



District of Columbia Housing Authority

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Michael Kelly, Executive Director

July 31, 2007

Ms. Dominique Blom
Deputy Assistant Secretary
Office of Public Housing Investments
U.S. Department of Housing and
Urban Development
451 7th Street S.W.
Washington, DC 20410

Dear Ms. Blom:

I am pleased to submit the attached FY 2008 Moving to Work (MTW) Annual Plan in accordance with the D.C. Housing Authority's (DCHA) MTW Agreement. This plan includes data and other descriptive information on DCHA's housing and resident programs. It also includes descriptions of those program initiatives that DCHA will explore during the next fiscal year. These program initiatives provide DCHA with the opportunity to create local policy and procedural modifications to existing HUD rules that better serve our clients. This is the fifth year of DCHA's participation in the MTW demonstration, and we have found the programmatic flexibility associated with MTW to be invaluable as DCHA responds to ever changing forces within the affordable housing industry.

Thematically, this plan is consistent with those submitted over the past four years; DCHA's overarching objectives are to improve program efficiencies, streamline procedures, and create opportunities to increase the availability of low income housing. We have shared these ideas, and collected some as well, through our extensive outreach process. We have consulted with our resident leadership. We have met with the local advocate community and held a public hearing. Each of our initiatives undergoes an exhaustive vetting with our core stakeholders, and we are excited about the opportunities available to us during the year ahead.

Please feel free to call me with any questions you may have regarding this plan. I look forward to sharing our FY 2007 MTW report with you later this year.

Sincerely,


Michael Kelly
Executive Director

cc: Lee Palman

DISTRICT OF COLUMBIA HOUSING AUTHORITY



**CREATIVE LIVING
SOLUTIONS PLAN
FY 2008**

MICHAEL KELLY, Executive Director

Table of Contents

INTRODUCTION.....	1
OVERVIEW OF ACTIVITIES AND ISSUES	3
A. Households Served.....	3
Occupancy Policies.....	10
Changes in Housing Stock	14
Uses of Funds	16
Capital Planning.....	19
Management Information for Owned/Managed Units.....	23
Management Information for Leased Housing.....	28
Resident Programs	30
CREATIVE LIVING SOLUTIONS INITIATIVES	32
Overview	32
Objective 1: Developing Enhanced Housing Opportunities.....	34
<i>Initiative 1.7.05: Security Deposit Guarantee Program.....</i>	<i>34</i>
<i>Initiative 1.9.06: Modifications to DCHA's Project-Based Voucher Program Admissions.....</i>	<i>34</i>
<i>Initiative 1.10.06: Applicant Intake Site Designation.....</i>	<i>35</i>
<i>Initiative 1.11.08: Maximizing Public Housing Subsidies.....</i>	<i>35</i>
Objective 2: Sustain Quality Property Management.....	36
<i>Initiative 2.1.04: Simplified Certification and Multi-year Income Recertification.....</i>	<i>36</i>
<i>Initiative 2.6.07: Enhanced Public Housing Lease Enforcement Operations.....</i>	<i>36</i>
Objective 3: Achieve Effective Customer Support Services	38
<i>Initiative 3.3.05: Streamlined Subsidy-Only Protocol (the "OPERating Assistance Program").....</i>	<i>38</i>
<i>Initiative 3.4.05: Supporting Grandfamilies.....</i>	<i>39</i>
<i>Initiative 3.5.06: Rent Simplification and Collections.....</i>	<i>40</i>
<i>Initiative 3.6.08: Streamlining the Transition from Project-Based to Tenant-Based Vouchers.....</i>	<i>40</i>
<i>Initiative 3.7.08: Reform Housing Quality Standards.....</i>	<i>41</i>
Objective 4: Organize Efficient Businesslike Operating Systems	42
<i>Initiative 4.2.05: Revolving Loan Fund for HCVP Landlords.....</i>	<i>42</i>
<i>Initiative 4.3.05: Flexible Funding.....</i>	<i>42</i>
<i>Initiative 4.4.06: Reformulation of HUD Forms.....</i>	<i>42</i>
CONCLUSION	44
APPENDICES.....	45
Appendix A: Capital Budget	46
Appendix B: Bond Funded Projects and Energy Improvement Projects.....	47
Appendix C: Operating Subsidy Request (FY 2007).....	48
Appendix D: Replacement Housing Factor Plan.....	49
Appendix E: Board Resolution and Certifications.....	50

INTRODUCTION

This plan describes both the ongoing activities and plans and the innovative initiatives that DCHA will pursue during the fifth full year of its participation in HUD's demonstration program, Moving to Work (MTW). In accordance with the administrative provisions of the DCHA MTW Agreement, this plan is for the period from the beginning of Fiscal Year 2008, October 1, 2007, through September 30, 2008.

Because DCHA is governed by the District of Columbia's public rulemaking process, and works closely with an active low income housing advocate community, its Citywide Resident Advisory Board and residents in both the public housing and voucher programs, this plan is an overview and preview of MTW activities anticipated for the coming year. Each one of the initiatives proposed in the second section of this plan, "Creative Living Solutions Initiatives", will be reviewed and crafted in detail by a diverse group of stakeholders before being adopted by the Board of Commissioners. The local regulations or other implementing tools will reflect the input from many authors before they are made final.

The basic requirements for DCHA's participation in the MTW demonstration are outlined in DCHA's MTW Agreement with HUD. The MTW Agreement commits DCHA to the following:

- At least seventy-five (75%) of the families assisted during the term of the demonstration will be very low-income families;
- DCHA will continue to assist at least substantially the same total number of eligible low-income families as would have been served without participation in the demonstration; and
- DCHA will serve a comparable mix of families (by family size) as would have been served without participation in the program.

DCHA has chosen to name its MTW program Creative Living Solutions (CLS). The CLS objectives that DCHA has established spring from the goals and objectives of its Strategic Plan. DCHA has operated under a Strategic Plan for the past seven years which consists of ten goals approved by the Board of Commissioners. The plan has been updated every two years and DCHA is operating under a FY 2007-2008 plan. DCHA's ten goals have been combined into objectives for the purpose of this plan. The Strategic Plan will continue to guide the day-to-day activities of the Authority. DCHA's four CLS objectives as outlined in this Plan are as follows:

- Develop enhanced housing opportunities;
- Sustain quality property management;
- Achieve effective customer support services; and
- Organize efficient businesslike operating systems.

Over the course of the seven year term of this demonstration new DCHA rules or other implementing steps, replacing those required by HUD, will be developed in consultation with the residents of DCHA's communities, the local organizations committed to helping improve the lives of low income families, local elected and appointed officials, DCHA staff and concerned members of the general public. After the exploration and consultation process, those changes that are carried through to implementation will be adopted through the District of Columbia rulemaking process after approval by the DCHA Board of Commissioners. Once adopted by the DCHA Board of Commissioners, local rules will replace HUD rules. DCHA will not implement the changes

described in this plan without hearing from and working closely with our clients, advocacy groups and all other stakeholders, not the least of which are DCHA's employees responsible for the day-to-day success of the agency in achieving its mission.

Because of DCHA's commitment to following a broadly inclusive path in implementing the initiatives described in this plan, we cannot predict exactly when or whether initiatives will be fully implemented. Thus, this plan presents the innovative activities that we plan to explore and possibly initiate during FY '08 recognizing that some of the initiatives described in this plan will take more than one year to fully implement. Additionally, this plan includes the initiatives that we began in FY'04, FY '05, FY '06 and FY '07 that will require further development during FY'08. These are identified by the numbering system. Initiatives introduced in FY'04 have "04", "05" for FY 2005 and "06" for FY '06 and so forth, representing the last two digits in the Initiative number. Similarly, initiatives introduced this year end in "08". Some initiatives have been and may be abandoned if we learn from the input gathered during the planning process that the initiative as proposed will not result in the benefits we seek.

Organization of the Plan

The first section of this plan is entitled "Overview of Activities and Issues". It is organized according to the requirements for the MTW Plan found in Attachment "B" of DCHA's MTW Agreement with HUD. The "Overview of Activities and Issues" section of the plan provides data showing trends in the core activities of the Agency. Per the MTW agreement, the data is presented by fiscal year providing statistics and indicators for the both the beginning and end of the fiscal year for which the plan is written. When DCHA reports on the benchmarks as required by its MTW Agreement, it reports on data from the end of each fiscal year. The "Overview of Activities and Issues" section also identifies issues and describes actions that DCHA will be taking to address the identified issues. DCHA is able to undertake some of the actions described in the Ongoing Activities section as a result of the authorizations of DCHA's MTW Agreement with HUD.

The second section of this plan outlines specific innovative activities that are authorized by the terms of the MTW Agreement. It is entitled "Creative Living Solutions Initiatives". Each part of the "Creative Living Solutions Initiatives" section covers a CLS Objective. The initiatives listed in this plan are organized and numbered according to the primary CLS objective that they advance the order in which they were presented and the year when they were first introduced. For example, the first initiative in this year's plan is numbered 1.4.04. This initiative advances objective 1. It was the 4th initiative proposed under MTW/CLS and it was introduced in the FY '04 Plan. Gaps in numbering sequence indicate that an initiative has been implemented or that DCHA has determined, as part of its exploration of the initiative that it is not feasible or useful to implement. Information on initiatives that were introduced in FY 2007 and that are not included in this plan will be included in the MTW/CLS Annual report for FY 2007 as we report on the status of those initiatives. This plan only addresses those initiatives that will be pursued during FY 2008.

As DCHA pursues the CLS Initiatives outlined in this plan, it also will be working to achieve the performance benchmarks established in Attachment "D" of the MTW Agreement. At the end of the year DCHA will prepare a CLS Annual Report to report on the progress it has made toward achieving the benchmarks in the Agreement, and the status of the initiatives outlined in this Plan.

OVERVIEW OF ACTIVITIES AND ISSUES

A. Households Served

Public Housing Families	
At beginning of period (Oct. 1, 2007)	Projected at the end of period (Sept. 30, 2008)
7,380 ¹	7,390 ²

HCVP Recipients	
At beginning of period (Oct. 1, 2007)	Projected at the end of period (Sept. 30, 2008)
10,997 ³	11,092 ⁴

Total Households Served (public housing and HCVP)	
At beginning of period (Oct. 1, 2007)	Projected at the end of period (Sept. 30, 2008)
18,357	18,482

Households Served ⁵ by bedroom Size: TOTAL								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
0BR	2,408	2,255	2,956	2,563	1,021	1,022		
1BR	3,472	3,592	3,626	3,531	4,274	4,860		
2BR	5,049	5,193	5,196	4,992	5,522	5,801		
3BR	3,741	3,857	3,757	3,795	4,115	4,426		
4BR	1,149	1,177	1,204	1,327	1,462	1,567		
5BR	336	343	370	417	465	494		
6BR	33	35	57	70	78	82		
TOTAL	16,188	16,452	17,166	16,695	16,937	18,253		

¹ This figure represents the number of households served as of July 2003 plus the projected number of households to be served between July and October 1, 2007.

² This figure represents the number of households served as of July 2003 plus the projected number of households to be served between July and October 1, 2007 and the number projected to be served between October 2007 and September 30, 2008, the end of the fiscal year.

³ This figure represents the number of households served as of July 2003 plus the projected number of households to be served between July and October 1, 2007.

⁴ This figure represents the number of households served as of July 2003 plus the projected number of households to be served between July and October 1, 2007 and the number projected to be served between October 2007 and September 30, 2008, the end of the fiscal year.

⁵ This figure represents the number of households served as of July, 2003, the month in which DCHA is submitting the Plan.

Households Served by Household Type: TOTAL								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Non-elderly/non disabled	9,582	9,683	9,732	10,158	10,158	10,829		
Elderly/non-disabled	1,976	2,140	2,249	2,476	2,399	2,791		
Disabled ⁶	4,626	4,629	5,185	5,743	6,126	6,420		
other	4	-	-	-	-	-		
TOTAL	16,188	16,452	17,166	18,377	18,683	20,041		

Households Served by Income Group: TOTAL								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
<30% AMI	15,258	15,465	15,869	15,432	15,428	16,451		
30%-50%AMI	876	926	1,187	1,153	1,322	1,622		
50%-80% AMI	54	60	105	104	176	123		
>80%AMI	-	1	5	6	11	56		
TOTAL	16,188	16,452	17,166	16,695	16,937	18,253		

Households Served by Race: TOTAL								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Asian/Pacific Islander	48	48	53	51	59	70		
Black	15,734	15,829	16,643	16,185	16,458	17,706		
Native American / Hawaiian	6	7	27	28	28	29		
White	313	326	369	363	364	436		
Other	87	242	74	68	28	12		
TOTAL	16,188	16,452	17,166	16,695	16,937	18,253		

⁶ This figure represents the number of household members who are disabled.

Households Served by Ethnicity: TOTAL								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Hispanic	--	339	350	413	344	389		
Non-Hispanic	--	16,113	16,816	16,282	16,593	17,864		
TOTAL	--	16,452	17,166	16,695	16,937	18,253		

As of July 2007, the month in which the FY 2008 MTW Plan is submitted, DCHA served a total of 18,253 households. As shown in the tables above, DCHA projects to start its FY 2008 serving approximately 7,380 in its Public Housing program and approximately 10,997 in its Housing Choice Voucher Program or a collective of 18,357 for both programs. By the end of the fiscal year, DCHA anticipates serving a total of 18,482 or 7,390 in the Public Housing Program and 11,092 in the Housing Choice Voucher Program.

We anticipate modest increases in both programs during the course of the fiscal year. The increase in the public housing program is the result of public housing replacement units coming on line at DCHA's HOPE VI sites and other existing units coming back on line after being treated under the bond funded modernization program. The slight growth in the voucher program will be due to continued opt-outs in the District of Columbia resulting in DCHA's issuance of tenant-based vouchers to affected tenants.

DCHA projects the demographic of households served to remain generally remained consistent with previous years.

It should also be noted that in addition to the households served in the Voucher program, DCHA currently serves additional 655 households through the Moderate Rehabilitation program. This is a significant reduction in service compared to three to four years ago when DCHA served over 2,000 households. It is anticipated that landlords will continue to opt-out in the coming years.

B. Waiting List Issues

Households on Waiting List by Housing Type								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Public Housing	17,374	20,492	26,458	27,622	29,797	29,756		
HCVP	26,218	30,876	40,884	44,500	47,229	48,748		
TOTAL	43,592	51,368	67,342	72,122	77,026	78,505		

Households on Waiting List by Bedroom Size: Public Housing								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
0 BR	6,325	7,011	6,367	6,450	6,995	6,868		
1 BR	2,531	3,363	6,636	7,535	8,690	8,966		
2 BR	4,620	5,502	7,453	7,730	7,848	7,899		
3 BR	2,947	3,485	4,667	4,580	4,906	4,649		
4 BR	714	846	1,088	1,118	1,186	1,211		
5 BR	116	141	119	95	71	67		
6 BR	20	30	25	19	6	7		
6+ BR	101	114	103	95	95	89		
TOTAL	17,374	20,492	26,458	27,622	29,797	29,756		

Households on Waiting Lists by Income Group: Public Housing								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
<30% AMI	17,006	20,077	25,971	27,244	29,385	29,374		
30%-50% AMI	330	357	421	318	353	334		
50%-80% AMI	9	13	23	20	19	9		
>80% AMI	29	45	43	40	40	39		
TOTAL	17,374	20,492	26,458	27,622	29,797	29,756		

Households on Waiting Lists by Income Group: HCVP								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
<30% AMI	25,565	30,164	39,951	43,659	46,349	47,906		
30%-50% AMI	582	622	821	739	776	749		
50%-80% AMI	27	29	48	39	41	24		
>80% AMI	44	61	64	63	63	69		
TOTAL	26,218	30,876	40,884	44,500	47,229	48,748		

Households on Waiting Lists by Household Type: Public Housing								
	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Non-elderly/non disabled	15,390	18,340	23,320	24,269	25,962	25,921		
Elderly/non-disabled	956	1,133	1,323	1,051	1,343	1,200		
Disabled	988	969	1,751	2,251	2,445	2,590		
other	40	50	64	51	47	45		
TOTAL	17,374	20,492	26,458	27,622	29,797	29,756		

Households on Waiting Lists by Household Type: HCVP

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Non-elderly/non disabled	22,073	26,304	34,103	37,142	38,924	39,854		
Elderly/non-disabled	1,749	2,080	2,881	2,690	3,237	3,508		
Disabled	2,340	2,422	3,825	4,668	4,989	5,317		
other	56	70	75	-	79	69		
TOTAL	26,218	30,876	40,884	44,500	47,229	48,748		

