



District of Columbia Housing Authority FY2010 MTW Annual Report (Revised)

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Table of Contents

I.	Introduction and Overview	2
II.	General Housing Authority Operating Information	3
III.	Non-MTW Related housing Authority Information (Optional).....	15
IV.	Long-term MTW Plan (Optional)	15
V.	Proposed MTW Activities: HUD Approval Required	15
VI.	Ongoing MYW Activities: HUD Approval Previously Granted	16
VII.	Sources and Uses of Funding	36
VIII.	Administrative.....	39
IX.	Appendices.....	40



I. Introduction and Overview

A. Introduction

It is with great pleasure that the District of Columbia Housing Authority (DCHA) submits the agency's 2010 Moving to Work (MTW) Annual Report. This report represents the new reporting format as required by the Amended and Restated MTW Agreement. It provides a detailed look at the agency's ongoing initiatives with quantifiable metrics and impacts. As many of the initiatives were already implemented, DCHA intends to continue its efforts to fulfill the statutory objectives of U.S. Department of Urban Development (HUD).

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

Each of the MTW activities/initiatives outlined in this report advances at least one of the three (3) MTW statutory objectives through the following agency objectives:

- Developing enhanced housing opportunities
- Sustaining quality property management
- Achieving effective customer support services
- Organizing efficient businesslike operating systems

For ready reference purposes, the following is a synopsis of the DCHA MTW activities/initiatives:

Initiative ID	Description
Initiative 1.1.04 and 1.5.05	Modifications to DCHA's Project-Based Voucher Program
Initiative 1.3.04	Designation of Elderly Only Properties
Initiative 1.4.04	Modifications to HCVP Homeownership Program
Initiative 1.6.05 and 3.8.10	Modifications to Methods for Setting Total Tenant Payments and Determining HCVP Market Rents and Promoting Deconcentration
Initiative 1.10.06	Applicant Intake Site Designation
Initiative 2.1.04	Simplified Certification and Multi-Year Income

Initiative ID	Description
Initiative 2.2.04	Modifications to Market-Based Rents
Initiative 2.3.04 & 2.5.05	Modifications to Pet Policy
Initiative 2.5.04	Revised Site-Based Waiting List Policies and Procedures
Initiative 2.6.07	Enhanced Public Housing Lease Enforcement Operations
Initiative 3.4.05	Supporting Grandfamilies
Initiative 3.5.06	Rent Simplification and Collections
Initiative 4.1.04	DCHA Subsidiary to Act as Energy Services Company

II. General Operating Information

A. Housing Stock Information

1. Number of Public Housing Units at the end of the plan year (discuss any changes over 10%).

DCHA's public housing inventory grew from **8,033 at the end of FY09** to **8,159 units at the end of FY10**. The increase in units represents a 2% increase in public housing units. See Table 1.1 Total Public Housing Unit Count by AMP.

2. Description of any significant capital expenditures by development (>30% of DCHA's total budgeted capital expenditures for fiscal year 2010).

There were no "significant" capital expenditures by development in FY2010.

3. Description of any new public housing units added during FY10 by development (specifying bedroom size, type, accessible features, if applicable).

DCHA added 88 units to the agency's public housing inventory in FY2010. See Table 1.1 below.

Table 1.1 Total New Public Housing Units Added by AMP in FY2010

AMP	Name	Development Type	ACC Units FY09	ACC Units FY10	Units Added	Accessible Features
DC001001620	Horizon House	Mixed	105	124	0bdrm=1	All added units are UFAS
					1bdrm=5	
					2bdrm=13	
DC001005270	Capper	Family	0	39	2bdrm=10	7 of the

	Carrollsburg Townhomes				3bdrm=24 4 bdrm=5	added units are UFAS
DC001005280	Fairlawn Marshall	Family	0	30	1bdrm=20 2bdrm=10	5 of the added units are UFAS
	TOTALS		105	193	0bdrm=1 1bdrm=25 2bdrm=33 3bdrm=24 4 bdrm=5	

4. Number of Public Housing units removed from the inventory during the year by development specifying the justification for the removal.

There were **no Public Housing units removed** from the agency inventory in FY2010.

5. Number of MTW HCV authorized at the end of the Plan Year, discuss any changes over 10%.

The number of MTW vouchers authorized grew from **11,210 at the end of FY09** to **11,742 units at the end of FY10**. The growth represents a 4% increase and is due to the conversion of non-MTW vouchers to MTW vouchers.

6. Number of non-MTW HCV authorized at the end of the Plan year, discuss any changes over 10%.

The number of non-MTW vouchers authorized was 1,807 at the end of FY2010. The breakdown of the types of non-MTW vouchers is presented below.

Table 1.2 Total MTW HCV Authorized Voucher Count—End of FY2010

Program	Authorized Vouchers
MTW Tenant Based HCV Vouchers	11,742
Non-MTW HCVP Vouchers	1,807
Non-Elderly Disabled	200
Tenant Protection/Opt-outs	553
Mainstream	73
FUP	364
VASH	490
Multicultural	127
TOTAL	13,549

7. Number of HCV units project-based during the plan year, including description of each separate project.

Table 1.3 HCV Units Project-based in FY2010

Owner/Property	Address	Units (End of Plan Yr)	HAP /AHAP Execution Date
UFAS Loan Program—AHAP			
Gibson Plaza	1301 7 th Street, NW	4	AHAP 06/10/2010
Johnson Kulipe	1239 Holbrook Terrace NE	1	AHAP 09/09/2010
William C. Smith	1320 Mississippi, SE	4	AHAP 09/14/2010
St. Dennis	1636 Kenyon Street, NW	1	AHAP 09/14/2010
Robert and Keya Taylor	615-15 th Street, NE	1	AHAP 09/30/2010
Subtotal		11	
UFAS Loan Program—HAP			
Affordable Housing Corporation of the District of Columbia	927 R Street, NW	1	HAP 10/19/2009
Delmos Property	3064 30th Street, SE	1	HAP 1/22/2010
Loumis Taylor	3126 Buena Vista Terrace, SE	1	HAP 09/25/2010 10 Year Contract
Williston Apartments	212-222 W Street, NW	3	HAP 04/19/10
Subtotal		6	
Family Project-Based Units—AHAP			
William C. Smith	1320 Mississippi Ave, SE	19	AHAP 09/14/2010
Subtotal		19	
Family Project-Based Units—HAP			
Bethune House	401 Chapin Street, NE	20	HAP 03/08/2010 — 10 year
The Gregory Apartments	822 -852 Barnaby Street, SE	50	HAP 09/25/2010 — 10 year
Some—Independence Place	1225-2800 N Street, SE	21	HAP 09/15/2010 — 10 year
Wheeler Terrace	1201 – 1241 Valley Av, SE 3901 13th Street, SE	3 (1) UFAS	HAP 04/07/2010 — 15 year
Williston Apartments	212-222 W Street, NW	25	HAP 04/19/2010 — 10 year
The Overlook	3700 9th Street, SE	20	HAP Stage 1 - 09/11/2009; Stage 2 – 10/20/2009
Subtotal		139	

Owner/Property	Address	Units (End of Plan Yr)	HAP /AHAP Execution Date
Senior Project-Based Units—AHAP			
VIDA Senior	1330 Missouri Avenue, NW	9	AHAP 08/1/10
Subtotal		9	
Senior Project-Based Units—HAP			
Carver Terrace	4800 East Capital Street, NE	103	HAP 10/10/09 — 10 year
Overlook	3700 9 th Street, SE	181	HAP 09/11/09 Stage 1 HAP 10/20/10 Stage 2
Subtotal		284	
TOTAL		468	

8. Overview of other housing managed by the Agency, e.g. tax credit, state-funding, market rate.

Not Applicable

B. Leasing Information

1. Total number of MTW public housing Units Leased in Plan Year.

DCHA leased 6,949 MTW public housing Units during FY2010.

2. Total number of non-MTW public housing units leased in FY2010.

All of DCHA's public housing units are MTW units.

3. Total number of MTW HCV units leased in FY2010, discuss any changes over 10%.

As of the end of FY2010, there were 9,356 MTW HCV leased units and 1,240 non-MTW HCV leased units for a total of 10,596 leased units.

When reporting leased units at the end of FY2009, DCHA provided a total number (inclusive of MTW and non-MTW leased units) of HCV leased units or 10,345.

Based on total HCV leased units, the change from the end of FY2009 to FY2010 was an increase of 2.4%.

4. Total number of non-MTW HCV units leased in FY2010, discuss any changes over 10%.

As of September 30, 2010, there were 1,240 MTW HCV leased units. See discussion in #5 above concerning any changes.

Table 1.4 Total Number of Leased HCV Units

Program	Leased (as of September 30, 2010)
MTW Tenant-Based	9,356
Non-MTW Tenant-Based	1,240
TOTAL	10,596

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 FY2010. The Office of Capital Projects continued to work diligently to bring uninhabitable units that were offline for modernization back online. When units became ready for occupancy, DCHA had no difficulty leasing units. Lack of funding, however, continued to cause units to be held vacant for modernization.
- **Housing Choice Voucher**— DCHA did not have any difficulties in leasing its MTW vouchers units in FY2010. DCHA’s ability to lease additional HCV units is limited by funding. The monthly cost to utilize an HCV in the District of Columbia is higher than the funds DCHA receives from HUD. Additionally, using DCHA’s single fund flexibility, some voucher funds were being used to fund public safety initiatives, resident services, and the continued modernization of DCHA’s public housing..

6. Number of project-based vouchers committed or in use at the end of FY2010.
Describe projects where any new vouchers are placed (include only vouchers where DCHA has issued a letter of commitment in FY2010).

Table 1.5 Project-based Vouchers Committed or in Use at the End of FY2010

Owner/Property	Address	Units Committed or In Use (End of Plan Yr)	HAP /AHAP Execution Date
Department of Mental Health			
Four Walls	1827 & 1829 Good Hope Road, SE	15	HAP 08/01/04
	5311 8th Street, NW	10	HAP 07/21/05
	4400 Hunt Place, NE	13	HAP 02/11/08
Community Connections	1605-1607 North Carolina Avenue	12	HAP 08/01/04
	524 Kenyon Street, NW	15	HAP 12/01/04
	2008 3rd Street, NE	11	HAP 06/01/04
	5030 1st Street, NW	12	HAP 08/01/04
Soho	501 32nd Street, SE	4	HAP 08/01/04
Green Door	3471 14th Street, NW	4	HAP 12/01/04
Subtotal		96	
Housing Multicultural Projects			
Chapin Housing	1474 Chapin Street, NW	15	HAP 06/01/04
	1030 Chapin Street, NW 1034 Chapin Street, NW	17	HAP 06/01/04
	1424 Chapin Street, NW	34	HAP 01/01/03
	1327 Kenyon Street, NE	12	HAP 08/01/04
	1425 T Street, NW	30	HAP 08/01/96
	3149 Mt. Pleasant Street, NW	16	HAP 01/19/96
Subtotal		124	
UFAS Loan Program-AHAP			
Gibson Plaza	1301 7 th Street, NW	4	AHAP 06/10/2010
Johnson Kulipe	1239 Holbrook Terrace NE	1	AHAP 09/09/2010
William C. Smith	1320 Mississippi, SE	4	AHAP 09/14/10
VIDA	1330 Missouri Avenue, NW	2	AHAP 08/17/09
St. Dennis	1636 Kenyon Street, NW	1	AHAP 09/14/10
Johnson	5804 14 th Street, NE	3	AHAP 11/02/10
	4025 Dix Street, NE		
Robert and Keya Taylor	615-15 th Street, NE	1	AHAP 09/30/10
Subtotal		16	
UFAS Loan Program—HAP Contracts			
Mr. Borghei	337 Delafield Place, NW	1	HAP 05/12/08

Owner/Property	Address	Units Committed or In Use (End of Plan Yr)	HAP /AHAP Execution Date
Accessibuild 22	Various addresses	22	HAP Stage 1 12/30/2007; Stage2 07/25/2008; Stage 3 07/25/2008; Stage 4 12/22/2008; Stage 5 12/22/2008; Stage 6 02/27/2009
Affordable Housing Corporation of the District of Columbia	927 R Street, NW	1	HAP 10/19/2009
Delmos Property	3064 30th Street, SE	1	HAP 1/22/2010
Oxford Manor	2607 – 2637 Bowen Road, SE	3	HAP 12/1/2006 10 Year contract
Birchmere Homes, LLC	3068 30th Street, SE	2	HAP 04/10/2009 10 year contract
Loumis Taylor	3126 Buena Vista Terrace, SE	1	HAP 09/25/2010 10 year contract
Williston Apartments	212-222 W Street, NW	3	HAP 04/19/2010 10 year contract
Henson Ridge (92)	Various addresses	36	HAP Stage 1 04/01/2006; Stage 2 09/01/2006; Stage 3 07/18/2007; Stage 4 11/01/2007; Stage 5 05/30/2008; Stage 6 01/01/2009
Subtotal		70	
Family Projects—AHAP			
Bates Street Cooperative	52-232 Bates Street, NW	5	AHAP 06/12/07 10 year contract
St. Dennis	1636 Kenyon Street, NW	8	AHAP 10/14/2010
Highland Dwelling	Various addresses	83	Under HUD review
William C Smith	1320 Mississippi Ave, SE	19	AHAP 09/14/2010
Subtotal		115	
Family Projects—AHAP			
Bethune House	401 Chapin Street, NE	20	HAP 03/08/2010 10 year contract
The Gregory Apartments	822 -852 Barnaby Street, SE	50	HAP 09/25/2010 10 year contract

Owner/Property	Address	Units Committed or In Use (End of Plan Yr)	HAP /AHAP Execution Date
Henson Ridge	Alabama and Stanton Road	56	HAP Stage 1 04/01/2006; Stage 2 09/01/2006; Stage 3 07/18/2007; Stage 4 11/01/2007; Stage 5 05/30/2008; Stage 6 01/01/2009
Janifer Property	1249 I Street, NW	1	HAP 10/25/2004 10 year contract
Some—Independence Place	1225-2800 N Street, SE	21	HAP 09/15/2010 10 year contract
Urban Village	1507 Newton Street, NW	13	HAP 06/01/2004 10 year contract
Wheeler Terrace	1201 – 1241 Valley Av, SE 3901 13th Street, SE	3 * (1)UFAS	HAP 04/07/2010 15 year contract
Kenilworth Parkside	4400 – 4406 Quarrels	132	HAP 04/01/2004 10 year contract
NW Church	216 New York Avenue, NW	6	HAP 06/01/2004 10 year contract
Champlain Court	2201 – 2207 Champlain St, NW	28	HAP 08/01/2004 10 year contract
Shalom House	1876 4th Street, NE	90	HAP 10/01/2004 10 year contract
Washington View	2629 – 2676 Douglas Road, SE	15	HAP 11/1/2006 10year contract
Williston Apartments	212-222 W Street, NW	25	HAP 04/19/2010 10 year contract
The Overlook	3700 9th Street, SE	20	HAP Stage 1 09/11/2009; Stage 2 10/20/2009
Subtotal		480	
Senior Project-Based Units—HAP			
Carver Terrace	4800 East Capital Street, NE	103	HAP 10/10/09 10 year contract
Overlook	3700 9 th Street, SE	181	HAP Stage 1 09/11/09; Stage 2 10/20/10
JW King	4638 H Street, SE	74	HAP 05/18/08
St. Paul at Wayne Place	114 Wayne Place, SE	49	HAP 05/18/08
Edgewood Terrace III	635 Edgewood Terrace	38	HAP 09/26/03

Owner/Property	Address	Units Committed or In Use (End of Plan Yr)	HAP /AHAP Execution Date
Capital Gateway Senior	501 58 th Street, NE	151	HAP 03/04/05
Robert Walls	4339 Bowen Road, SE	15	HAP 03/04/05
Subtotal		611	
Senior Project-Based Units—AHAP			
VIDA Senior	1330 Missouri Avenue, NW	6	AHAP 08/1/10
Subtotal		6	
TOTAL		1,518	

C. Waiting List Information

1. Number and characteristics of households on the waiting lists (all housing type) at the end of FY2010.

There continues to be a significant need for affordable housing in the Washington, DC metropolitan area as demonstrated by the steady increase in the number of applicants that appear on both the Public Housing and HCV programs from year to year. The HCV waiting list has seen a 26% increase in the number of applications between the end of FY2009 and the end of FY2010. While the public housing waiting list did not show the same level of growth, the number of applicants on that waiting list did increase by 19% during the same period.

Table 1.5 below shows the changes in the size of both lists from the first year of DCHA's participation in the MTW program to the end of this reporting period (FY 03- FY 10). Even with a waiting list update in FY08 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. **Since the waiting list update (from the end of FY08 to FY10), the HCV list has grown by 47% and the Public Housing waiting list has grown by 61%.**

As of September 30, 2010, the total number of families on at least one of DCHA's housing programs was **32,307**.

Table 1.6 Waiting List Size by Program and Fiscal Year (FY)

	End of FY '03	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
Public Housing	20,492	26,458	27,622	29,797	28,347	11,353	15,411	18,266
HCV	30,876	40,884	44,500	47,229	49,582	20,048	23,511	29,521

Table 1.7 Households on Waiting List by Bedroom Size: Public Housing

Bedroom Size	End of FY '03	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
0 BR	7,011	6,367	6,450	6,995	6,784	3,206	5666	6815
1 BR	3,363	6,636	7,535	8,690	8,988	2,880	3671	4097
2 BR	5,502	7,453	7,730	7,848	7,461	3,061	3574	4157
3 BR	3,485	4,667	4,580	4,906	3,727	1,744	2040	2697
4 BR	846	1,088	1,118	1,186	1,225	425	446	481
5 BR	141	119	95	71	57	31	12	16
6 BR	30	25	19	6	9	6	2	3
6+ BR	114	103	95	95	97	0	0	0
TOTAL	20,492	26,458	27,622	29,797	28,348	11,353	15411	18,266

Table 1.8 Households on Waiting List by Income Group: Public Housing

Income Band	End of FY '03	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
<30% AMI	20,077	25,971	27,244	29,385	27,938	11,144	15,143	17,941
30%-50% AMI	357	421	318	353	368	180	214	259
50%-80% AMI	13	23	20	19	8	16	16	19
>80% AMI	45	43	40	40	34	13	38	47
TOTAL	20,492	26,458	27,622	29,797	28,348	11,353	15411	18,266

Table 1.9 Households on Waiting List by Income Group: HCVP

Income Band	End of FY '03	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
<30% AMI	30,164	39,951	43,659	46,349	48,593	19,475	22,897	28,788
30%-50% AMI	622	821	739	776	891	507	533	628
50%-80% AMI	29	48	39	41	26	42	33	36
>80% AMI	61	64	63	63	71	24	48	69
TOTAL	30,876	40,884	44,500	47,229	49,581	20,048	23,511	29,521

Table 1.10 Households on Waiting List by Household Type: Public Housing

Household Type	End of FY '03	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
Non-elderly/ Non-disabled	18,340	23,320	24,269	25,962	24,570	8,024	10,653	12,467
Elderly/Non-disabled	1,133	1,343	1,051	1,343	980	341	275	327

Disabled	969	1,751	2,251	2,445	2,753	2,988	4,483	5472
Other	50	64	51	47	45	0	0	0
TOTAL	20,492	26,458	27,622	29,797	28,348	11,353	15,411	18,266

Table 1.11 Households on Waiting List by Household Type: HCVP

Household Type	End of FY '03	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
Non-elderly/ Non-disabled	26,304	34,103	37,142	38,924	40,293	13,800	16,316	19,252
Elderly/Non-disabled	2,080	2,881	2,690	3,237	3,498	702	350	919
Disabled	2,422	3,825	4,668	4,989	5,707	5,546	6845	9350
Other	70	75	0	79	83	0	0	0
TOTAL	30,876	40,884	44,500	47,229	49,581	20,048	23,511	29,521

Table 1.12 Households on Waiting List by Race: Public Housing

Race	End of FY '03	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
Asian/Pacific Islander	111	185	140	150	138	43	66	125
African American	19,780	25,505	26,653	28,733	27,341	10,564	14,289	16,954
Native-American /Alaskan Native	59	69	65	74	73	26	26	27
Caucasian	465	640	672	765	729	192	254	326
Other	77	59	92	75	67	528	776	834
TOTAL	20,492	6,458	27,622	29,797	28,348	11,353	15411	18,266

Table 1.13 Households on Waiting List by Ethnicity: Public Housing

Ethnicity	End of FY '03	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
Hispanic	700	412	542	548	518	1,058	1054	1187
Non-Hispanic	19,792	24,609	27,080	29,249	27,830	10,295	14,357	17,079
TOTAL	20,492	26,458	27,622	29,797	28,348	11,353	15411	18,266

Table 1.14 Households on Waiting List by Race: HCVP

Race	End of FY '03	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
Asian/Pacific Islander	154	263	231	263	288	77	106	186
African American	29,722	39,335	42,803	45,383	47,643	18,639	21,803	27,528
Native-American /Alaskan Native	90	100	164	113	125	52	45	59
Caucasian	769	1,070	1,187	1,308	1,369	408	416	571
Other	141	116	115	162	156	872	1,141	1,177
TOTAL	30,876	40,884	44,500	47,229	49,581	20,048	23511	29,521

Table 1.15 Households on Waiting List by Ethnicity: HCVP

Ethnicity	End of FY '03	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
Hispanic	992	664	895	1,005	1,120	1,490	1414	1615
Non-Hispanic	29,884	40,220	43,605	46,224	48,461	18,558	22,097	27,906
TOTAL	30,876	40,884	44,500	47,229	49,581	20,048	23511	29,521

2. Description of waiting lists (site-based, community-wide, HCV, merged) and any changes that were made in the past fiscal year.

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. No changes were made in FY2010 to any program waiting lists.

Table 1.16 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
HCVP-Mod Rehab	Centralized Community-wide	Open

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 in preparation of DCHA's first report submission under the new agreement, the agency has chosen to exercise the option not to provide information related to this area at this time.

IV. Long-term MTW Plan (Optional)

As DCHA is using the initial year under the Restated and Amended MTW Agreement as a planning year in order to evaluate and more clearly define both short and long-term plans for use of its MTW authority, the agency has chosen to exercise the option not to provide information related to this area at this time.

V. Proposed MTW Activities: HUD Approval Required

Describe any activities that were proposed in the Plan (FY2010), approved by HUD, but not implemented and discuss why these activities were not implemented.

All proposed activities that are granted approval by HUD are reported on in Section VI as "Approved Activities".

VI. Ongoing MTW Activities: HUD Approval Previously Granted

A. Summary of MTW Activities/Initiatives

Objective/Initiative		Statutory Objective	MTW Flexibility	Yr. Identified	Yr. Implemented
Objective 1: Developing Enhanced Housing Opportunities					
Initiative 1.1.04 and 1.5.05	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.	FY 2004	FY 2004
Initiative 1.3.04	Designation of Elderly Only Properties— establishment of local review, comment and approval process to streamline the designation of Elderly-Only properties	<ul style="list-style-type: none"> Reduce cost and achieve greater cost effectiveness 	Section C10 of Attachment C.	FY 2004	FY 2004
Initiative 1.4.04	Modifications to HCVP 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.	FY 2004	FY 2004
Initiative 1.6.05 and 3.8.10	Modifications to Methods for Setting Total Tenant Payments and Determining HCVP 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.	FY 2005	FY 2005
Initiative 1.10.06	Application Intake Site Designation	<ul style="list-style-type: none"> Increase housing choices for low-income families 	Sections C1, C10 and D4 of Attachment C.	FY 2005	FY 2005
Objective 2: Sustain Quality Property Management					
Initiative 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.	FY 2004	FY 2004
Initiative 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.	FY 2004	FY 2004
Initiative 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.	FY 2004 & FY 2005	FY 2004 & FY 2005
Initiative 2.5.04	Revised Site-Based Waiting List Policies and Procedures	<ul style="list-style-type: none"> Increase housing choices for low-income families 	Sections C1, C10 and D4 of Attachment C.	FY 2004	FY 2004

Objective/Initiative		Statutory Objective	MTW Flexibility	Yr. Identified	Yr. Implemented
Initiative 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.	FY 2007	FY 2007
Objective 3: Achieve Effective Customer Support Services					
Initiative 3.4.05	Supporting Grandfamilies	<ul style="list-style-type: none"> Encourage families to obtain employment and become economically self sufficient 	Sections C11 and D2 of Attachment C.	FY 2005	FY 2005
Initiative 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.	FY 2006	FY 2006
Objective 4: Organize Efficient Businesslike Operating Systems					
Initiative 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.	FY 2004	FY 2004

Objective 1: Developing Enhanced Housing Opportunities

1.1.04 Modifications to DCHA's Project-Based Voucher Program & 1.5.05

Description

DCHA has looked at its current public housing stock and evaluated financial markets to determine the best way to efficiently use limited subsidy funds to maximize opportunities for the extremely low income residents of the District of Columbia through its Partnership Program and HUD's set aside of voluntary conversion vouchers.

As part of this examination, DCHA plans to utilize HUD's set-aside of voluntary conversion vouchers as a means of funding needed modernization and development efforts of current public housing stock.

As part of its Partnership Program, DCHA modified existing rules and regulations which resulted in:

- Increasing participation by housing owners/landlords;
- Meeting local housing and community needs;
- Implementing specialized or site-based waiting lists for project-based sites;
- Establishing incentives to encourage participation of broad range of housing owners/landlords; and
- Creating a UFAS Loan Program to assist in providing housing for the disabled and families.

Status

Implemented and Ongoing

To date, DCHA has entered into AHAP or HAP contracts for 1,467 project-based vouchers. DCHA anticipates entering into an additional 235 project-based voucher contracts in FY 2011.

It is DCHAs intent to utilize ARRA funds, along with other sources, inclusive of conversion vouchers, to fund the comprehensive modernization of the 208-units at Highland Dwellings. As such, DCHA submitted an application for voluntary conversion vouchers to HUD.

Impact

Modifications to existing rules and regulations include the following, along with impacts:

- Allowing a longer HAP contract term—from 10 to 15 years.
 - Increase the long-term supply of affordable housing—owners can obtain long-term financing.
- Increasing the threshold of units that can be project-based at a single property from 25% to 100%.
 - Increase the supply of affordable housing in a locality with limited housing options.
- Increasing the threshold of units that can be project-based out of the total DCHA voucher allocation to exceed 20%.
 - Increase the supply of affordable housing in a locality with limited housing options.
- Ability to accept unsolicited proposals when an RFP has not been issued.
 - Maintaining and increasing the supply of affordable housing.
- Establishment of site-based project-based waiting lists.
 - Achieving administrative efficiencies—DCHA staff monitors the maintenance of lists to ensure compliance as opposed to having staff maintain these lists.
- Allowing applicants on the public housing waiting list who are determined to be eligible for UFAS units to be eligible for UFAS units that are subsidized through the Partnership Program.
 - Increasing the number of available UFAS compliant units in order to meet the needs of families requiring such unit features.
- Allowing public housing residents with a right of return to a HOPE VI development to have preference in returning to units that are subsidized through the Partnership Program.

Metrics

Metric	Baseline (FY2010)	Benchmark	Data Source
Number of housing units in the Partnership Program	1,467	235 units added in FY2011	HCVP
Number of units in the program that are UFAS compliant	6	11 units added in FY2011	HCVP; ADA 504 Compliance Office
Number of public housing applicants requiring UFAS compliant units who are housed in such units through the Partnership Program	6	11 families in FY2011	HCVP; ADA 504 Compliance Office

1.3.04 Designation of Elderly Only Properties/Units

Description

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

Status

Implemented and Ongoing (as needed)

Adoption of Title 14 of the District of Columbia Municipal Regulations Section 6115.

The following conventional sites were designated as Elderly-only: Knox Hill, Regency House, and Carroll Apartments.

Wheeler Creek, Arthur Capper Senior I, Henson Ridge and St. Matthews properties were developed with the inclusion of Elderly-only units as part of HOPE VI projects.

Edgewood Terrace was also redeveloped and included Elderly-only units.

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.

To date, DCHA designated eight (8) properties in whole or in part as Elderly-Only (see *Status* section below for detailed listing). This objective will continue as a MTW objective in the event DCHA looks to designate any additional properties as Elderly-Only. At such time, DCHA will report out on metrics with related baseline and benchmarks for the property(ies) designated.

DCHA Local Designation Process—specified in Title 14 of the District of Columbia Municipal Regulations, Section 6115:

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 consideration at a Board of Commissioners’ meeting.
5. The Board of Commissioners either accept or reject 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.

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.

Metrics	Baseline (HUD Process)	Benchmark	Data Source
Days required to complete Elderly-Only designation process	60	Less than 30 days	Public Housing Operations; Office of Capital Programs

1.4.04 Modifications to HCVP Homeownership Program

Description

As part of DCHA’s efforts to develop enhanced housing opportunities, the agency explored various ways to increase the number of families in the HCVP and in public housing who could become homeowners with the assistance of DCHA. Specifically, DCHA looked at regulatory redundancies or obstacles to its homeownership process in

order to reduce any unnecessary administrative burdens and to streamline the process for our clients to encourage their efforts.

As a result, DCHA created the Homeowner Assistance Program (HOAP). After successful completion of the Family Self-Sufficiency (FSS) program, the HCV or public housing family would receive a HOAP voucher to assist the family in purchasing the identified home.

DCHA also worked with various local financial institutions that would accept the HOAP monthly payment as part of the mortgage payments. As a result, HOAP is more user-friendly to potential beneficiaries.

Status

Implemented and Ongoing

Housing Choice Voucher Participant Transition to Homeownership

DCHA successfully issued 51 HOAP vouchers to 51 HCVP families. DCHA is continuing to identify additional ways to assist HCVP families in attaining self sufficiency through HOAP.

Achieving Your Best Life Rewards Program—Public Housing Family Homeownership

As part of its second phase of implementation, DCHA created a Homeownership Program for public housing residents entitled the Achieving Your Best Life (AYBL) Rewards Program public housing residents. Families interested in participating and who are deemed eligible will be transferred to a newly renovated public housing development designated as a Rewards Property. The objective of AYBL is 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 is 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.

Main Program Elements

Application: Any public housing resident meeting the income requirement will be invited to apply for the program when the transfer waiting list is open. Qualifying former residents of the newly renovated communities will have preference for returning to the property.

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. Additional eligibility requirements would include:

- Be a resident in good standing;
- Pass a housekeeping inspection completed specifically for determining eligibility for the program; and
- All members who are 18 years old must pass a criminal background check.

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.

Contractual Commitment to Achieving Homeownership: AYBL eligible families enter into a Contract of Participation that includes an Individual Training and Service Plan (ITSP) after completing a Needs Assessment with a DCHA Self-Sufficiency case manager. The ITSP will outline tasks that support the achievement of homeownership as an end goal. For example, an AYBL participant may need to correct credit issues—a task necessary to obtaining a mortgage. The Contract of Participation will also include timeframes for achieving tasks/goals, along with the necessary supportive services that might assist the AYBL participant in completing those tasks and attaining the established goals.

Case Management: The AYBL participants will work with a case manager over the lifetime of the Contract of Participation—from the initial Needs Assessment through home purchase. Case management will include the monitoring of progress and timely identification and resolution of obstacles to success.

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: The AYBL participant will participate in homeownership training, home maintenance training, money management, credit repair and similar activities identified during the Needs Assessment process. The AYBL participant will be 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.

Participating families must be ready for homeownership within five years of moving into a Rewards home. Once the family has a contract on a home and has secured a mortgage commitment, the Savings Escrow account will be released and the family will be issued a HOAP voucher that will help cover monthly housing costs.

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.

Conclusion: The homeownership voucher will provide assistance for only fifteen (15) years. After this time, the household will have to earn enough income to pay the mortgage on their own for the remaining 15 years. It is hoped that the financial management and skills learned through the AYBL Program will help insure the family’s ultimate success—the burning of the deed of trust.

Impact

To date, DCHA issued 51 HOAP vouchers to 51 HCVP families, assisting them to move toward economic self-sufficiency by creating wealth through homeownership.

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

Initial AYBL participants have not yet been identified; however, the initial program size serves as the baseline for families enrolled.

The AYBL is a pilot program with the potential of additional Rewards properties being added. As Rewards properties are added, the size of the program will grow, thereby increasing the program benchmarks.

Metrics	Baseline (FY2010)	Benchmark	Data Source
Housing Choice Voucher participants			
Number of HCVP families purchasing homes	51	At least 5 additional families each FY	DCHA HOAP staff
Number of HCVP families participating in the Family Self-Sufficiency (FSS) program	179	At least 25-30 additional families each FY	DCHA FSS Manager
Public Housing participants—AYBL *			
Number of families enrolled in AYBL	TBD	21 families	DCHA FSS Manager

Number of HOAP vouchers issued to Public Housing families through AYBL participation	0	21 by 2016	DCHA HOAP staff
Number of AYBL families purchasing homes	0	21 by 2016	DCHA HOAP staff

1.6.05 Modifications to Methods for Setting Total Tenant Payments and Determining HCVP & 3.8.10 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; and
- (3) established administrative adjustments that improved the efficiency of payments to landlords.

DCHA is exploring methods that enhance the housing authority’s ability to encourage voucher participants to exercise their choice in housing. DCHA devised methods for establishing payment standards and reasonable rents that are in line with existing market rents. These methods allowed DCHA to offer higher reasonable rents that are in line with existing market rents and allowed the agency to offer reasonable rents in high rent areas 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

As a result of DCHA’s implementation of this initiative, DCHA accomplished the following:

- Minimized duplicate payments to landlords when a HCVP participant moves from one assisted unit to a new assisted unit by limiting these moves so that the new lease can only start on the first of a month. This keeps the new lease and the old lease from overlapping.
- Changed the means by which DCHA reviews rent increases and determines rent reasonableness allowing for reduced uncertainty and increased consistency.

- Provided for reasonable rent determination based on District of Columbia submarkets.
- Created an annual process to establish the market rent, rather than conducting a rent reasonable analysis every time a HCVP participant leases a unit.

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 (3) minutes to complete based on data entered by staff, HUD required negotiations with landlords that took approximately one (1) hour of staff time. Looking at FY2010 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

In FY2010, DCHA began an analysis, with the assistance of the Urban Institute, to determine the impediments to families utilizing their vouchers in certain sub-markets/wards. This analysis will be completed in FY2011 and provide up to date base-line voucher participation data by sub-market/ward. Based on the results of the analysis, DCHA will identify what actions can be taken to encourage families moving into areas with low tenant-based voucher residency, inclusive of those actions requiring MTW authority. It is anticipated that the authority afforded this initiative will be utilized as a means of deconcentrating tenant-based voucher residency.

Metrics

Metric	Baseline	Benchmark	Data Source
	No.		
Number of rent reasonableness analyses conducted at lease-up and rent increase processing	2,161	90% reduction in number of rent reasonableness analyses conducted at lease-up/rent increase processing	HCVP Leasing and Recertification Staffs

1.10.06 Application Intake Site Designation/ Revised Site-Based Waiting List Policies and & 2.5.04 Procedures

Description

DCHA introduced centrally managed, site-based waiting lists. Current applicants can select individual DCHA properties as part of the process of updating applications. New applicants will only be added to the waiting list for properties that they select.

Status

Implemented

Based on the populations being served by these sites, DCHA decided to implement a demonstration of site-based waiting lists that are managed at the site-level. Specifically, DCHA created site-based waiting list for 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. These sites may be managed by 3rd parties who provide specific supportive services based on their expertise or by DCHA. 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.

Impact

As these Site-based waiting lists were implemented prior to the new MTW reporting requirements, DCHA experienced a savings in staff time dedicated to centrally managing these lists.

During FY2011, DCHA will assess the overall effectiveness of managing site-based waiting lists centrally versus site management at the property level to determine how the agency will move forward to meet the MTW statutory objectives of reducing costs and increasing housing choices.

Metrics

As Phase 1 of this site-based waiting list initiative, DCHA created Mixed-Finance and Special Purpose waiting lists. 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 may be added based on the agency's assessment of centrally versus site management of site-based waiting lists.

2.1.04 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 is expected to have 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 HCVP or public housing for lease-up, DCHA extended the length of time 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)

DCHA adopted local rules for the HCVP that provide work incentives for all residents by implementing recertification procedures that do not require recertification every year. Specifically, any increases in earned income less than \$10,000 will not result in an increase in rent until the family’s next scheduled biennial recertification. In addition, reduction of rent is allowed any time a family requested an interim recertification as a result of a reduction in income. The revisions to the recertification process, as envisioned, would allow a delay in a rent increase until the next multi-year recertification for any increase in income. These revised procedures provide a lifetime incentive to residents and voucher holders to increase income and would remove the current limitation on eligibility for the earned income disregard.

These changes could potentially save DCHA substantial overhead and limit opportunities for errors in rent determination. For the public housing residents and HCVP participants, they would remove the disincentive to employment and underemployment. In sum, these procedures will be easier for voucher holders, public housing residents and staff, alike, to understand and will be simpler and thus more effective to administer. Residents will benefits directly from reduced paper work and more understandable incentives to work.

During the certification process, DCHA extended the length of time that the application data is deemed valid by submitting the 50058 HUD form. This reduced the amount of duplicative work for Client Placement Division (CPD) and reduced the time necessary to build a qualified applicant pool. Also, DCHA will provide incentives for public housing residents to work by adopting recertification procedures that do not require annual recertification.

Status

Implemented and Ongoing

- As Phase 1 of this initiative, DCHA implemented HCVP biennial recertifications.
- Extension of the lifetime of certification information documentation for determination of income and eligibility for seniors and the disabled.
- As Phase 2 of this initiative, DCHA will use FY2011 to design a biennial recertification plan for public housing residents for implementation in FY2012.

Impact

DCHA experienced a savings in staff time expended by moving from annual to biennial recertifications in HCVP, thus DCHA is unable to establish a baseline and benchmark for this metric for HCVP.

DCHA will establish the baseline for the public housing biennial recertification metric in FY2011. DCHA will begin tracking staff time expended to conduct biennial recertifications with the implementation of biennial recertification for the public housing program in FY2012.

Metric	Baseline (FY2007)	Benchmark	Actual FY2011
Number of HCV regular re-certifications conducted	10,319	50% reduction	5,213 (49% reduction)
Staff time to conduct HCV re-certifications	10,319 hours (estimated as 60 minutes per re-certification)	50% reduction	5,213 hours (49% reduction)

2.2.04 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 2004, DCHA has already experienced much of the quantifiable gains related to staff and resident time. However, DCHA will continue this activity under the agency's MTW authority.

2.3.04

& 2.5.05 Modifications to Pet Policy

Description

In FY2004, DCHA adopted an interim local policy that only allows pets as a reasonable accommodation for families with a disabled member(s) requiring a pet. In FY2005, DCHA continued its exploration of this highly emotional issue, and with input from residents, created a new policy governing the ownership of pets on DCHA properties. DCHA recognized that pets offer companionship to individuals who are able-bodied, but there are also many individuals who are allergic to or frightened of animals and wish to live in a pet free environment. DCHA also recognized that large animals and large numbers of animals may be a detriment to the physical and social environment of a property. As a landlord, DCHA has the responsibility of balancing these competing interests. DCHA reflected upon the resident feedback received in 2004 over a ten (10) month period, including comments made at a special public hearing on the matter.

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 is sure that cost savings have been experienced 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, all of the families who owned pets prior to the FY2005 policy change and whose ownership was not based on the need for a service animal have been allowed to maintain pet ownership under the FY2005 grandfather provision. DCHA will continue this activity under the agency's MTW authority and will report on any noteworthy activity related to it.

2.5.04 Revised Site-Based Waiting List Policies and Procedures **See activity/initiative 1.10.06 for discussion.**

2.6.07 Enhanced Public Housing Lease Enforcement Operations

Description

As the largest landlord in the District of Columbia, effective lease enforcement is a challenge, given the myriad local rules that are applicable to a landlord, public or private in the District. DCHA will be exploring various procedural and substantive modifications to its operating rules and procedures, as well as to its outdated lease, in order to recognize and accommodate, where appropriate, the local rules. The goal of this revision to the lease and supporting local regulations is to assure that DCHA can efficiently carry out its mandate to provide decent, safe and sanitary housing for those eligible residents who can best use it to allow them to contribute to a healthy community.

DCHA has 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 is 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. DCHA still remains committed to providing the residents the flexibility in this MTW initiative. While it has not been implemented, DCHA feels it is premature to close out the initiative at this time and elects to label it "On Hold."

Status

On Hold

Impact

To date, DCHA has moved forward with revisions to the public housing lease that allow for the incorporation by reference of property specific community rules developed and adopted by the individual Resident Councils.

Metrics

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

Objective 3: Achieve Effective Customer Support Services

3.4.05 Supporting Grandfamilies

Description

Grandparents have become the legal guardians or primary caregiver for their grandchildren. This has become the case for 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.

This initiative may require modifications to admissions, transfer or other admissions and occupancy policies. DCHA will work closely with the advocacy community, DCHA stakeholders, residents and participants to identify additional activities to support grandfamilies. Any additional activities under this initiative planned for implementation will be submitted as an amendment to the FY 2011 Annual Plan. Submission for HUD approval of additional activities will include appropriate metrics.

Status

Implemented and Ongoing

DCHA has implemented the following:

- Excluded the District of Columbia’s local stipend to grandparents as primary caregivers from income and rent calculations.

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 children that benefit from this exclusion potentially have greater resources and support to pursue self-sufficiency.

Metrics

The following is the metric that has been established for measuring the impact of this activity. 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.

Metric	Baseline	Benchmark	Data Source
	No.		
Number of grandparents as primary caregivers for whom the local stipend has been excluded from income and rent calculations	Not Available	TBD	Client Placement Division and Recertification Department

3.5.06 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. 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.

Status

Implemented and Ongoing

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.

DCHA has also undergone an analysis of models for rent reform and biennial recertification (inclusive of rules governing interim recertifications) as part of an overall Rent Simplification effort.

Any additional activities under this initiative planned for implementation will be submitted as an amendment to the FY 2011 Annual Plan. DCHA will include all required impact analysis and hardship policy development with its submission.

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 2006.

Metrics

Since the implementation of the increased threshold for reporting assets and self-certification of assets less than \$15,000 took place in 2006, the measurable benefits are in the past—prior to the new reporting requirements under the MTW Agreement. No incremental cost benefits are expected.

Objective 4: Organize Efficient Businesslike Operating Systems

4.1.04 DCHA Subsidiary to Act as Energy Services Company

Description

DCHA decided to use Construction Services Administration, LLC (CSA), a wholly owned subsidiary, as an Energy Services Company (ESCO). DCHA expects to use 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 may be 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.

Status

Implemented and Ongoing

Impact

DCHA secured \$26 million in funding to implement DCHA's energy efficiencies as articulated in the agency's plan. This funding is being invested into additional modernization efforts at the public housing sites.

Metric

DCHA will begin tracking this activity based on the requirements in Attachment D of the Amended and Restated agreement as outlined below during FY2011.

EPC Reporting Requirements		Data Source
Is the project ESCo or Self-developed?	self-developed	Development and Modernization Administration (DMA)
What are the number of rehabilitated units in the energy project?	5,444	DMA
What are the number of rehabilitated AMPs in the energy project?	31	DMA
What is Total Investment?	\$26,024,925	DMA
What is Total Financed?	\$26,024,925	DMA
What is Debt Service (Annual)?	\$2,878,597	DMA
What are Guaranteed Savings (Source: Investment Grade Energy Audit)?	\$3,143,583	DMA
What are Actual Savings (Source: Annual Monitoring and Verification Report)?	NA – Project not complete	DMA
What is the Investment per unit?	\$4,780.48	DMA
What is the Savings per project (AMP)?	NA – Project not complete	DMA
What is the Term of the contract?	12 years	DMA
What date was the Request for Proposal issued?	Self-developed did not require a RFP	DMA
What was Date Audit Executed?	April through June of 2004	DMA
What was Date Energy Services agreement executed?	September 28, 2007	DMA
What was Date Repayment starts?	December 20, 2007	DMA
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.	DMA



VII. Sources and Uses of Funding

A. Sources of Funds 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 2010. Overall, DCHA received \$7.5 million more in MTW Block Grant funding than projected. This was due to the fact that the budgeted Capital Funds reflect the total funds allocated in FY2010 to be spent over the next four years, but the actual funds reflect what was actually expended (and therefore received) from all MTW Capital Fund allocations in FY2010. Additionally, the actual MTW HCV funding received was above the projected amount because of the conversion of non-MTW vouchers to MTW vouchers. Public Housing operating funds actually received were higher than budgeted because of the higher-than-expected proration, but that was offset by lower-than expected tenant rents.

Sources of MTW Funds for the Fiscal Year Ending September 30, 2010 (Audited)

Sources	Budget FY 2010	Audited FY 2010
Public Housing Rental Income	\$20,958,570	\$19,767,846
Public Housing Subsidy	51,518,107	53,203,054
Public Housing MTW Capital Funds	16,125,040	22,835,255
HCV Subsidy and Fees	155,000,000	156,096,205
Investment / Interest Income	1,000,000	204,340
Non-Rental Income	508,947	480,619
Total Sources:	\$245,110,664	\$252,587,319

The table below compares the actual uses of MTW funds in FY2010 with the budget. Overall, the consolidated MTW expenses were under budget by \$20.0 million primarily due to reduced expenditures in housing assistance payments (HAP). Public Housing rehabilitation expenses were \$6.4 million higher than budgeted because the budget reflected the capital funds allocated in FY2010 but the actual reflect what was actually expended in FY2010.

Uses of MTW Funds for the Fiscal Year Ending September 30, 2010 (Audited)

Uses	Budget FY 2011	Unaudited FY 2011
HCV Housing Assistance Payments (HAP)	\$143,000,000	\$117,952,662
HCV Administration	12,000,000	9,555,492
Public Housing Operations	89,646,171	90,575,847
Utility Payments	25,116,673	23,845,855
Public Housing Rehabilitation Expenses	7,000,000	13,394,738
Debt Service Repayment Expenses	7,599,817	7,599,817
Resident Services Expenses	1,708,074	1,815,088
Protective Services Expenses	3,000,000	3,315,477
Total Uses:	\$289,070,735	\$268,054,976

B. Sources and Uses of Non-MTW Funds

The table below compares the actual Non-MTW funds received in FY2010 with the budget for FY2010. DCHA's non-MTW funds include both federal and local funds. Overall, DCHA received \$12.4 million more in non-MTW funding than projected. This was primarily due to capital expenditures (and therefore revenues recognized) using HOPE VI, RHF, EPC bond proceeds and ARRA funds were accelerated.

Sources of Non-MTW Funds

Sources	Adopted Budget FY 2011	Unaudited FY 2011
HOPE VI Funding	\$3,000,000	\$5,317,444
ROSS Grant Funding	100,000	128,986
Non-MTW HCV Funding	19,000,000	18,925,776
RHF Funding (If RHF is not block granted)	5,200,000	7,088,911
Other: Local Rent Supplement Program	11,766,380	14,219,722
Other: Local 500	7,084,000	7,084,000
Other: DMH Home First II	5,149,620	5,829,593
Other: Local Support - Protective Services	4,000,000	4,000,000
Other: ARRA Capital Funds	13,700,000	18,837,293
Other: Energy Performance Contracts	6,500,000	6,469,586
Other: Department of Justice	20,000	19,187
Total Sources:	\$75,520,000	\$87,920,497

The table below compares the actual uses of Non-MTW funds in FY2010 with the budget. Overall, the consolidated Non-MTW expenses were over budget by \$16.7 million primarily due to capital expenditures using HOPE VI, RHF, EPC bond proceeds and ARRA funds were accelerated, as noted above. Additionally, Non-MTW rental assistance programs (both federally funded and locally funded) were over budget due to the worsening economy.

Uses of Non-MTW Funds

Uses	Adopted Budget FY 2011	Unaudited FY 2011
HOPE VI Authorized Activities	\$3,000,000	\$5,317,444
ROSS Grant Authorized Activities	100,000	128,986
Non-MTW HCV Program Expenses	19,000,000	23,782,657
RHF Funding (If RHF is not block granted)	5,200,000	7,088,911
Other: Local Rent Supplemental Program	11,766,380	13,567,259
Other: Local 500	7,084,000	6,658,203
Other: DMH Home First II	5,149,620	6,305,756
Other: Local Support - Protective Services	4,000,000	4,000,000
Other: ARRA Capital Funds	11,200,000	16,298,359
Other: Energy Performance Contracts	2,500,000	2,538,934
Other: Department of Justice	6,500,000	6,469,586

Total Uses:	\$75,520,000	\$92,175,282
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C. Use of Single-Fund Flexibility

Single-Fund Budget Flexibility was used to meet many of the Agency's goals under the MTW Program. In FY2011 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

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 MTW initiatives.

C. Performance and Evaluation Report for Capital Fund activities not included in the MTW block Grant, as an attachment to the Report

Not Applicable

D. Statutory Compliance Certification

See Appendix

IX. Appendices

DCHA FY 2010 Audit