownership. Non-elderly or non-disabled AYBL residents will pay rent based on their unearned income with the expectation that this income source will cease as their earned income increases.

Rent—AYBL participants will pay 30% of their unearned income as traditional rent. Elderly and disabled families will be able to use unearned income to qualify for the program and pay into the escrow accounts rather than rent.

Savings Escrow Account—A major incentive of the program is that a portion of the family's earned income (28%), which is excluded from income in the calculation of rent, will be placed in a Savings Escrow account for the down-payment on a home. Account funds will be released to the AYBL participant when the family has a contract on a home, has a mortgage commitment and is ready to close on a purchase. Interim account disbursements will be considered, with DCHA approval, if needed to complete a task(s) in their ITSP.

Maintenance Escrow Account—As part of their homeownership training, AYBL families will be responsible for the upkeep of their unit with technical assistance provided by DCHA. To pay for unit maintenance costs, AYBL families will pay 2% of their earned income into a maintenance escrow account. The maintenance escrow account will be available to cover maintenance costs.

Elderly and disabled families will be able to use unearned income in the determination of eligibility and to pay into the Savings and Maintenance escrow accounts.

Homeownership Preparation: In addition to AYBL participants participating in homeownership training, home maintenance training, money management, credit repair and similar activities identified during the Needs Assessment process, they are responsible for the maintenance of their unit and for paying the utilities.

Program Term: It is expected that over the course of the five years of participation in the program, the residents will be able to increase their earned income to at least \$45,000; so that, when combined with a HOAP voucher and the five years of Savings Escrow funds the participant is able to purchase a home. If after five (5) years, the family is not successful and thus not ready to buy a home, they will be required to transfer to another conventional Public Housing unit and the escrow account balances will be forfeited to DCHA.

The local regulations governing AYBL were approved by the Board of Commissioners and published in FY2012 after working closely with the housing advocate community and in accordance with the local public review process. In addition, recruitment, eligibility screening and the first families moved into Elvans Road during the latter part of FY2012. As of the close of FY2012, 7 families were admitted to AYBL.

Status

Implemented and ongoing



Impact

It is anticipated that more families will move toward economic self-sufficiency through their efforts to meet the AYBL minimum income program entry requirement. In addition, the desire to participate in AYBL and HOAP may motivate residents/participants to be more diligent in achieving/maintaining their “good-standing” status.

AYBL requirements, along with changes in HOAP requirements, are designed to foster sustained homeownership by requiring that families are better prepared for homeownership beyond the expiration of the voucher assistance.

DCHA anticipates that this activity will increase the number of families housed off of the Public Housing waiting list as AYBL families transfer into AYBL Rewards properties and move on to homeownership or renting in the private market.

Metrics

Metrics	Baseline (FY2010)	Benchmark	Actual FY2012
Housing Choice Voucher participants			
Number of HCV families purchasing homes	51	At least 5 additional families each FY	56
Public Housing participants—AYBL			
Number of families enrolled in AYBL	0	21 one year after implementation	11
Number of HOAP vouchers issued to Public Housing families through AYBL participation	0	21 by 2016	NA
Number of AYBL families purchasing homes	0	21 by 2016	NA

The number of new HCV families purchasing homes is trending slower than anticipated (averaging 2.5 per year versus the benchmark of five). This is due partially to the overall housing market. It is also due to the complicated nature of the process. To address this, starting in FY2013 DCHA will be initiating a case management approach to HCV homeownership similar to the Family Self Sufficiency (FSS) approach. New partnerships with Habitat for Humanity and Bank of America are expected to increase the rate new HCV families enter homeownership.

The number families enrolled in ABYL is significantly lower than expected. There are three main causes of this: 1) the implementation took longer than anticipated and therefore there was less lease-up time in FY2011, 2) The eligibility criteria proved more challenging for DCHA’s Public Housing residents to meet, and 3) the property chosen for AYBL contained no 1-bedroom or 2-bedroom units, thereby limiting small households from participating.

Time itself solved the first cause. DCHA addressed the third cause by adding newly renovated 1-bedroom or 2-bedroom units at Columbia Road to the AYBL in mid FY2012. Three families have as a result. The bigger cause, and the one that DCHA will be addressing in FY2013, is the strict eligibility



criteria. DCHA was surprised that the criteria proved to be so challenging to our Public Housing residents. In FY2013, DCHA will review the criteria and possibly lower the admission standards.

Initiative 4: **Simplified Certification and Multi-Year Income Recertification**

Description

This initiative has two parts—Simplified Certification and Multi-year Recertification, both designed to make the income and eligibility determination process more efficient and cost effective. The initiative has a double benefit. First, saving staffing costs so that scarce resources can be used where they bring more benefit to DCHA’s customers. Second, providing greater convenience, as well as incentives for self-sufficiency to residents of DCHA properties and applicants for housing or assistance provided through DCHA.

Simplified Certification

At final determination of eligibility, as applicants are pulled from the waiting lists and forwarded to HCV or Public Housing for lease-up, DCHA extended the length of time to 180 days that the verified application data is deemed valid. This has reduced the amount of duplicative work required of eligibility staff in DCHA’s Client Placement Division as well as reduce the time necessary to build a qualified applicant pool.

Multi-year Recertification (Biennial Recertification)

In FY2007, DCHA began conducting re-certifications for HCV participants every two years, instead of annually. In conjunction with this change, DCHA adopted local rules for the HCV program that provide work incentives for all participants. Specifically, any increase in earned income in the amount of \$10,000 or less will 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.

Status

Implemented and Ongoing

The biennial recertification initiative has been fully implemented for the HCV program. DCHA intends to implement biennial recertification in its Public Housing program in FY2012 and will continue to full implementation in FY2013.

Impact

This initiative saves DCHA substantial staff time by reducing the number of re-certifications conducted by half.

Metrics

Metric	Baseline (FY2007)	Benchmark	Actual FY2012
Number of HCV regular re-certifications conducted	10,319	50% reduction	5,167 (50% reduction)



Metric	Baseline (FY2007)	Benchmark	Actual FY2012
Staff time to conduct HCV re-certifications	10,319 hours (estimated as 60 minutes per re-certification)	50% reduction	5,167 hours (50% reduction)

Initiative 5: **Modifications to Market-Based Rents**

Description

The local regulations developed under this initiative simplify the process of providing a work incentive to Public Housing residents. The regulation discontinues the HUD requirements that DCHA:

- Provide all residents information about the market-based and income based rents associated with the unit in question; and
- Obtain written documentation of their choice of rent calculation method

Instead, DCHA calculates a resident's income-based rent, compares it to the market-based rent from a periodically updated rent schedule and automatically charges the resident the lower of the two rent options.

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

Status

Implemented and Ongoing

Impact

This activity has decreased the staff time necessary to inform residents and record rent choice, as well as resident time to review and respond. DCHA has eliminated the administrative burden associated with a formal process of notifying approximately 8,000 DCHA Public Housing residents annually of the choice and having residents provide a written response to the Agency.

Metrics

As this activity was implemented in FY2004, the measurable benefits are in the past, prior to the new reporting requirements under the MTW Agreement. No incremental cost savings are expected.



Initiative 6: **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 and Ongoing

Impact

DCHA has experienced cost savings with respect to the potential wear/tear of units and common areas related to the restrictions placed on pet ownership with the establishment of Agency's pet policy. Measurable outcomes based on reduced costs and efficiencies were experienced shortly after this activity was implemented.

Metrics

As the modifications to the DCHA Pet Policy took place 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.

Initiative 7: **DCHA Subsidiary to Act as Energy Services Company**

Description

In 2007, following HUD's approval of DCHA's Energy Capital Improvement Plan, DCHA closed an Equipment Lease/Purchase agreement in the amount of \$26,024,925. DCHA used Construction Services Administration, LLC (CSA), a wholly owned subsidiary, as its Energy Services Company (ESCO). DCHA used HUD provisions allowing, for the purposes of energy subsidy calculation, a frozen base of consumption costs plus actual consumption costs savings to amortize private financing of a comprehensive DCHA energy management program. The frozen base method of operating subsidy calculation was used for some aspects of the program in conjunction with an add-on for energy conservation related debt service for other aspects of DCHA's comprehensive energy conservation program.

Using its MTW Authority, DCHA may, without prior HUD approval, modify the current energy performance contract (EPC) or enter into new performance contracts with Energy Service Companies (ESCOs), also called Energy Service Agreements (ESAs), and determine the terms and conditions of EPCs, provided that, with respect to each contract, (i) the term does not exceed 20 years and (ii) the Agency maintains adequate file demonstrating EPC performance. DCHA or its agents or subsidiaries may also function as its own ESCO, provided that any financing complies with requirements (i) through (ii) of this paragraph. HUD will honor the terms and conditions of such contracts during and beyond the term of DCHA's MTW Agreement. DCHA has also received approval to pledge its reserves or other funds for use



during the term of the MTW demonstration to guarantee the payment of debt service in the event the energy savings are not adequate to cover debt service costs.

Status

Implemented and Ongoing

Impact

DCHA secured \$26 million in funding to implement DCHA’s energy efficiencies as articulated in the Agency’s plan. As of fiscal year end 2012, the entire \$26 million of the loan proceeds have been expended. Another \$2.9 million of interest income has been expended to complete energy improvements in DCHA’s Public Housing. In FY2012, DCHA took advantage of the very 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.

Metrics

EPC Reporting Requirements	FY2011	FY2012
Is the project EScO or Self-developed?	self-developed	self-developed
Number of rehabilitated units in the energy project?	5,444	5,444
Number of rehabilitated AMPs in the energy project?	31	31
What is Total Investment?	\$26,024,925	\$26,024,925
What is Total Financed?	\$26,024,925	\$26,024,925
What is Debt Service (Annual)?	\$2,878,597	\$2,989,371
What are Guaranteed Savings?	\$3,143,583	\$3,143,583
What are Actual Savings?	\$2,651,000	\$3,180,247
What is the Investment per unit?	\$4,780.48	\$4,780.48
What is the Finance per unit?	\$4,780.48	\$4,780.48
What is the Actual Savings per unit?	\$528.77	\$584.17
What is the Savings per project (AMP)?	\$92,859.58	\$102,588.61
What is the Term of the contract?	12 years	12 years
What date was the Request for Proposal issued?	Self-developed did not require a RFP	Self-developed did not require a RFP
What was Date Audit Executed?	April through June of 2004	April through June of 2004
What was Date Energy Services agreement executed?	September 28, 2007	September 28, 2007



EPC Reporting Requirements	FY2011	FY2012
What was Date Repayment starts?	December 20, 2007	December 20, 2007
What Types of Energy Conservation Measures were installed at each AMP site?	Mechanical systems upgrades (boilers, chillers, furnaces, a/c units), Lighting, Water saving devices (toilets, shower heads, faucets, water heaters), building automation.	Mechanical systems upgrades (boilers, chillers, furnaces, a/c units), Lighting, Water saving devices (toilets, shower heads, faucets, water heaters), building automation.

Initiative 8: Modifications to Methods for Setting Total Tenant Payments and Determining HCV Market Rents and Promoting Deconcentration

Description

As part of DCHA’s ongoing efforts to maximize the resources available for DCHA’s customers and to reduce the administrative cost of making these resources available, DCHA:

1. modified the process for making rent reasonableness determinations;
2. established a new method for reviewing rent increase requests and payment standards;
3. established administrative adjustments that improved the efficiency of payments to landlords; and
4. limited moves so that the new lease can only start on the first of a month, thereby avoiding overlapping leases.

DCHA explored options to enhance the housing authority’s ability to encourage voucher participants to exercise their choice in housing, especially related to moving into neighborhoods with low levels of poverty. Recognizing that using one city-wide fair market rent (FMR) encouraged voucher holders to reside in low-cost, high-poverty neighborhoods, DCHA devised a method for establishing Payment Standards and reasonable rent determinations that are in line with existing market rents. This method allowed DCHA to approve contract rents that are in line with existing market rents that are based on thorough and ongoing analyses of the District of Columbia rental market. By creating the in-house capacity to analyze rents annually, with monthly assessments of changes in the District of Columbia submarkets, DCHA has the increased flexibility to be more responsive to changes in established submarkets, while setting Payment Standards that mirror area rents.

Status

Implemented and Ongoing

Impact

Rent Reasonableness Analysis

Prior to implementation of the changes in the approach to rent reasonableness analyses, DCHA conducted a rent reasonableness analysis for each unit submitted for lease-up and for each rent increase that was processed. Each analysis was conducted in two (2) parts:



1. automated calculation using industry software that did not take into account District of Columbia sub-markets
2. negotiations with landlords based on the reasonable rent determination for the unit

While the automated calculation took three minutes to complete based on data entered by staff, HUD required negotiations with landlords that took approximately one hour of staff time. Looking at FY2011 data for the number of transfers/new lease-ups (2,161) alone, DCHA gained at least 2,161 hours in staff time by using MTW authority to annually establish reasonable rents by sub-market and eliminated the need for negotiations with landlords. With the staff time savings, DCHA made changes to workflow processes allowing for staff to perform other needed activities. DCHA believes that the time savings achieved here has already been realized.

Deconcentration of Poverty

Efforts to match payment standards in submarkets to the existing market rent is expected to increase housing choices for DCHA's voucher holders by enabling them to better afford to move into low poverty neighborhoods.

Metrics

Metric	Baseline (FY2010)	Benchmark	Actual FY2012
Number of rent reasonableness analyses conducted at lease-up and rent increase processing	2,161	90% reduction	0
Staff time to conduct rent reasonableness analyses	2,269 hours	90% reduction	0 hours
Dollars spent on comp analysis	\$6,483 (\$3 per analysis x 2,161 analyses)	90% reduction	\$0 – no need for third party comp analysis. All analysis is done in-house
Voucher participants moving to low-poverty wards	107	3% of households served	705 (6.8% of households served)

Initiative 10: **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 and Ongoing

Impact

The intent of this activity is to provide increased options to children who can no longer live with their parents. Federal regulations exclude foster payments from income for the calculation of rent. DCHA has expanded this exclusion to include “grandparent stipends”. The grandparents and children who benefit from this exclusion have greater resources and support to pursue self-sufficiency.

Metrics

Metric	Baseline (FY 2005)	Benchmark	Actual FY2012
Number of grandparents as primary caregivers for whom the local stipend has been excluded from income and rent calculations	0	TBD	Not available

As this initiative was implemented prior to the new reporting requirements under the MTW Agreement, DCHA’s system is unable to track this metric. DCHA will continue to work with its software provider to be able to track the number of impacted families.

Initiative 11: Applicant Intake Site Designation/ Revised Site-Based Waiting List Policies and Procedures

Description

DCHA undertook the implementation of site-based waiting lists in a phased approach. First, DCHA implemented site-based waiting lists for Mixed Finance and Special Purpose sites. These site-based waiting list are managed at the sites by the third party owner/manager of the Mixed Finance and Special Purpose sites. Special Purpose sites are those supportive service intense sites that serve special needs populations or residents who have self-selected to pursue the goal of self-sufficiency. The site-based waiting lists at special purpose properties have eligibility and screening criteria that are site specific. The waiting list can be either for initial occupancy or transfer waiting lists from other Public Housing properties.

The next phase of this initiative is to implement centrally managed site-based waiting lists at DCHA’s conventional Public Housing sites. To implement the site-based waiting lists at conventional Public Housing, in FY2011 DCHA completed a multi-phase review and purge its Public Housing waiting list. In FY2013, DCHA will complete the implementation.

Status

Implemented and Ongoing

Impact

The implementation of site-based waiting list will both reduce costs and increase housing choices. Currently when a unit became available, an applicant first goes through eligibility determination. Once the applicant has been identified as eligible for the program, they are shown the available unit, which



could be at any of the Public Housing properties. If the applicant turns down the first unit shown, which happens often, then the applicant goes back to the eligible applicant pool and waits for another unit. If there was another unit vacant, the applicant is shown a second unit. At this point the applicant must either accept the second unit or be removed from the waiting list (unless the applicant presents acceptable evidence of a hardship).

With the implementation of site-based waiting lists, the process to lease a vacant unit is expected to be reduced considerably. When people apply for the site-based waiting list of their choice, they will only be shown units in the properties where they want to reside. This will reduce the number of first offer rejections and reduce duplicate staff efforts. It will also increase in the household's exercising housing choice, because they will be in a position to determine in which area or property they will live, rather than having to take only what is offered.

Metrics

As the Mixed Finance and Special Purpose Site-based waiting lists were implemented prior to the new MTW reporting requirements, the ability to measure the savings that DCHA experienced in staff time dedicated to centrally managing these lists has passed.

Additional metrics will be added in the FY2013 MTW Report as phase two of the implementation is undertaken. The new metrics will measure reduction costs by calculating the reduction in staff hours. The FY2012 metrics will also measure increase in housing choice by analyzing data on unit rejections.

Initiative 12: Rent Simplification and Collections

Description

DCHA explored various ways to simplify the rent calculation and collections models. As part of its exploration, DCHA looked at self certification of assets and excluding local stipends for grandparents. The goal of this initiative was to build on existing rent simplification models to design a model that simplifies the calculation process and lessens the burden of rent calculations for the neediest families.

As Phase 1 of this initiative, DCHA implemented the following as part of DCHA's Rent Simplification strategy:

- Self-certification of Assets less than \$15,000, including an increase in the threshold for reporting Assets.

Status

Implemented and Ongoing

Impact

DCHA experienced a savings in staff time dedicated to completing 3rd party verifications. However, measurable outcomes based on reduced costs and efficiencies were experienced shortly after this activity was implemented in FY2006.

Metrics

Since the implementation of the increased threshold for reporting assets and self-certification of assets less than \$15,000 took place in FY2006, the measurable benefits are in the past—prior to the new reporting requirements under the MTW Agreement. No incremental cost benefits are expected.



Initiative 13: **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. **Given the lack of movement with implementation of this activity, DCHA is changing the status to "Closed". However, DCHA still remains committed to providing the residents the flexibility in establishing property specific community rules. In the future, if there is renewed interest to move forward by resident councils the initiative will be resubmitted for HUD approval.**

Status

Closed

Impact

The initiative provides Public Housing residents with enhanced housing choices by providing them more control of the community rules.

Metrics

Metrics will be established for this activity once DCHA has developed specific lease modifications requiring MTW authority.

Initiative 14: **Streamlining the Transition from Project-Based to Tenant-Based Vouchers**

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 and Closed

Impact

This initiative saved DCHA time and money by eliminating the need for redundant re-certifications of tenants transitioning from a project-based contract to a tenant-based voucher.



Metrics

As this activity was implemented in FY2008, the measurable benefits are in the past, prior to the new reporting requirements under the MTW Agreement. No incremental cost savings are expected.

Initiative 16: **Requirement to Correct Minor HQS Unit Condition Discrepancies— Tenant/Landlord Self-Certification**

Description

Housing Quality Standards (HQS) defines what “major and minor” violations are. Minor violations do not involve health or safety issues and thereby are marked as “Pass with Comments”. Although HQS does not require that an agency re-inspect to insure that minor violations identified as “Pass with Comment” are addressed, DCHA wants to mandate that minor violations that are “Passed with Comment” are corrected and confirmed through the use of an Inspection Self-certification form (see Appendix D).

DCHA has utilized a self-certification procedure for many years, but there were previously no consequences if the tenant or the landlord does not comply with self-certification. Whether or not the minor violations had been corrected, because the unit passed inspection, the landlord can request and receive a rent increase or the tenant can request and be approved for a transfer to a new unit regardless of who caused the violation.

DCHA used its MTW authority to implement the following consequences faced by tenants and/or landlords who fail to sign an Inspection Self-Certification form:

- For tenant caused violations: the tenant will be unable to move with continued assistance.
- For landlord caused violations: the landlord will not be granted a rent increase.

This change is focused on enforcement. As such, the new flexibility does not necessitate any change to the existing self-certification form.

Status

Implemented and Ongoing

Impact

As expected, DCHA has seen an increase in the number of minor HQS violations that are self-certified as resolved. DCHA also saw a drop in the number of families approved for transfer while living in a unit with unresolved minor HQS violations and a decrease in the number of approved rent increases for units with unresolved minor HQS violations. The decrease from 2,156 approvals in FY2011 to 1,933 in FY2012 was less than expected but the number of overall move requests and rent increase requests was substantially higher than the previous year. The percentage of approved requests was just 49%, much lower than in previous years. **While DCHA experienced positive impacts with this initiative, the increase in re-inspections was unforeseen but not implausible as it likely attributable in part to the need for DCHA to weigh in on disputes between landlords and tenants about the status of violation corrections in order for either the landlord to be considered for a rent increase or the tenant being allowed to move with continued assistance.**



As with all administrative funds saved through MTW activities, DCHA will use savings from this initiative to further other MTW initiatives that increase housing choices or self-sufficiency, but may cost the Agency more to implement.

Metrics

Metric	Baseline (FY2011)	Benchmark	Actual FY2012
Number of resolved Minor HQS violations as a share of Minor HQS violations	Currently, about 60% of units that pass with comments are self-certified that the minor violations have been corrected.	Within two years of implementation, DCHA expects that over 90% of units that pass with comments will be self-certified that the minor violations have been corrected.	3,585 self-certifications of 3,885 pass with comments (92%)
Number of rent increases and transfer requests granted without a self-certification that Minor HQS violations have been corrected	2,156	50% (1,078) decline in the fiscal year after implementation and sustained reduction thereafter	1,933 of 3,790 requests (49%)
Number of re-inspections	8,962	10% (896) decline in the fiscal year after implementation and sustained decline thereafter	9,173

Initiative 17: 2.8.11 Change in Abatement Process, including Assessment of a Re-inspection Fee as an incentive to Maintain Acceptable Housing Quality Standards in Voucher Assisted Units

Description

DCHA is required to conduct a re-inspection for units that fail an annual HQS inspection to ensure that the owner has corrected the violations. If the landlord does not correct the violations by the time of the re-inspection, DCHA must abate the landlord’s payment and terminate the HAP contract. In 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 uses its MTW authority to charge the landlord a fee for the third inspection. The fee for the third inspection is \$75.00 (originally proposed as \$100.00 but lowered in consultation with DCHA Landlord Advisory Group). The fee for the inspection does not remove the abatement of the subsidy; rather, DCHA imposes 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

Impact

The imposition of the fee for the third inspection resulted in faster resolutions to health and safety violations and helped provide our clients with safer living conditions. DCHA saw the number of third inspections drop by 18.1% due to the imposition of the third inspection fee. Because of the increased monetary incentive to correct the violations and avoid the third inspection, DCHA also saw the number of abatements drop by over 50%! DCHA revenues increased by \$57,208 in the first year of implementation. The additional revenues from the third inspection fees and cost savings realized by fewer inspections being conducted are used to support DCHA's other MTW initiatives designed to increase housing choices and promote self-sufficiency.

Metrics

Metric	Baseline (FY2011)	Benchmark	Actual FY2012
Number of annual abatements	2,155	10% (215) reduction in abatements in initial year, with further small reductions thereafter	1,041
Number of 3rd inspections	983	10% (98) reduction of number of 3rd inspections in initial year of implementation, with further small reductions thereafter	805

Initiative 18: Creation of Local Authorization and Release of Information Form with an Extended Expiration to Support the Biennial Recertification Process

Description

Since DCHA moved to biennial recertifications for HCV, and with future implementation planned for Public Housing, a longer release of information authorization was needed. Using the HUD standard Form 9886 (HUD 9886) release form, income data provided for Public Housing and Housing Choice Voucher program participants through the HUD Enterprise Income Verification (EIV) system is only accessible for. 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 lost the ability to run the third party income data.

DCHA has developed a local form that gives the Agency the authority to conduct 3rd party verifications of income for each adult member for 36 months instead of 15 months as long as said member remains a part of the household composition of the assisted household and the household continues to participate in a DCHA program. 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 re-certification contains a reminder that the authorization form was previously signed.



Status

Implemented and Ongoing

Impact

Use of this local form will increase DCHA's capacity to conduct timely 3rd party verifications, reduce staff time related to having the form signed by the family, reduce paperwork and reduce potential audit findings for conducting 3rd party verifications after the 15 month expiration. The impact has not shown in the first year as all clients still needed to sign the new form in FY2012. As with all funds saved through MTW activities, DCHA plans to use savings from this initiative to further other MTW initiatives that increase housing choices or self-sufficiency, but may cost the Agency more to implement.

Metrics

Metric	Baseline (FY2011)	Benchmark	Actual FY2012
Number of Incomplete Recertification Packages sent back to residents by Property Managers or Recertification Staff	1,020	20% (204) reduction in first complete year following implementation	1,023
Number of second appointments	2,908	20% (581) reduction in first complete year following implementation	645

Initiative 20: Enhance Neighborhood Services within Public Housing Communities

Description

As a means to better integrate Public Housing developments into surrounding communities while encouraging self-sufficiency, DCHA will convert Public Housing dwelling units into non-dwelling units to create space for providers of services that help DCHA 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 services available elsewhere in the community so that available resources are used efficiently and residents will be encouraged to leave the community to meet some of their needs.

Working with Resident Councils to identify needs, opportunities and resources, DCHA designated 61 units as MTW Neighborhood Service Units to provide space to organizations providing a range of services. The 48 units on the top two floors of Sibley Plaza a Mixed Population elderly/ disabled community are used by Safe Haven, Inc. a local faith-based nonprofit, to provide meals, drug treatment, counseling, health care services and transitional housing to residents of the transitional housing and to members of the larger community. As of the end of FY2012, Safe Haven was serving 67 clients as part of its transitional housing program and an average of 30-40 non-resident clients.

Ontario Road, a component of the Sibley Family asset management project, has 13 units that are used to provide transitional housing for veterans participating in the Compensated Work Therapy program



through the local VA hospital. Currently this program is being modified. At present, new participants are not being added as current participants move out. In the past year it has served as many as 30 participants at one time. As of the end of FY2012, there were 5 residents in Compensated Work Therapy's transitional housing program.

Status

Implemented and Ongoing

Impact

DCHA met the established benchmark. DCHA will work closely with the service provider for the Compensated Work Therapy program over the course of FY2013 to help facilitate completion of the program changes in order to maximize the number of residents served.

With the addition of space dedicated to this effort, DCHA anticipates an increase in the number of the Agency's residents/participants accessing self-sufficiency, youth and wellness activities. In addition, DCHA is expecting a stabilization, or possibly a reduction, in crime and a slowing in the increase in management and maintenance costs due to the contribution of the services to a thriving community.

Metrics

Metric	Baseline (FY2011)	Benchmark	Actual FY2012
Number of residents served by MTW Neighborhood Service Units	0	At least 30 residents served per service provider	127 residents served <ul style="list-style-type: none"> • Safe Haven served an average of 27-37 residents at any given time • Compensated Work Therapy Program served up to 30 participants at one time



Section VII. Sources and Uses of Funding

Due to the timing of DCHA's fiscal year-end audit, actual activity presented below is preliminary and unaudited.

A. Sources and Uses of MTW Funds

Under MTW, DCHA consolidates the Public Housing operating subsidy, the capital fund program, and the Section 8 Housing Choice Voucher program funding into a Single Fund Budget. The table below compares actual MTW funds received with the budget for FY 2012. Overall, DCHA received virtually the same amount in MTW Block Grant funding than projected. The composition of the funding, however, was substantially different. The budgeted Capital Funds reflect the total funds available to be spent over the next four years, but the actual funds reflect just what was expended (and therefore received) in FY2012, so the FY2012 actual expenditures are substantially below the budgeted amounts. The actual MTW HCV funding received was substantially above the projected amount because of the conversion of non-MTW vouchers to MTW vouchers. DCHA transferred \$4 million of funds received by the DC government for protective services to the MTW block grant. These funds were budgeted in the non-MTW funds, but since they are designated for use on MTW expenses, the transfer was made.

Table VII.1 Sources of MTW Funds

Sources	Budget FY 2012	Unaudited FY 2012
Public Housing Rental Income	\$19,728,705	\$20,476,577
Public Housing Subsidy	48,826,024	46,467,039
Public Housing MTW Capital Funds	17,044,378	7,913,887
HCV Subsidy and Fees	169,668,597	176,252,663
Other Revenue	1,376,075	1,341,182
Other: Transferred to MTW from Local Funding	0	4,000,000
Total Sources:	\$256,643,779	\$256,451,348

The table below compares the actual uses of MTW funds in FY2012 with the adopted budget. Overall, the consolidated MTW expenses were \$15 million under budget due to administrative savings in both the voucher and Public Housing programs and because rehab work was below projections.

Table VII.2 Uses of MTW Funds

Uses	Budget FY 2012	Unaudited FY 2012
HCV Housing Assistance Payments (HAP)	\$133,193,619	\$132,526,474
HCV Administration	12,014,164	6,539,635
Public Housing Operations	57,712,301	49,605,801
Utility Payments	22,843,386	20,853,093
Public Housing Rehabilitation Expenses	9,239,940	4,604,221
Debt Service Repayment Expenses	6,100,000	9,111,871



Uses	Budget FY 2012	Unaudited FY 2012
Resident Services Expenses	1,954,952	1,860,499
Protective Services Expenses	20,531,502	23,453,980
Total Uses:	\$263,589,864	\$248,555,573

B. Sources and Uses of Non-MTW Funds

The table below compares the actual Non-MTW funds received in FY2012 with the budget for FY2012. DCHA's non-MTW funds include both federal and local funds. Overall, DCHA received \$1.6 million more in non-MTW funding than projected. This was due to the receipt of almost \$10 million more of local funding than projected. This more than offset lower ARRA funding and lower non-MTW funds received.

Table VII.3 Sources of Non-MTW Funds

Sources	Adopted Budget FY 2012	Unaudited FY 2012
HOPE VI Funding	\$1,775,686	\$2,178,363
ARRA Grants	15,283,066	11,399,014
ROSS Grant Funding	148,500	54,677
Non-MTW HCV Funding	15,401,540	10,400,922
RHF Funding (If RHF is not block granted)	0	306,480
Other Revenue	12,417	0
Other: Local Funding	22,009,761	31,918,554
Total Sources:	\$54,630,970	\$56,258,010

The table below compares the actual uses of Non-MTW funds in FY2012 with the adopted budget. Overall, the consolidated Non-MTW expenses were under budget by \$2.4 million primarily due to ARRA expenditures that were significantly below budget due to timing issues. The ARRA expenditures were below projections because the FY2011 expenditures of the stimulus capital were faster than expected and there were fewer funds remaining to expend.

Table VII.4 Uses of Non-MTW Funds

Uses	Adopted Budget FY 2012	Unaudited FY 2012
HOPE VI Authorized Activities	\$1,775,686	\$2,178,363
ROSS Grant Authorized Activities	148,500	54,677
Non-MTW HCV and Local Voucher Program Expenses	934,094	3,306,824
Non-MTW HCV and Local Voucher HAP	39,590,258	40,110,140
RHF Funding (If RHF is not block granted)	0	306,480
Management Fees	3,294,861	1,568,679
Other: Local Funding Transferred to MTW	0	4,000,000
Other: Protective Services	4,000,000	



Uses	Adopted Budget FY 2012	Unaudited FY 2012
Other: ARRA Capital Funds	14,026,769	9,830,335
Total Uses:	\$63,770,168	\$61,355,498

C. Sources and Uses of the COCC

The tables below compares the actual sources and uses of COCC funds in FY2012 with the adopted budget.

Table VII.5 Sources of COCC Funds

Sources	Adopted Budget FY 2012	Unaudited FY 2012
Management Fees	23,826,364	\$ 25,022,659
Interest	0	3,765
Other Income	800,000	1,543,155
Total Sources:	\$24,626,364	\$26,569,579

Table VII.6 Uses of COCC Funds

Uses	Adopted Budget FY 2012	Unaudited FY 2012
Administrative	\$ 19,196,978	\$22,531,995
Utilities	499,231	674,980
Maintenance	1,826,293	2,110,587
Protective Services	23,819	277,237
General Expenses*	370,598	2,877,288
Extraordinary Maintenance	0	50,042
Total Uses:	\$21,916,919	\$28,522,129

*The variance was related to debt service on the EPC loan, compensated absences recording and loans to other entities.

D. Cost Allocation or Fee-for-Service Approach

DCHA utilizes a Local Asset Management Plan (LAMP) that differs from the requirements of the Housing Act of 1937 Act, as amended.

E. Use of Single-Fund Flexibility

Single-Fund Budget Flexibility was used to meet many of the Agency's goals under the MTW Program. In FY2012 as in previous years, DCHA has used grant funds to achieve the following:

- Fund Public Housing Operations
- Modernize conventional Public Housing and generally address deferred maintenance issues at DCHA's conventional Public Housing sites
- Create and operate workforce training site for Public Housing residents



- Create UFAS units in the private market through DCHA's Partnership Program to accommodate the housing needs of DCHA residents
- Improve customer service, including the creation and maintenance of a Customer Call Center and work-order tracking system
- Purchase and maintain Public Safety equipment and tools to improve the safety and security in and around our communities



Section VIII. Administrative

A. Progress Report

Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms, if applicable.

Not Applicable

B. Results of latest DCHA directed evaluations of the demonstration.

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

C. Performance and Evaluation Report for Non-MTW Capital Fund Activities

The Performance and Evaluation Report for the period ending September 30, 2012 is included in Appendix A for the following grants:

DC39R001S01-07 (Final Report)

DC39R001S02-07 (Final Report)

DC39R001S01-08 (Final Report)

DC39R001S02-08

DC39R001S01-09

DC39R001S02-09

DC39R001S01-10

DC39R001S02-10

DC39R001S01-11

DC39R001S02-11

DC39S001501-09

DC001001340-09E

DC001000009-09R

DC001000082-09R

DC001002220-09R

DC001002400-09R

DC001005260-09R

DC001004361-09E

DC001003530-09R

DC001800001-09F

DC001800002-09F

DC001800001-09G

Energy Performance Contract



D. Statutory Compliance Certification



District of Columbia Housing Authority

1135 North Capitol Street, N.E., Washington, D.C. 20002-7599
202-535-1000

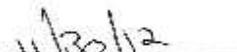
Adrienne Todman, Executive Director

Certification of MTW Statutory Compliance

On behalf of the District of Columbia Housing Authority (DCHA), I certify DCHA met the three statutory requirements of the Moving to Work program during Fiscal Year 2012. Specifically, DCHA confirms that:

1. At least 75 percent of the families assisted by the Agency were very low income families;
2. The Agency has continued to assist substantially the same total number of eligible low-income families as would have been served without MTW; and
3. The Agency has continued to serve a comparable mix of families (by family size) as would have been served without MTW.


Adrienne Todman
Executive Director


Date



Appendix A: Performance and Evaluation Report

Performance and Evaluation Report included for the following grants:

DC39R001S02-08
DC39R001S01-09
DC39R001S02-09
DC39R001S01-10
DC39R001S02-10
DC39R001S01-11
DC39R001S02-11
DC39S001501-09 (Final Report)
DC001001340-09E (Final Report)
DC001000009-09R (Final Report)
DC001000082-09R (Final Report)
DC001002220-09R (Final Report)
DC001002400-09R (Final Report)
DC001005260-09R (Final Report)
DC001004361-09E (Final Report)
DC001003530-09R (Final Report)
DC001800001-09F (Final Report)
DC001800002-09F (Final Report)
DC001800001-09G (Final Report)
Energy Performance Contract



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

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

Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150108	FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$2,030,423	\$2,030,423	\$2,030,423	\$2,030,423
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,030,423	\$2,030,423	\$2,030,423	\$2,030,423
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$122,000	\$122,000	\$122,000	\$122,000
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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



Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				
PHA Name: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150108	FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original	Revised 2	Obligated Expended
	Signature of Executive Director 	Date 11/29/12	Signature of Public Housing Director	Date



Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150208	
				FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$3,044,178	\$3,044,178	\$3,044,178	\$3,044,178
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$3,044,178	\$3,044,178	\$3,044,178	\$3,044,178
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$183,000	\$183,000	\$183,000	\$183,000
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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



Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150208	
				FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
	Signature of Executive Director	Date 11/29/12		Signature of Public Housing Director Date	



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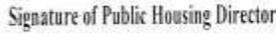
Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150109	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$1,859,428	\$1,859,428	\$1,859,428	\$1,674,428
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,859,428	\$1,859,428	\$1,859,428	\$1,674,428
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$112,000	\$112,000	\$112,000	\$112,000
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____			Replacement Housing Factor Grant No: DC39R00150109	FFY of Grant: <u>2009</u> FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
Signature of Executive Director		Date		Signature of Public Housing Director		
		11/29/12				



Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150209	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$3,396,602	\$3,396,602	\$3,396,602	\$1,974,906
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$3,396,602	\$3,396,602	\$3,396,602	\$1,974,906
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$204,000	\$204,000	\$204,000	\$204,000
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150209	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		11/29/12			



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 Capital Fund Financing Program

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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150110	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$1,853,477	\$1,853,477	\$1,853,477	\$86,392
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,853,477	\$1,853,477	\$1,853,477	\$86,392
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$112,000	\$112,000	\$112,000	\$0
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 200 Related to Energy Conservation Measures				

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



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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CHF: _____		Replacement Housing Factor Grant No: DC39R00150110	
				FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		11/29/12			



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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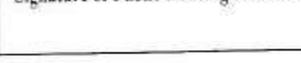
Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150210	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$2,297,446	\$2,297,446	\$1,775,043	\$0
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,297,446	\$2,297,446	\$1,775,043	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$138,000	\$138,000	\$93,000	\$0
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 200 Related to Energy Conservation Measures				

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



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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: DC39R00150210 Date of CFFP: _____		FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
	Signature of Executive Director 	Date 11/27/12	Signature of Public Housing Director 		Date _____



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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: DC39R00150111 Date of CFP: _____		FFY of Grant: <u>2011</u> FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$922,323	\$922,323	\$92,232	\$0
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$922,323	\$922,323	\$92,232	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$54,000	\$54,000	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 200 Related to Energy Conservation Measures				

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



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Part I: Summary						
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: DC39R00150111 Date of CFFP: _____			FFY of Grant: <u>2011</u> FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
	Signature of Executive Director	Date	Signature of Public Housing Director	Date		
		11/29/12				



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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150211	
				FFY of Grant: 2011 FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$2,158,866	\$2,158,866	\$215,886	\$0
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,158,866	\$2,158,866	\$215,886	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$130,000	\$130,000	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 200 Related to Energy Conservation Measures				

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



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U.S. Department of Housing and Urban Development
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Part I: Summary						
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: DC39R00150211 Date of CFFP: _____			FFY of Grant: <u>2011</u> FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
Signature of Executive Director 		Date 11/29/12		Signature of Public Housing Director Date		



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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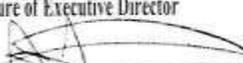
Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150112	
				FFY of Grant: 2012 FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$1,402,457	\$1,402,457	\$140,000	\$0
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,402,457	\$1,402,457	\$140,000	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$85,000	\$85,000	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 200 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.



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U.S. Department of Housing and Urban Development
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Part I: Summary				
PHA Name: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: DC39R00150112	FFY of Grant: <u>2012</u> FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original	Revised 2	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director Date	
		11/29/12		



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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150212	
				FFY of Grant: 2012 FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$401,512	\$401,512	\$40,000	\$0
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$401,512	\$401,512	\$40,000	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$25,000	\$25,000	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 200 Related to Energy Conservation Measures				

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



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: DC39R00150212	
				FFY of Grant: <u>2012</u> FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		11/29/12			



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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC39S00150109 Date of CHFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: January 19, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	① \$2,701,986	\$2,701,986	\$2,701,986	\$2,701,986
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	② \$109,469	\$109,469	\$109,469	\$109,469
8	1440 Site Acquisition				
9	1450 Site Improvement	③ \$946,151	\$946,151	\$946,151	\$946,151
10	1460 Dwelling Structures	④ \$22,442,802	\$22,442,802	\$22,442,802	\$22,442,802
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures		\$772,747	\$772,747	\$772,747
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	⑤ \$46,707	\$46,707	\$46,707	\$46,707
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$27,019,862	\$27,019,862	\$27,019,862
21	Amount of line 20 Related to LBP Activities		\$187,575	\$187,575	\$187,575
22	Amount of line 20 Related to Section 504 Activities		\$1,685,000	\$1,685,000	\$1,685,000
23	Amount of line 20 Related to Security - Soft Costs		\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs		\$410,952	\$410,952	\$410,952
25	Amount of line 200 Related to Energy Conservation Measures		\$6,612,000	\$6,612,000	\$6,612,000

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



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Part I: Summary				
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC39S00150109 Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: January 13, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost I
		Original	Revised 2	Obligated Expended
	Signature of Executive Director <i>[Signature]</i>	Date 6/11/12	Signature of Public Housing Director <i>[Signature]</i> For Lee Palman	Date 6/13/12



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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100134009E Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: May 10, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$225,875	\$225,875	\$225,875	\$225,875
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$207,023	\$207,023	\$207,023	\$207,023
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,732,377	\$1,732,377	\$1,732,377	\$1,732,377
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$93,475	\$93,475	\$93,475	\$93,475
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,258,750	\$2,258,750	\$2,258,750	\$2,258,750
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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



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

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

Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100134009E Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: May 10, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 1	Obligated	Expended
Signature of Executive Director 		Date 6/11/12	Signature of Public Housing Director 		Date 8/2/12



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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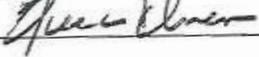
Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100000909R Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 29, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$88,957	\$88,957	\$88,957	\$88,957
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,005	\$7,005	\$7,005	\$7,005
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$793,610	\$793,610	\$793,610	\$793,610
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$889,572	\$889,572	\$889,572	\$889,572
21	Amount of line 20 Related to LBP Activities	\$30,000	\$24,000	\$24,000	\$24,000
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$6,000	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$12,000	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$425,647	\$120,000	\$120,000	\$120,000

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



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 Capital Fund Financing Program

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Part I: Summary					
FHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100000909R Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 29, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director 		Date 6/11/12		Signature of Public Housing Director 	
		Date 8/2/12			



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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number: Capital Fund Program Grant No: DC00100008209R Date of CFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 22, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$59,305	\$59,305	\$59,305	\$59,305
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$2,390	\$2,390	\$2,390	\$2,390
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$531,353	\$531,353	\$531,353	\$531,353
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$593,048	\$593,048	\$593,048	\$593,048
21	Amount of line 20 Related to LBP Activities	\$20,000	\$16,000	\$16,000	\$16,000
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$4,000	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$8	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$283,765	\$80,000	\$80,000	\$80,000

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



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary				
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100008209R Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 22, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original	Revised 2	Obligated Expended
	Signature of Executive Director	Date 6/11/12	Signature of Public Housing Director <i>John...</i> For Lee Palman	Date 6/13/12



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100222009R Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 22, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$14,826	\$14,826	\$14,826	\$14,826
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,167	\$1,167	\$1,167	\$1,167
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$132,269	\$132,269	\$132,269	\$132,269
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of Lines 2 - 19)	\$148,262	\$148,262	\$148,262	\$148,262
21	Amount of line 20 Related to LBP Activities	\$5,000	\$4,000	\$4,000	\$4,000
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$1,000	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$2,000	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$70,941	\$20,000	\$20,000	\$20,000

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



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

U.S. Department of Housing and Urban Development
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Part I: Summary				
PBA Name:		Grant Type and Number		FFY of Grant:
District of Columbia Housing Authority		Capital Fund Program Grant No: DC00100222009R	Replacement Housing Factor Grant No:	2009
		Date of CFPP:		FFY of Grant Approval: 2010
Type of Grant				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 22, 2012		<input checked="" type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original	Revised 2	Obligated
				Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
		6/11/12	For Lee Palmer	
			Date 6/13/12	



Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100240009R Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 22, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$14,826	\$14,826	\$14,826	\$14,826
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,167	\$1,167	\$1,167	\$1,167
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$132,269	\$132,269	\$132,269	\$132,269
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9900 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$148,262	\$148,262	\$148,262	\$148,262
21	Amount of line 20 Related to LBP Activities	\$5,000	\$4,000	\$4,000	\$4,000
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$1,000	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$2,000	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$70,941	\$20,000	\$20,000	\$20,000

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



Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No: DC00100240009R Date of CFFP: _____			FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 22, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		6/11/12			6/13/12



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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100526009R Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 22, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$14,826	\$14,826	\$14,826	\$14,826
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,168	\$1,168	\$1,168	\$1,168
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$132,268	\$132,268	\$132,268	\$132,268
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$148,262	\$148,262	\$148,262	\$148,262
21	Amount of line 20 Related to LBP Activities	\$5,000	\$4,000	\$4,000	\$4,000
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$1,000	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$2,000	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$70,941	\$20,000	\$20,000	\$20,000

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



Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100526009R Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 22, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		6/11/12			8/2/12



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

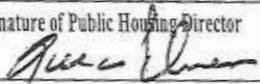
Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100436109E Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: May 10, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$65,148	\$65,148	\$65,148	\$65,148
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$9,363	\$9,363	\$9,363	\$9,363
8	1440 Site Acquisition				
9	1450 Site Improvement	\$576,970	\$576,970	\$576,970	\$576,970
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$651,481	\$651,481	\$651,481	\$651,481
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$63,289	\$12,000	\$12,000	\$12,000
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 200 Related to Energy Conservation Measures	\$191,620	\$5,000	\$5,000	\$5,000

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHP funds shall be included here.



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary					
PBA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100436109E Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: May 10, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost I	
		Original	Revised 1	Obligated	Expended
Signature of Executive Director 		Date 6/11/12		Signature of Public Housing Director 	
				Date 8/2/12	



Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

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

Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100353009R Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: May 24, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$730,857	\$730,857	\$730,857	\$730,857
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$347,993	\$347,993	\$347,993	\$347,993
8	1440 Site Acquisition				
9	1450 Site Improvement	\$593,871	\$593,871	\$593,871	\$593,871
10	1460 Dwelling Structures	\$5,397,350	\$5,397,350	\$5,397,350	\$5,397,350
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$238,499	\$238,499	\$238,499	\$238,499
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$7,308,570	\$7,308,570	\$7,308,570	\$7,308,570
21	Amount of line 20 Related to LBP Activities	\$0	\$290,000	\$290,000	\$290,000
22	Amount of line 20 Related to Section 504 Activities	\$0	\$15,000	\$15,000	\$15,000
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$7,308,570	\$5,386,221	\$5,686,221	\$5,686,221

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



Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00100353009R Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: May 24, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 1	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		6/11/12			
				Date	
				8/2/12	



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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00180000109F Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: August 31, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$938,187	\$938,771	\$938,771	\$938,771
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,154,085	\$1,052,197	\$1,052,197	\$1,052,197
8	1440 Site Acquisition				
9	1450 Site Improvement	\$6,466,571	\$6,567,875	\$6,567,875	\$6,567,875
10	1460 Dwelling Structures	\$1,026,000	\$1,026,000	\$1,026,000	\$1,026,000
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$9,584,843	\$9,584,843	\$9,584,843	\$9,584,843
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$18,600	\$18,600	\$18,600	\$18,600
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 200 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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



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 Capital Fund Financing Program

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

Part I: Summary				
PHA Name: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No: DC00180000109F Date of CFFP: _____		Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: August 31, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original	Revised 2	Obligated Expended
	Signature of Executive Director 	Date 9/11/12	Signature of Public Housing Director 	Date 9/25/12



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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00180000209F Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$410,861	\$410,861	\$410,861	\$410,861
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,061,054	\$1,061,054	\$1,061,054	\$1,061,054
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,030,997	\$1,030,997	\$1,030,997	\$1,030,997
10	1460 Dwelling Structures	\$4,344,777	\$4,344,777	\$4,344,777	\$4,344,777
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$6,847,689	\$6,847,689	\$6,847,689	\$6,847,689
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$41,250	\$41,250	\$41,250	\$41,250
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$51,150	\$51,150	\$51,150	\$51,150
25	Amount of line 200 Related to Energy Conservation Measures	\$258,260	\$258,260	\$258,260	\$258,260

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



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 Expires 4/30/2011

Part I: Summary				
PHA Name: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No: DC00180006209F Date of CFFP: _____		Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost I
		Original	Revised 2	Obligated Expended
Signature of Executive Director <i>[Signature]</i>		Date 8/23/12	Signature of Public Housing Director <i>[Signature]</i> Date 9/25/12	



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Part I: Summary					
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00180000109G Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 01, 2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$492,547	\$492,992	\$492,992	\$492,992
10	1460 Dwelling Structures	\$5,335,335	\$5,334,890	\$5,334,890	\$5,334,890
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$5,827,882	\$5,827,882	\$5,827,882	\$5,827,882
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 200 Related to Energy Conservation Measures				

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



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC00180000109G Date of CFFP: _____			Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 01, 2011 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
Signature of Executive Director <i>[Signature]</i>		Date 6/11/12	Signature of Public Housing Director <i>[Signature]</i>		Date 8/2/12	



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Energy Performance Contract Date of EPC: September 28, 2007			Replacement Housing Factor Grant No:	FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	\$2,365,902	\$2,365,902	\$2,365,902	\$2,365,902	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$2,672,483	\$2,672,483	\$2,672,483	\$2,672,483	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$18,900	\$18,900	\$18,900	\$18,900	
10	1460 Dwelling Structures	\$20,967,640	\$20,967,640	\$20,967,640	\$20,967,640	
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$26,024,925	\$26,024,925	\$26,024,925	\$26,024,925	
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0	
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0	
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0	
24	Amount of line 20 Related to Security - Hard Costs	\$2,753,846	\$2,753,846	\$2,753,846	\$2,753,846	
25	Amount of line 200 Related to Energy Conservation Measures	\$26,024,925	\$26,024,925	\$26,024,925	\$26,024,925	

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



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Part I: Summary						
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Energy Performance Contract Date of EPC: <u>September 28, 2007</u>			Replacement Housing Factor Grant No:	FFY of Grant: <u>2007</u> FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
Signature of Executive Director 		Date <u>11/29/12</u>		Signature of Public Housing Director Date		



Appendix B: Local Asset Management Program

Background and Introduction

The Amended and Restated Moving to Work Agreement, effective September 29, 2010, required DCHA to design and implement a local asset management program for its Public Housing Program and describe such program in its Annual MTW Plan. The term “Public Housing Program” means the operation of properties owned or subsidized by the Agency that are required by the U.S. Housing Act of 1937 to be subject to a Public Housing declaration of trust in favor of HUD. The Agency’s local asset management program shall include a description of how it’s implementing project-based property management, budgeting, accounting, and financial management and any deviations from HUD’s asset management requirements. Under the First Amendment to the MTW Agreement, DCHA agreed to describe its cost accounting plan (cost allocation plan) as part of its local asset management program including how it deviates from the HUD fee for service system.

Project-based approach for Public Housing Program

DCHA maintains a project-based management approach which includes both DCHA-managed properties, as well as privately managed properties, under the Public Housing Program. Project-level budgeting and accounting is maintained for each of these Public Housing properties. In addition, each mixed-income, mixed-finance rental community that contains Agency-assisted units under the Public Housing Program are owned, managed and operated by third party partnerships as established at the time each of the transactions were structured. DCHA maintains a separate budget and accounting for the operating subsidy paid to the owners of these properties as well as any other cost incurred by the Agency on behalf of these properties.

COST ALLOCATION PLAN

Identification of Cost Allocation Approach

DCHA approached its cost allocation plan with consideration to the entire operation of the Agency, rather than a strict focus on only the MTW Program. This cost allocation plan addresses the larger DCHA operation as well as the specific information required related to the MTW Program.

Under the MTW Agreement, the cost accounting options available to the Agency include either a “fee-for-service” methodology or an “indirect cost rate” methodology. DCHA can establish multiple cost objectives or a single cost objective for its MTW Program. DCHA opted to use a fee-for-service methodology and to establish the MTW Program as a single cost objective, as further described below.

Classification of Costs

There is no universal rule for classifying certain costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the Federal award or other final cost objective. Therefore, the definitions and guidelines provided in this Cost Allocation Plan are used for determining direct and indirect costs charged to the cost objectives.



Definitions

Cost Objective – Cost objective is a function, organizational subdivision, contract, grant, or other activity for which cost data are needed and for which costs are incurred.

Direct Costs – Direct costs are those that can be identified specifically with a particular final cost objective.

Indirect Costs – Indirect costs are those: (a) incurred for a common or joint purpose benefitting more than one cost objective, and (b) not readily assignable to the cost objective(s) specifically benefitted, without effort disproportionate to the results achieved. After direct costs have been determined and assigned directly to Federal awards and other activities as appropriate, indirect costs are those remaining to be allocated to the cost objectives.

Cost Base – A cost base is the accumulated direct costs (normally either total direct salaries and wages or total direct costs exclusive of any extraordinary or distorting expenditures) used to distribute indirect costs to cost objectives (Federal awards). Generally, the direct cost base selected should result in each award bearing a fair share of the indirect costs in reasonable relation to the benefits received from the costs.

DCHA Cost Objectives

DCHA has identified the following cost objectives:

MTW Program – All associated activities funded under the MTW Single Fund authority are deemed as a **single cost objective**. The MTW Program cost objective includes: 1) DCHA-owned Public Housing Properties and Public Housing units contained in third party-owned properties, 2) MTW Housing Choice Vouchers, both Project-Based Vouchers (PBV) and Tenant-Based Vouchers, 3) Development Activity funded from MTW, 4) resident services and case management services offered to families served under the MTW program, 5) Capital Funds, and 6) any other activity that is permitted in DCHA's Amended and Restated MTW Agreement.

Revitalization Program – The Revitalization Program includes the development-related activity funded from HOPE VI, Choice Neighborhood Initiatives and other local funds. Generally, DCHA will capture costs by development and will include the ability to track charges to specific funding sources.

Special Purpose (Non-MTW) Tenant-Based and Project-Based Housing Choice Vouchers – Special Purpose Vouchers include, but are not limited to, the Section 8 Moderate Rehab Program, the Veterans Affairs Supportive Housing (VASH) vouchers, Tenant Protection and Opt-Out Vouchers in the first year, and the Multicultural vouchers.

American Recovery and Reinvestment Act (ARRA) Grants – The ARRA grants are one-time grants which will be use for rehabilitation of existing DCHA-owned Public Housing properties, and demolition and development related to the Public Housing-assisted units inside of mixed-income, mixed-finance developments.

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 two 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 OMB Circular A-87, 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.

American Recovery and Reinvestment Act (ARRA) Grant direct costs include, but are not limited to:

1. Demolition of DCHA-owned Public Housing properties
2. Rehabilitation of existing DCHA-owned Public Housing properties, and
3. Construction costs including loans and financing related to the Public Housing units inside of mixed-income, mixed-finance developments.

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 10% of MTW Program funds to cover the costs of the Central Office Cost Center (COCC). DCHA views the 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 Federal 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 C: Closed-Out MTW Activities

Table VIII.1 Summary of MTW Activities/Initiatives

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
N/A	1.2.04	Locally Defined Site and Neighborhood Standards	<ul style="list-style-type: none"> Increase housing choices for low-income families 	FY2004	Implemented FY2004, Closed Out FY2011
N/A	2.4.04	Special Occupancy for Service Providers	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	FY2004	Never Implemented Closed Out FY2005
N/A	3.1.04	Voluntary Resident Community Service	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	FY2004	Never Implemented Closed Out FY2004
N/A	3.2.04	Resident Satisfaction Assessment	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	FY2004	Implemented FY2004 Closed Out FY2004
N/A	1.7.05	Security Deposit Guarantee Program	<ul style="list-style-type: none"> Increase housing choices for low-income families 	FY2005	Never Implemented, Closed Out FY2010
N/A	1.8.05	Modification to HCV Inspections Scheduling	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	FY2005	Never Implemented Closed Out FY2006
N/A	3.3.05	Streamlining Resident Community Service	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness in federal expenditures 	FY2005	Implemented FY2005 Closed Out FY2012
N/A	4.2.05	Revolving Loan Fund for HCV Landlords	<ul style="list-style-type: none"> Increase housing choices for low-income families 	FY2005	Never Implemented Closed Out FY2009
N/A	4.3.05	Flexible Funding	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	FY2005	Implemented FY2005 Closed Out FY2010
N/A	4.4.06	Reformulation of HUD Forms	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	FY2006	Implemented FY2006 Closed Out FY2010



New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
N/A	1.11.08	Maximizing Public Housing Subsidies	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness Increase housing choices for low-income families 	FY2008	Never Implemented Closed Out FY2008

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

Closed Out

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

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

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 relied too heavily on the literacy of customers being surveyed.

Status

Closed Out

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

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

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.

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
- Set 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

Closed Out

Revolving Loan Fund for HVCP 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

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

Closed Out

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

Closed Out

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.

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 FY 2007 and FY2008, 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