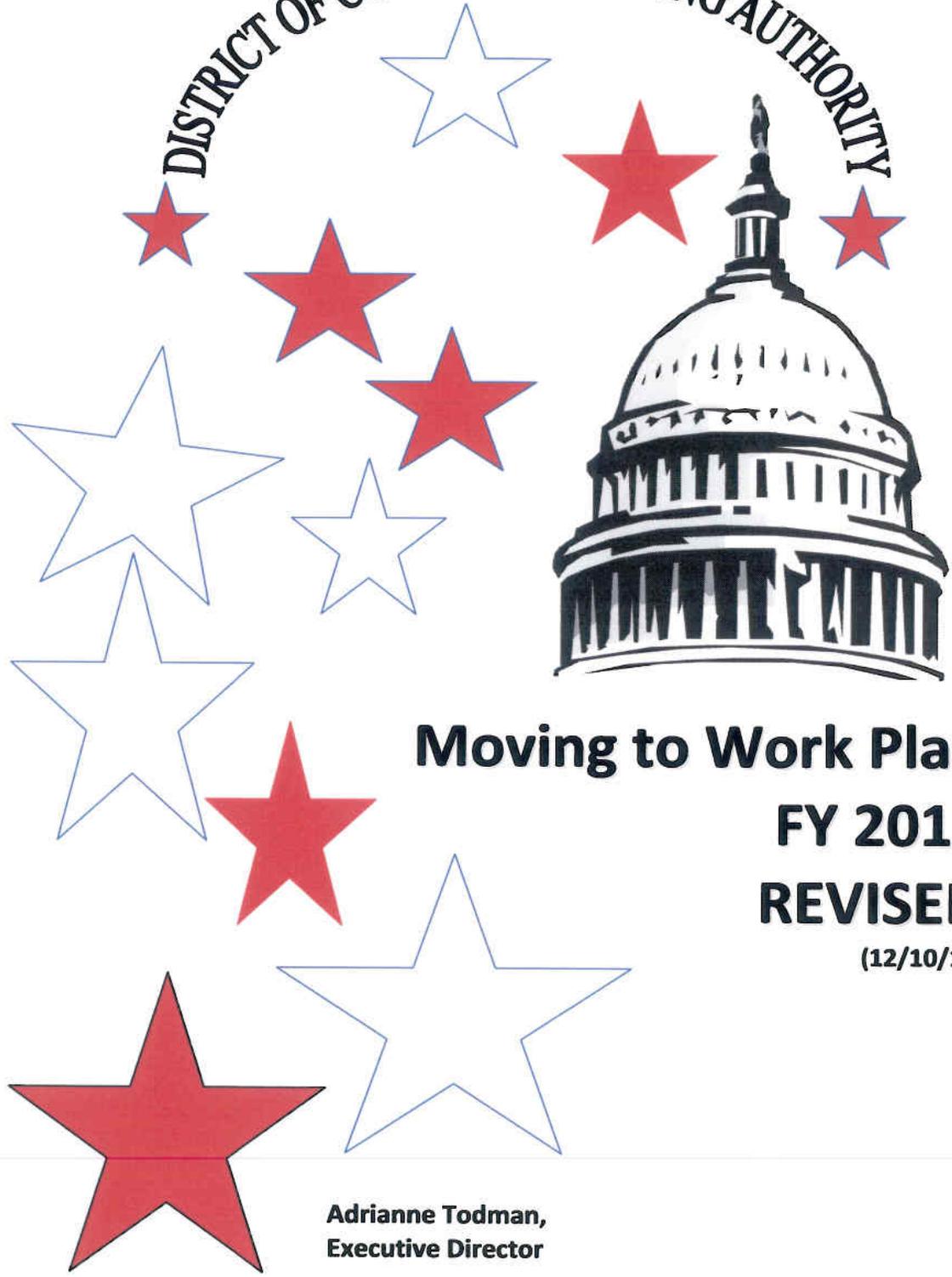


DISTRICT OF COLUMBIA HOUSING AUTHORITY



Moving to Work Plan
FY 2011
REVISED
(12/10/10)

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Executive Director

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I. INTRODUCTION

a. What is “Moving to Work”?

The District of Columbia Housing Authority (DCHA) is pleased to submit its annual Moving to Work (MTW) Plan for Fiscal Year 2011. This document represents DCHA’s first plan under the Amended and Restated MTW Agreement (MTW Agreement), effective September 29, 2010.

DCHA is one of thirty-three (33) housing authorities nationwide participating in the HUD MTW program. Designation as a MTW housing authority allows DCHA to test and implement innovative initiatives that seek to improve service delivery and better meet housing needs of low and moderate income families. DCHA has been an MTW agency since July 2003.

The objectives that DCHA originally defined after executing its initial MTW Agreement will continue to guide the work of the agency under this new MTW Agreement. DCHA’s MTW program objectives are to:

- Objective 1:** Develop Enhanced Housing Opportunities
- Objective 2:** Sustain Quality Property Management
- Objective 3:** Achieve Effective Customer Support Services
- Objective 4:** Organize Efficient Businesslike Operating Systems

DCHA began several activities in fulfillment of these objectives during the first seven years as an MTW agency. Reflecting on lessons learned, DCHA is poised to aggressively move forward in fully utilizing MTW authority.

In order to achieve DCHA’s four (4) objectives, DCHA has developed initiatives in the following areas: Homeownership, local site and neighborhood standards, rent simplifications, and expansion of the uses of project-based vouchers to name a few.

DCHA’s MTW objectives will be implemented in line with HUD defined objectives for the MTW program to:

- Reduce cost and achieve greater costs effectiveness in Federal expenditures;
- 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
- Increase housing choices for low-income families.
- Ensure that at least seventy-five (75%) of the families assisted during the term of the demonstration will be very low-income families;
- Ensure reasonable policy for setting rents, designed to encourage employment and self-sufficiency, consistent with the purposes of MTW;

- 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; DCHA will serve a comparable mix of families (by family size) as would have been served without participation in the program; and
- Ensure that housing assisted under MTW meets housing quality standards consistent with local code.

During the course of DCHA's designation as an MTW Agency, DCHA has implemented various initiatives geared toward achieving the objectives listed above. Moving forward, DCHA will continue to explore initiatives designed to further the MTW objectives.

Over the course of the next years 8 years, DCHA will adhere to the following process for introducing new initiatives and local regulations utilizing MTW authority:

- Thoroughly explore proposed activities that further DCHA MTW objectives through the use of identified MTW flexibilities;
- Consult with key stakeholders in the design and implementation of the proposed MTW activities;
- Present clearly defined proposed activities, inclusive of anticipated impacts and measurement tools, to HUD for approval as part of DCHA MTW Annual Plan; and
- If approved, establish local regulations and implement the activity(ies).

In the event DCHA determines it necessary to amend an annual plan previously approved by HUD under the new MTW Agreement—prior to submission of the following year's annual plan—DCHA will submit amendments for HUD's approval during the plan year. DCHA will follow the process outlined above for developing amendments to plan activities prior to submission for HUD approval.

DCHA has elected to exercise the option of using FY2011 as a planning year in order to explore various initiatives to submit for HUD approval. As such, the DCHA FY 2011 Annual MTW Plan does not include any new initiatives.

b. Stakeholder Involvement

As part of developing the MTW plan, DCHA provides opportunities for public review and comment, including a public hearing with notification that allows the public at least 30 days to review and comment the proposed plan. Notice of a public hearing is provided in various ways, including but not limited to the posting of notices at each DCHA property, at the agency's central and regional offices, in print ads of local newspapers, and on the DCHA website (www.dchousing.org), notifying resident leadership and the local advocacy community.

c. Mission Statement

The District of Columbia Housing Authority is dedicated to enhancing the quality of life in the District of Columbia for low and moderate income households by providing and effectively managing affordable housing that is diverse and aesthetically pleasing.

d. Agency Overview

DCHA is governed by the District of Columbia's public rulemaking process, and works closely with an active low income housing advocate community, including the Citywide Resident Advisory Board and residents in both the public housing and voucher programs. This plan is prepared with the input of the advocate and resident community.

The District of Columbia Housing Authority Board of Commissioners is a eleven-member governing body made up of district community and business leaders, including three members representing the diverse constituency of DC public housing.

The public housing community elects three resident members of the Board of Commissioners. One resident commissioner is appointed by the D.C. Mayor. Four commissioners are nominated by the DC Mayor and confirmed by the Council of the District of Columbia. The Metropolitan Central Labor Council appoints one Labor Commissioner. One member is appointed by the legal advocacy community. The DC Deputy Mayor for Planning and Economic Development is an ex-officio member of the Board.

e. Contents of the Plan

This plan describes implemented and ongoing activities for FY2011. In addition, DCHA will continue to explore the feasibility of additional initiatives aimed at achieving the DCHA's MTW objectives. In accordance with the Amended and Restated MTW Agreement, the plan will be organized as follows:

Section I: Introduction. This section provides an overview of DCHA's MTW Agreement and the general information on the MTW Plan and the process of drafting the plan.

Section II: General Housing Authority Operating Information. This section provides information about DCHA, including the agency mission, housing stock, vouchers, leasing rates and waiting list.

Section III: Non-MTW Related Housing Authority Information. This section is optional and DCHA has elected to leave it intentionally blank.

Section IV: Long Term MTW Plan. This section is optional and DCHA has elected to leave it intentionally blank.

Section V: Proposed MTW Activities. This section provides information on each MTW activity DCHA plans to carryout, the anticipated measurable outcomes, data collection methodology and the relationship of the proposed MTW activities to at least of the three statutory objectives. DCHA is exercising the option to use the first year under the new MTW Agreement as a planning year. Therefore, there are no proposed MTW activities included in the FY2011 plan.

Section VI: Ongoing MTW Activities. This section provides a summary of past and ongoing MTW activities and initiatives. These activities were developed and included in previous MTW plans and did not require the same approval as the proposed MTW activities that are included in Section V. This information was provided in the 2009 MTW Report. It is included in this report to reflect updates since the report was submitted.

Section VII: Sources and Uses. This section provides a summary of DCHA's sources and uses for FY 2011.

Section VIII: Administrative Information. Included in this section are HUD-required administrative information and certification documents.

II. GENERAL OPERATING INFORMATION

a. Housing Stock Information

As of September 2010, DCHA has an inventory of 8,159 public housing units serving a wide range of low and moderate income households, including elderly and disabled families. The DCHA portfolio is comprised of large multifamily and scattered site units. The majority of the public housing inventory is managed by DCHA, with 8 developments managed by external property and asset management firms. **Please note that all of DCHA's public housing units are MTW units.** The table below provides information on DCHA's housing stock inventory.

Total Public Housing Units (as of September 2010)	Total Public Housing Units (Lease Projection for FY2011)
8,159	7,300

DCHA is currently in the middle of an extensive modernization effort using Capital Fund Financing Program (CFFP) bonds, ESCo loan funds, competitive and allocated ARRA funds and annual allocation of Capital Funds. Consequently, DCHA has approximately 800 units vacant as a result of on schedule modernization projects. These units will be reoccupied over the course of the next two (2) years. In addition, DCHA Office of Resident Services, in conjunction with Resident Councils, has recruited service provider partners who utilize approximately 140 non-dwelling units to offer a variety of crime and drug abuse prevention and self-sufficiency programs to residents of DCHA communities.

During FY2011, DCHA expects to add approximately 350 leased units to its inventory as modernized units and new units from HOPE VI developments come online. If DCHA maintains its adjusted occupancy rate of 97%, the expected units come back online and

the new units are completed and occupied on schedule, then DCHA expects to have 7,300 leased units by the end of 2011.

Below is a listing of the number of units at each DCHA public housing development, inclusive of the number of available units as of May 2010 and the populations served.

Total Number of Units by AMP

AMP	Name	Total ACC Units
DC001000081	Scattered Sites	18
DC001000082	Scattered Sites	3
DC001001030	James Creek	240
DC001001080	Kelly Miller Dwellings	160
DC001001290	Sibley Plaza Family	83
DC001001291	Sibley Plaza Senior	224
DC001001290	Park Morton	188
DC001001370	Garfield Terrace Family	67
DC001001371	Garfield Terrace Senior	228
DC001001391	Ledroit Apartments	124
DC001001440	Montana Terrace	65
DC001001460	Edgewood Terrace	89
DC001001600	Claridge Towers	343
DC001001620	Horizon House	105
DC001001640	Fort Lincoln	121
DC001001650	Judiciary House	271
DC001001680	Harvard Towers	195
DC001001690	Regency House	160
DC001001700	James Apartments	141
DC001001830	Scattered Sites	19
DC001001950	Colorado and Columbia	44
DC001002130	Lincoln and Richardson	630
DC001002220	Benning Terrace	285
DC001002230	Fort DuPont /Stoddert	360
DC001002250	Langston Terrace	274
DC001002400	Langston Addition	36
DC001003090	Barry Farms Dwellings	444
DC001003104	Wheeler Creek Senior	100
DC001003105	Wheeler Creek Family	48
DC001003300	Hopkins House	158
DC001003361	Woodland Terrace	377

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AMP	Name	Total ACC Units
DC001003363	Carroll Apartments	96
DC001003530	Highland	327
DC001003850	Elvans Road	23
DC001004210	Greenleaf Gardens	457
DC001004240	Syphax Gardens	174
DC001004361	Kentucky Courts	118
DC001004430	Potomac Gardens	352
DC001005190	Kenilworth /Parkside	332
DC001005200	Henson Ridge	68
DC001005210	Kentucky Courts II	12
DC001005220	Capper Senior I	162
DC001005250	Capper Senior II	139
DC001005230	Capitol Gateway	61
DC001005240	Oxford Manor	30
DC001005270	Capper Carrollsburg Townhomes	39
DC001005280	Fairlawn Marshall	30
DC001005290	Glenncrest	61
DC001006730	Frontiers	54
DC001006800	Wylie Courts	2
	TOTALS	8,159

New Public Housing Units to be Added

Development	# of Planned Units	Bedroom Sizes	Type	New Construction\ Rehab	Description
Gibson Plaza	53	Eff = 2 1 bdrm = 10 2 bdrm = 41	Family	Rehab	The site's unit complement will consist of a total of 217 units. Of these units, 53 will be public housing units, 20 project based voucher units and the remaining will be market-rate units.
Sheridan Station Phase I	45	Eff = 5 1 bdrm = 17 2 bdrm = 15 3bdrm = 8	Family	New Construction	114 newly constructed affordable housing units of which 45 will be public housing. 18 UFAS units will be created as part of this project.

St. Martin's Apt.	50	Jr.1 bdrm = 50	Family	New Construction	178 new LIHTC units will be created of which 50 will be ACC units and 10 are project based voucher UFAS units.
3500 Georgia Ave NW	27	1 bdrm = 21 2 bdrm = 6	Family	New Construction	83 newly constructed LIHTC units of which 27 will be ACC.
TOTAL	175				

As shown above, DCHA expects to add 175 units to the agency's Public Housing inventory during the course of FY2011.

Public Housing Units DCHA Plans to Demolish or Dispose of by Development

Development Name	# of Units	Justification
Highland Addition	118	Provides a public benefit by improving a public asset; thereby transforming an underserved neighborhood. The demolition/disposition is contingent upon a HOPE VI award.
Highland Dwelling	208	This property requires comprehensive modernization. In an attempt to begin the modernization effort, DCHA received stimulus funding to transform units to "green" units. The units that are being disposed of will go to a DCHA subsidiary and be subsidized through project based Section 8 subsidies.
Parkside	42	It has been determined that these units are obsolete in large part due to age (property constructed in the 1950s). Demolition/Disposition provides the opportunity to replace these units as ACC units in the same neighborhood in a predominantly homeownership, higher income setting on a one for one basis.
TOTAL	250	

It is important to note that DCHA submitted a HOPE VI Revitalization Application for Highland Addition in FY2010, but was not awarded a grant. DCHA has submitted a HOPE VI Revitalization Application for Highland Addition in FY2011. If awarded, the project will be a mixed-finance, mixed-income development, consistent with the considerable community planning process that has been undertaken for this planned redevelopment.

As it adds to its inventory, DCHA also has disposition and demolition plans, which will impact the total number of units. DCHA is working to identify opportunities to improve the quality of its housing inventory available to low income families that reside in the properties listed below. The ability to proceed on any of these properties depends on a variety of factors including economic conditions and the availability of financing. It is

hoped that some of these factors will align to permit proceeding on a number of properties during FY 2011. Demolition timetables and the list of disposition\demolition candidate property will be determined as planning and development evolve.

During the course of FY 2011, DCHA will continue to develop its redevelopment options and other treatment strategies for Public Housing developments that are part of the District's New Communities Initiative for which the District of Columbia government (hereafter referred to as the City or the District) has appropriated limited planning funds. These properties include:

- Barry Farm
- Lincoln Heights/Richardson
- Park Morton

In addition to the District's potential funds through the New Communities Initiative, DCHA is exploring a variety of options, including Historic Tax Credits. For example, DCHA is exploring the option of Historic Tax Credits as a source of redevelopment funds for Langston Dwelling and Langston Addition, a site that is one of the first public housing development in the country targeted for African Americans. The development was built in 1936 and is registered in the National Register of Historic Places.

While exploring funding opportunities for redevelopment of Barry Farm, DCHA is building offsite replacement housing for the current residents. For example, it will use units that are being built at the Mathews Memorial, a joint redevelopment project with the City to provide 35 public housing units for Barry Farm relocation. Moreover, some of the units being built at Sheridan Terrace will also be used as replacement housing for Barry Farm residents. Both Mathews Memorial and Sheridan Terrace are recipients of American Recovery and Reinvestment Act (ARRA) funds.

Efforts to identify new funding sources for the redevelopment of the agency's public housing properties will also include the pursuit of a Choice Neighborhoods Initiative Planning Grant for the Parkside-Kenilworth neighborhood. DCHA will submit a Choice Neighborhoods Initiative proposal in FY2011 in consultation with residents of the Kenilworth Courts public housing development. If funded, the comprehensive planning effort will result in a **Transformation Plan** for the neighborhood, outlining the following:

- **Housing Plan** to address the need for affordable housing in the neighborhood, including a redevelopment plan for Kenilworth Courts;
- **Neighborhood Plan** to improve neighborhood assets, addressing such things as parks, transportation and schools, in partnership with the DC Promise Neighborhoods Initiative; and,
- **People Plan** that will ensure the residents of Kenilworth Courts and the larger Parkside Kenilworth neighborhood benefit from the considerable amount of planned redevelopment in the neighborhood.

Lastly, in the absence of available funding for capital improvements necessary to achieve twenty (20) year viability, DCHA will explore the repositioning of four of its properties, through its subsidiary, from conventional public housing program to project based Section 8/HCVF assisted housing. The subsidy and rental income generated from these developments will be used to finance substantial rehabilitation or redevelopment of the properties. Below is a list of the proposed properties and a brief description on the types of work each development will require.

- Benning Terrace—demolition of 111 walk-up units and substantially rehab the remaining walk ups and townhomes (163 units) and replace all demolished units on-site with duplex townhomes.
- Highland Dwellings—extensive site work and mechanical, electrical and plumbing replacement.
- Richardson Dwellings—demolition of 48 mid-rise walk-ups and subsequent replacement, substantial rehab of remaining 142 townhome units.
- Woodland Terrace—demolition of 78 walk-up units and subsequent replacement of units and substantial rehab of 156 units.

These properties are proposed for potential repositioning based on the age, current physical condition, and inherent design and operational challenges. Absence of market demand due to location means that sufficient funding may not be available through a Mixed finance effort for the necessary improvements. As part of its overall DCHA bond funded modernization efforts, these properties have benefited from various improvement activities; however, these properties will require major rehabilitation work and in some instances, such as Woodland Terrace, will require partial or complete redevelopment within the next five to 10 years. DCHA is being proactive by undertaking a long range planning exercise and looking into possible alternative scenarios to address the redevelopment and modernization needs of these sites. During FY 2011, DCHA will be reviewing and studying various alternatives and may submit a disposition application to HUD.

Of the properties listed above, DCHA was able to find necessary sources for Highland Dwellings and execute rehabilitation plans. In September 2009, DCHA was awarded \$7.3 million in the ARRA funds for Highland Dwellings. As noted in the DCHA 2010 MTW Plan, Highland Dwellings is in need of extensive site work and mechanical, electrical and plumbing replacement. Specifically, the ARRA funds combined with other sources will fund the rehabilitation of the 208-units contained in the development. Rehabilitation will focus on improving energy efficiency, ecological sustainability, and healthfulness of the property. This will include new heating and cooling systems and insulation to provide better tenant comfort with less fuel use; replacement of flooring, paint, and other interior furnishings with nontoxic materials.

b. HCVP Inventory\Allocation

DCHA also operates and administers a housing assistance program under HUD’s Housing Choice Voucher program, including MTW and non-MTW vouchers. The table below shows DCHA’s collective Housing Choice Voucher count.

Program	ACC
MTW Tenant Based HCV Vouchers	11,742
Non-MTW HCVP Vouchers ¹	1,807
TOTAL	13,549

c. Leasing Information-Projected

The table below is a summary of current vs. projected FY2011 HCVP lease-ups.

Projected Leased

Program	Currently Leased (as of September 2010)	Projected Lease-ups (FY 2011)
MTW Tenant-Based	9,356	9,316
Non-MTW Tenant-Based	1,240	1,440
TOTAL	10,596	10,756

d. Projected Project-based Units

Number of Units to be Project-based During FY 2011

Project Name	# of Planned Units	Bedroom Sizes	New Construction \Rehab	Description
4429 Grant St, NE	1	3bdrm = 1	Rehab	UFAS conversion of one (1) non-DCHA unit to project-based unit for DCHA clients. 10 yr HAP.
3126 Buena Vista Terr, SE	1	4 bdrm = 1	Rehab	UFAS conversion of one (1) non-DCHA unit to project-based unit for DCHA clients. 10 yr HAP.
615 15 th St, NE	1	4 bdrm = 1	Rehab	UFAS conversion of one (1) non-DCHA unit to project-based unit for DCHA clients. 10 yr HAP.
5210 C St, SE	2	3 bdrm = 2	Rehab	UFAS conversion of two (2) non-DCHA

¹ Non-MTW Vouchers include: VASH, Opt Outs within its first year, and Tenant Protection.

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Project Name	# of Planned Units	Bedroom Sizes	New Construction \Rehab	Description
				units to project-based units for DCHA clients. 10 yr HAP.
30 P Street, NW (Lacy Cook School)	20		Rehab	Aged out foster kids independent-living.
1239 Holbrook Terr, NE	1	4 bdrm = 1	Rehab	UFAS conversion of non-DCHA unit to project-based unit for DCHA clients. 10 yr HAP.
1401 Howard Rd, SE	1	5 bdrm = 1	Rehab	UFAS conversion of non-DCHA unit to project-based unit for DCHA clients. 10 yr HAP.
5804 14 th St, NW	2	4 bdrm = 2	Rehab	UFAS conversion of two (2) non-DCHA units to project-based units for DCHA clients. 10 yr HAP.
1310 Florida Ave, NE	1	4 bdrm = 1	Rehab	UFAS conversion of one (1) non-DCHA unit to project-based unit for DCHA clients. 10 yr HAP.
1414 /1416 Maryland Ave, NE	2	3 bdrm = 2	Rehab	UFAS conversion of two (2) non-DCHA unit to project-based units for DCHA clients. 10 yr HAP.
337 Oakdale Pl, NW	1	5 bdrm = 1	Rehab	UFAS conversion of one (1) non-DCHA unit to project-based unit for DCHA clients. 10 yr HAP.
Bethune House	20	1bdrm = 10 2bdrm = 10	Rehab	UFAS conversion of four (4) non-DCHA units to project-based units for DCHA clients. 10 yr HAP.
Highland Dwellings	83	2 bdrm = 3 3 bdrm = 53 4 bdrm = 6 5 bdrm = 10 6 bdrm = 11	Rehab/New Construction	Public Housing units converted to project-based units pending project-based voucher awards.
Williston	28	1bdrm = 7 2 bdrm = 19 3 bdrm = 2	Rehab	New units brought on line as part of Partnership Program. Of the 28 units, three (3) are UFAS.
VIDA	9	Eff = 9	New	New units brought on line as part of Partnership Program—two (2) of the nine (9) units are UFAS.
St. Dennis	8	Eff = 1 2 bdrm = 5 1 bdrm = 2	Rehab	UFAS conversion of one (1) non-DCHA unit to project-based unit for DCHA clients. 10 yr HAP
1320 Mississippi Avenue	19	1 bdrm = 5 2 bdrm = 10 3 bdrm = 4	Rehab	UFAS conversion of four (4) non-DCHA units to project-based units for DCHA clients. 10 yr HAP
Gibson Plaza	20	2 bdrm = 8 3 bdrm = 12	Rehab	This rehab project consists of a total of 217 units. Of these units, 20 project based voucher units and five (5) of the twelve (12) 3-bedroom units are UFAS.
St. Martin's Apt.	10	1 bdrm = 1 2 bdrm = 7 3 bdrm = 2	New	178 new LIHTC units of which 10 are project based voucher UFAS units.
Bates Street	5	2 bdrm = 2	Rehab	Partnership Program. 10 yr HAP.

Project Name	# of Planned Units	Bedroom Sizes	New Construction \Rehab	Description
Cooperative		4 bdrm = 3		
TOTAL	235			

As part of DCHA’s efforts to create debt capacity as a means of funding the necessary modernization and redevelopment activity at Highland Dwellings, DCHA applied for tenant-based vouchers for which the agency will utilize MTW authority to allow Public Housing residents who are placed in the project-based units retain their public housing status. This will include, but is not limited to public housing grievance rights, transfer rights and the ability to participate in public housing resident organizations.

e. Anticipated Potential Difficulties in Leasing Units

Public Housing—DCHA does not anticipate any difficulties in leasing units in FY2011.

HCV—DCHA does not anticipate any issues with leasing HCV units and will maintain 2010 leasing levels.

f. Waiting List Information

All three (3) DCHA centralized community-wide waiting lists (Public Housing, Housing Choice Voucher Program and HCVP-Moderate Rehabilitation) are currently open.

DCHA Waiting Lists by Program, Type and Status

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

DCHA implemented a comprehensive strategy to update its centralized community-wide waiting lists in 2008, resulting in a dramatic decrease in the number of households on the waiting lists in 2009. However, the number of applicants on DCHA’s waiting lists continues to steadily grow with an average of 300 new applications submitted monthly.

The waiting list figures for 2011 listed below represent the number of households on each centralized community-wide waiting list as of June 2010. Please note that many families apply for more than one program and as such DCHA anticipates increases in waiting list size as households continue to submit applications to be placed on the waiting list.

Additionally, DCHA sent written notification to those families who did not respond to DCHA's 2008 waiting list update letter to ensure that city's most vulnerable families in need of housing remain on the waiting list.

Households on Centralized Community-wide Administered Waiting Lists by Program

Program	FY 2011
Public Housing	17,366
Housing Choice Voucher Program	26,867
HCVP-Mod Rehab	12,049

III. NON-MTW RELATED INFORMATION (Optional)

This section is optional. DCHA has elected to leave this section blank.

IV. LONG-TERM MTW PLAN (Optional)

This section is optional. DCHA has elected to leave this section blank.

V. PROPOSED MTW ACTIVITIES

DCHA has elected to use FY 2011 as a planning year; therefore DCHA will not submit any new initiatives for HUD approval as part of this plan. However, over the course of FY2011, DCHA may amend its FY 2011 plan at which time it will submit and request HUD approval.

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VI. ONGOING MTW ACTIVITIES

The following table summarizes the initiatives that the DCHA has implemented pursuant to HUD approved annual plans, the status of the implemented and ongoing activity and any anticipated changes, modifications or additions to Attachment C authorizations over the course of the agency's Moving to Work designation as required by Attachment B Section VI. DCHA is not currently using an outside evaluator(s) for any of the agency MTW initiatives.

Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
Objective 1: Developing Enhanced Housing Opportunities					
Initiative 1.1.04 and 1.5.05 Modifications to DCHA's Project-Based Voucher Program			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.	DCHA used its MTW flexibility under authorization of Section D4, D7, of Attachment C.	Implemented and Ongoing To date, DCHA has entered into AHAP or HAP contracts for 1,467 project-based vouchers. DCHA anticipates entering into 235 project-based voucher contracts in FY 2011. DCHA has also used MTW flexibility in the following ways:
	FY 2004	FY 2004	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.		<ul style="list-style-type: none"> Established a site-based waiting list at Henson Ridge as a pilot. Established a policy 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. Established a policy 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.
			As part of its Partnership Program, DCHA modified existing rules and regulations which resulted in:		DCHA removed "Floating project-based units" as an initiative because DCHA does
			<ul style="list-style-type: none"> Increasing participation by housing owners and landlords; Meeting local housing and community needs; Improving efficiency; Implementing specialized or site-based waiting lists for project-based 		

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Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
Initiative 1.3.04 Designation of Elderly Only Properties	FY 2004	FY 2004	<p>sites;</p> <ul style="list-style-type: none"> Establishing incentives to encourage participation of broad range of landlords; and Creating a UFAS Loan Program to assist in providing housing for the disabled and families. <p>DCHA established a local review, comment and approval process for changing the designation of Mixed Population properties to Elderly-Only properties--replacing 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.</p> <p>Specifically, the DCHA local designation process begins with staff reviews of resident and applicant needs and requests, market conditions and resource availability to recommend, to the Board, properties to be designated elderly only. The Board then considers staff recommendations in committee. Upon committee approval, the proposed designation is published as part of the</p>	DCHA used its MTW flexibility under authorization of Section C10 of Attachment C.	<p>not deem this initiative as viable in FY 2011 as such it has been removed as an initiative.</p> <p>The ARRA awarded funds discussed in the General Operating section of this plan will be combined with other sources, inclusive of conversion vouchers, will fund the rehabilitation of the 208-units contained in the development. DCHA submitted an application for voluntary conversion vouchers to HUD for the needed comprehensive modernization of Highland Dwellings</p> <p>Implemented</p> <p>The DCHA Board of Commissioners has adopted local regulations that establish the designation process for elderly only properties (14 DCMR §6115).</p> <p>The following conventional sites have been designated as Elderly-only: Knox Hill, Regency House, and Carroll Apartments, Wheeler Creek, Arthur Capper Senior I, Henson Ridge and St Matthews Mixed Finance properties were developed with the inclusion of elderly only units as part of HOPE VI projects.</p> <p>Edgewood Terrace was also redeveloped and included elderly only units.</p>

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Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
Initiative 1.4.04			<p>Board agenda. At the Board meeting, the Board of Commissioners either accepts or reject the designation after receiving comments from the public. Once the Board of Commissioners accepts the staff recommendation, the name of the new designated elderly property is published in the DC Register. The designation continues from year to year indefinitely from the date of the designation.</p>		
<p>Modifications to HCVP Homeownership Program</p>	<p>FY 2004 FY 2004</p>	<p>As a result, DCHA created the Homeowner Assistance Program (HOAP). After successful completion of the family self sufficiency program the HCVP or public housing family would receive a HOAP voucher to assist the family in purchasing the identified home.</p> <p>DCHA also worked with various local financial institutions that would accept the HOAP monthly payment as part of the mortgage payments. As a result the</p>	<p>As part of DCHA's goal of family self sufficiency leading to homeownership, DCHA 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.</p>	<ul style="list-style-type: none"> DCHA used its MTW flexibility under authorization of Sections C11, D2,D8, and E of Attachment C. 	<p>Implemented and Ongoing</p> <p>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 it Homeownership Program. As part of its second phase of implementation, DCHA is currently identifying additional ways to implement the Homeownership Program for public housing residents. Specifically, DCHA identified a property as a rewards property for those families who will participate in the Homeownership Program.</p>

District of Columbia Housing Authority

Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
Initiative 1.6.05 and 3.8.10			<p>Homeownership Program was more user-friendly to potential beneficiaries.</p> <p>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 minimum payment requirement for all voucher recipients; and (4) established administrative adjustments that improved the efficiency of payments to landlords.</p> <p>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. It also 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</p>	<ul style="list-style-type: none"> DCHA used its MTW flexibility under authorization of Section D2 of Attachment C. 	<p>Implemented and Ongoing</p> <p>As a result of DCHA implementation of this initiative, DCHA accomplished the following:</p> <ul style="list-style-type: none"> 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. 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..

District of Columbia Housing Authority

Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
Initiative 1.10.06	FY 2005	FY 2005	<p>changes in established submarkets, while setting Payment Standards that mirror area rents.</p> <p>DCHA is introducing 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.</p>	DCHA used its MTW flexibility under authorization of Section D4 of Attachment C and Section C10 of Attachment C.	<p>Implemented as a demonstration at selected Mixed Finance and Special Purpose sites.</p> <p>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.</p> <p>Mechanics and staging of implementation authority-wide are still being assessed. This initiative remains open. Initiative 2.5.04 was a predecessor to this initiative.</p>
Objective 2: Sustain Quality Property Management					
Initiative 2.1.04	FY 2004	FY 2004	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	DCHA used its MTW flexibility under authorization of Section C4 and Section D1c of Attachment C	<p>Implemented and Ongoing</p> <ul style="list-style-type: none"> As phase one of this initiative, DCHA implemented HCVP biennial recertification's. Extension of the lifetime of certification information documentation for determination of income and eligibility

District of Columbia Housing Authority

Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
			housing residents to work by adopting recertification procedures that do not require annual recertification.		<p>for seniors and the disabled.</p> <ul style="list-style-type: none"> As phase two of this initiative, DCHA will use FY2011 to design a biennial recertification plan for Public Housing residents for implementation in FY2012.
Initiative 2.2.04 Modifications to Market-Based Rents	FY 2004	FY 2004	<p>DCHA explored developing policies to simplify the process of providing a work incentive to public housing residents by calculating a resident's income-based rent, comparing it to the market-based rent from a periodically updated rent schedule and automatically charging the resident the lower of the two rent options. This change decreases the time and streamlines the administrative effort necessary to implement this incentive for DCHA's clients.</p> <p>DCHA passed regulations to allow public housing residents paying market-based rents to recertify every three years. If a family's income decreases between recertifications, residents, regardless of the method 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 from market-based rents to income-based rents.</p>	<p>DCHA used its MTW flexibility under authorization of Section D2 of Attachment C.</p>	<p>Implemented</p> <p>DCHA automatically gives public housing residents the lower of calculated market-based and income-based rent.</p>

District of Columbia Housing Authority

Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
Initiative 2.3.04 & 2.5.05 Modifications to Pet Policy	FY 2004 & FY 2005	FY 2004 & FY 2005	<p>DCHA established a pet policy that prohibits pets, such as, dogs and cats at DCHA properties. This local policy reduced the costs of managing a pet registration process and resident health and safety problems as well as removed the impossible task of distinguishing between a registered pet and an unregistered pet wandering a public housing community. Upon approval of a reasonable accommodation request, DCHA permits service animals at all properties.</p> <p>This policy limits pet ownership to those residents in both senior and family development 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.</p> <p>This initiative is a modification of 2.3.04 by allowing the “grandfathering” of pet ownership for non-service animals at senior buildings.</p>	DCHA used its MTW flexibility under authorization of Section C10 of Attachment C.	Implemented
Initiative 2.5.04 Revised Site-Based Waiting List Policies and Procedures	FY 2004	FY 2004	<p>DCHA created Site-Based Waiting Lists policies that apply to redeveloped privately managed properties and special purpose properties with specialized supportive services.</p> <p>The purpose of the Site-Based Waiting Lists improved DCHA’s relationships with its private and non-profit sector partners to develop strong communities and meet the special needs of members</p>	DCHA used its MTW flexibility under authorization of Section C1 of Attachment C.	Implemented

District of Columbia Housing Authority

Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
Initiative 2.6.07 Enhanced Public Housing Lease Enforcement Operations	FY 2007	FY 2007	DCHA changed the Public Housing Dwelling Lease to allow for specific community rules to be developed, with input from the community and the advocacy community. DCHA will work with individual Resident Councils to establish property specific community rules.	DCHA used its MTW flexibility under authorization of Section C9B of Attachment C	Implemented and Ongoing Phase one of this initiative has been implemented because the current lease allows Resident Councils' to develop specific community standards for individual public housing developments. As part of phase two of this initiative DCHA is working with Resident Councils' to develop site specific standards.
Objective 3: Achieve Effective Customer Support Services					
Initiative 3.4.05 Supporting Grandfamilies	FY 2005	FY 2005	This initiative may require modifications to admission, transfer or other admissions and occupancy policies. DCHA will take these up in close consultation with the residents and participants.	DCHA used its MTW flexibility under authorization of Sections C11 and D2 of Attachment C.	Implemented and Ongoing DCHA has implemented the following: <ul style="list-style-type: none">Excluded the District of Columbia's local stipend to grandparents as primary caregivers from income and rent calculations. Any additional activities under this initiative planned for implementation will be submitted as an amendment to the FY 2011 Annual Plan.
Initiative 3.5.06 Rent Simplification and Collections	FY 2006	FY 2006	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	DCHA used its MTW flexibility under authorization of Sections C11 and D2 of Attachment C.	Implemented and Ongoing As phase one of the initiative, DCHA has implemented the following as part of DCHA's Rent Simplification strategy: <ul style="list-style-type: none">Self-certification of Assets, including

District of Columbia Housing Authority

Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
			<p>existing rent simplification models to design a model that simplifies the calculation process and lessens the burden of rent calculations for the neediest families.</p>		<p>an increase in the threshold for reporting Assets</p> <ul style="list-style-type: none"> Exclude local stipends provided to Grandparents as primary caregivers from income and income calculations <p>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.</p> <p>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.</p>
Objective 4: Organize Efficient Businesslike Operating Systems					
Initiative 4.1.04	DCHA Subsidiary to Act as Energy Services Company	FY 2004	<p>Explored the use of DCHA wholly owned subsidiary, Construction Services Administration, LLC (CSA) 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</p>	<p>DCHA used its MTW flexibility under authorization of Attachment D.</p>	<p>Implemented and Ongoing</p> <p>HUD's approval of DCHA's November 2005 plan.</p> <ul style="list-style-type: none"> DCHA secured \$26 million in funding tied to the energy efficiencies articulated in DCHA's plan that will be invested into additional modernization efforts at the public housing sites.

District of Columbia Housing Authority

Objective/Initiative	Yr. ID	Yr. Implemented	Description	MTW Flexibility	Status
			energy conservation program.		

VII. SOURCES AND USES OF FUNDING

a. Comprehensive Budget

The District of Columbia Housing Authority's (DCHA) annual budget covers the operating sources and uses, including federal and local housing program activities for fiscal year ending September 30, 2011.

This budget is intended to ensure that the Housing Authority presses on with its commitments to redevelop low-income housing and our communities; is acutely responsive to tenants and participants during these uncertain economic times; takes full advantage of opportunities for federal recovery funding and applies those resources to our highest priority capital projects; practices continual improvement in the efficiency and effectiveness of our administrative support responsibilities; and, promotes the long term financial health of the Housing Authority.

Unlike many other public service agencies during these hard economic times, the District of Columbia Housing Authority, with its substantial reliance on the federal government, continues to be able to operate and maintain its low income housing units and supportive services; to maximize the impacts of our housing vouchers to address homelessness by working in partnership with local non-profit service agencies; and, assemble mixed-financing funding from a myriad of public and private sources to continue developing and rehabilitating low income housing and mixed income communities.

While we are optimistic on the year ahead, and grateful we have been able to compete so effectively for federal stimulus funds, we are, ever-mindful that there is more economic uncertainty ahead for our tenants and participants, that DCHA has a number of vulnerabilities in our existing development financing program resulting from credit and market conditions, and that federal deficits loom as a future federal budget issue and, we must be attentive in securing our own future. The DCHA's 2011 approved budget strikes a balance by aligning with a set of aggressive and conservative strategic objectives. This document presents the 2011 Operating budget for the organization and events we see as critical to our long-term financial health.

This summary will provide internal and external users of the budget and financial information highlights of the FY 2011 budget, an explanation of the changes the DCHA will go through during FY 2011 and explanations of major items and changes in the forecasted revenue and expenses for FY 2011.

DCHA has prepared project based budgets, wherein all housing developments and all central departments utilize their own operating budgets. These budgets were developed by the Office of Financial Management in conjunction with Regional Management input for each Asset Management Project (AMP) and Management of each department of the Central Office Cost Center (COCC). These individual budgets were then combined for simplicity purposes into the Comprehensive Budget for FY 2011.

Budget Overview

As stewards of the public trust, the Office of Financial Management (OFM) will pursue our mission and responsibilities in a spirit of service, teamwork, and respect. We will embrace the values of excellence, collaboration, innovation, and appreciation.

Beginning in 2011, DCHA's Office of Financial Management is engaging in a process of renewal to critically assess where we are today, how our planning has served us in the past, and to formulate strategic directions for the future.

There are three core directions that will guide the Office of Financial Management operating decisions:

- Remain committed to our mission in times of change
- Strive for financial independence
- Improve process and performance

As we face the challenges, this year, of continuing economic uncertainty and rising unemployment, and of housing and credit markets that remain in recession, the guidance of the FY 2011 budget, the discipline required by the three core directions, and the collaboration of OFM's management team in setting strategic outcomes will be critical to the agencies success.

The Office of Financial Management will solicit involvement of staff, and the Board of Commissioners in assessing the challenges and opportunities ahead, in weighing the agencies strengths and weaknesses, and in developing a clear and concise focus for the coming years.

MTW single-fund flexibility has been invaluable in DCHA's efforts to achieve the agency's MTW program objectives. Specifically, DCHA has benefited by utilizing this flexibility in the following ways:

- Establishing rent reform initiatives
- Enhancing security and proactive maintenance management (i.e. creation of a Central Monitoring Station for fire alarms, security cameras, HVAC, elevators and access control systems)
- Enhancing development through the project-based vouchers
- Improving customer services with the creation of a Customer Call Center
- Improving overall efficiencies (i.e. implementation of new software applications)
- Executing major modernization at various public housing properties
- Greening DCHA properties (i.e. ESCO)

Overall Budget Highlights

The fiscal year 2011 budget for the DCHA includes three months which will be funded in HUD's Funding Year (HFY) 2010 and nine months which will be funded in HUD's Funding Year 2011. As the approval of HUD's Funding Year varies the DCHA fiscal year 2011 budget is based on the best information available at the time of publication.

The DCHA budget reflects a total surplus of \$3,790,664 and has been broken into the following categories:

MTW Funds - includes the Low Rent, Capital Fund and Housing Choice Voucher programs as a single block grant fund which is substantially less regulated and has increased flexibility. MTW Funds include the DCHA departments that administratively support the programs of the authority. The Authority will begin to design and implement a Local Asset Management Program for its Public Housing Program and describe such program in its Annual MTW Implementation Plan for fiscal year ending 2012. Notwithstanding this increased MTW flexibility, there remain ongoing program-specific budgeting, accounting and reporting responsibilities to HUD. DCHA will continue to receive these funds from the three program areas in accordance with HUD's annual appropriations process. It is important to note that the MTW funds surplus of \$19,647,911 will be utilized to reestablish the MTW reserve to use as working capital. DCHA considers adequate reserve to cover at least two (2) months of operating expenses.

Non-MTW Funds – includes the DCHA boutique voucher programs such as VASH, SRO, and Moderate Rehabilitation programs that cannot be included within the MTW block grant. DCHA has been fortunate to accumulate Restricted HAP Reserves in the non-MTW program over the past several years. The deficit mentioned in the non-MTW program activity will be funded from this Restricted HAP Reserves.

District Funds – includes funds received from the District of Columbia to support local housing programs and to assist in the support of the DCHA police department. In prior years, as part of a local affordable housing production program, the District budgeted and provided a level of funding that proved to be in excess of program requirements given the time needed to bring units on-line.. Given the excess funds, the District intentionally cut and reprogrammed funding in the 2011 budget requiring DCHA to use these excess funds during the 2011 budget year.

ARRA Funds – DCHA received one award through the formula allocation and multiple awards through the competitive process. This column represents the universe of those awards.

Development and Revitalization Funds – at the time of this plan publication and submission the DCHA has one active HOPE VI grant.

b. Sources and Uses of Funds



**District of Columbia Housing Authority
FY 2011 Comprehensive Budget**

Sources	Total Budget	MTW Funds	Non-MTW Funds	COCC Funds	District Funds	ARRA Grant	Development and Revitalization
Low Income Operating Subsidy (Note 1)	\$ 51,235,254	\$ 51,235,254	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Choice Operating Subsidy (Note 1)	187,302,508	145,282,694	16,282,557	-	25,737,257	-	-
ARRA Grant (Note 2)	21,076,966	-	-	-	-	21,076,966	-
Development and HOPE VI Grants	12,619,393	-	-	-	-	-	12,619,393
Capital Fund Program (Note 1)	28,563,481	-	-	-	-	-	-
Tenant Dwelling Revenue	19,994,531	19,994,531	-	-	-	-	-
Development and Administrative Fees	20,607,772	15,266,578	-	3,292,051	2,049,143	-	-
Management, Bookkeeping & Asset	-	-	-	12,618,934	-	-	-
Management Fees	12,618,934	-	-	47,294	2,977	-	-
Interest Income	162,771	100,677	11,823	2,101,974	4,000,000	-	-
Other Revenue	11,223,955	5,120,155	1,825	-	-	-	-
Total Sources	\$ 365,405,565	\$ 265,563,371	\$ 16,296,205	\$ 18,060,253	\$ 31,789,377	\$ 21,076,966	\$ 12,619,393
Uses							
Administrative	\$ 65,438,305	\$ 25,557,401	\$ 1,941,875	\$ 34,499,460	\$ 1,549,595	\$ -	\$ 1,789,971
Tenant Services including Relocation	1,979,138	54,052	-	1,900,900	-	-	24,186
Utilities	23,342,617	21,170,794	-	2,171,823	-	-	-
Ordinary Maintenance and Operations	27,157,390	16,803,245	247,349	9,802,835	303,960	-	-
Protective Services	7,640,983	6,563	-	3,634,423	4,000,000	-	-
General Expense	5,700,606	4,491,575	-	1,181,647	27,383	-	-
Frontline & Fee-for-Service Expense	2,117,170	18,633,686	123,532	(16,711,230)	71,182	-	-
Housing Assistance Payments	196,101,038	119,727,552	23,814,498	-	31,763,455	20,795,533	-
Modernization of DCHA Owned Properties	21,050,985	21,050,985	-	-	-	-	-
Demolition	281,433	-	-	-	-	-	281,433
Revitalization - Site Improvements	749,870	-	-	-	-	-	749,870
Revitalization - Non-Dwelling Structures	317,722	-	-	-	-	-	317,722
Revitalization - Public Improvements	9,737,644	-	-	-	-	-	9,737,644
Total Uses	\$ 361,614,901	\$ 227,495,855	\$ 26,127,254	\$ 36,479,858	\$ 37,815,575	\$ 21,076,966	\$ 12,619,393
Total Surplus	\$ 3,790,664	\$ 38,067,516	\$ (9,831,049)	\$ (18,419,605)	\$ (6,026,198)	\$ -	\$ -

Notes:

1. HUD provides Low Income Operating Subsidy, Housing Choice Operating Subsidy, and Capital Fund Program funds to DCHA as components of the MTW Block Grant.
2. The ARRA budget reflects the portion of the entire \$61,426,483 ARRA Recover Grants which will be expended in fiscal year 2011.

c. Local Asset Management Program

Under the amended and restated Moving-to-Work Agreement DCHA is authorized to design and implement a Local Asset Management Program for its Public Housing Program and describe such program in its Annual MTW Plan. During fiscal year 2011, DCHA will begin designing this program for inclusion and implementation in the fiscal year 2012 Annual MTW Plan. The Local Asset Management Program will include a new Cost Allocation Plan. The new Local Asset Management Program will enhance DCHA's ability to capture and report all costs associated with the operation of the cost objectives identified. The Cost Allocation Plan will be designed to meet the requirements of the Amended and Restated MTW Agreement and the requirements of the revised OMB Circular A-87, Cost Principles for State, Local, and Indian Governments.

d. Update on ARRA funds—Competitive

Project Name	Planned Activities	Funding Category	Amount of Awarded	Status
2905 11th Street NW Assisted Living	Converts a vacant 14-unit building into a 14-unit assisted living/independent living facility. DCHA is collaborating with a local assisted living facility operator to create a program of services provided by a combination of in-house staff and local service providers.	1 (Senior and Disabled)	2,258,750.00	All funds were obligated by the end of FY2010.
Kentucky Courts Park	Funds the completion of a park and garden on an unused corner of the Kentucky Courts Senior property. Improvements will include outdoor meeting space, handicap-accessible gardening facilities, and a water feature.	1 (Senior and Disabled)	651,481.00	All funds were obligated by the end of FY2010 with a portion of the funds spent on predevelopment activities.
Arthur Capper Carrollsburg Townhomes Phase II	Funds the public infrastructure which, in turn, permits the vertical construction to move forward for Phase 2. The planned units will include: 163 total units, 47 public housing, 116 market rate/HCVF/workforce homeownership units.	3 (Gap Financing)	9,584,843.00	Project is scheduled for mixed finance closing in October 2010. All funds were obligated by the end of FY2010.
Matthews Memorial Apartments	Replacement housing for the redevelopment of Barry Farms into a New Communities project. The planned units will include: 99 rental units - 35 public housing units, all units for households under 60% of AMI	3 (Gap Financing)	6,847,689.00	All funds were obligated by the end of FY2010.
Sheridan Station	New construction of a former public housing site into a green, transit-oriented, mixed use, mixed finance development. The planned units will include: 110 public housing units, 69 tax credit units, 80 workforce homeownership units, and 85 market rate homeownership units	4 (Greening and Energy New Construction)	5,827,882.00	ARRA funds were obligated in the April 2010. To date, DCHA has spent nearly \$93k of the ARRA funds.

District of Columbia Housing Authority

Project Name	Planned Activities	Funding Category	Amount of Awarded	Status
Highland Dwellings	Provides funds for the rehabilitation of the 208-unit Highland Dwellings development. Rehabilitation will focus on improving energy efficiency, ecological sustainability, and healthfulness of the property. This will include new heating and cooling systems and insulation to provide better tenant comfort with less fuel use; replacement of flooring, paint, and other interior furnishings with nontoxic materials. Site improvements to include more shade trees and better site drainage will also be included.	4 (Greening and Energy - Moderate Rehab)	7,308,570.00	All funds were obligated by the end of FY2010.
Scattered Sites	Five grants provide funds for the gut rehabilitation of a total of 26 scattered site units throughout Washington DC. These units will be renewed from varying states of repair and disrepair, from structural repairs to the complete replacement of building systems. These units will go from being energy and water wasters to being models of resource and cost efficiency.	4 (Greening and Energy - Moderate Rehab)	1,927,406.00	All funds were obligated by the end of FY2010.
Total			\$34,406,621.00	

VIII. ADMINITRATIVE

a. Resolution and Certification (see attached)

b. Evaluation

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

RESOLUTION 10- 27

APPROVAL OF MTW AGREEMENT WITH HUD AND THE FY 2011
MOVING TO WORK PLAN

WHEREAS, the District of Columbia Housing Authority (DCHA) has negotiated with the United States Department of Housing and Urban Development (HUD) an Amended and Restated Moving to Work Agreement (MTW Agreement) that outlines the terms and conditions of DCHA's continued participation in the MTW Demonstration Program as authorized by federal law; and

WHEREAS, HUD has provided to DCHA the Amended and Restated Moving to Work (MTW) Agreement in final form; and

WHEREAS, a draft of the DCHA Amended and Restated Moving to Work Agreement was made available to the public and discussed at a public hearing on August 16, 2010 and the latest form of the MTW Agreement as proposed by HUD was presented to the Citywide Resident Advisory Board on August 19, 2010; and

WHEREAS, a draft of the DCHA MTW 2010 Plan was made available to the public and discussed at a public hearing on August 16, 2010 and presented to the Citywide Resident Advisory Board on August 19, 2010;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the District of Columbia Housing Authority that it hereby approves the Amended and Restated Moving to Work Agreement as last proposed by HUD and authorizes the Interim Executive Director to execute the MTW Agreement.

FURTHER BE IT RESOLVED, by the Board of Commissioners of the District of Columbia Housing Authority that it hereby approves the DCHA 2011 MTW Plan to HUD and authorizes its submission to HUD.

ADOPTED by the Board of Commissioners and signed in authentication of its passage, the 8th day of September, 2010.

ATTEST:



Adrienne Todman
Interim Executive Director

APPROVAL:



LaRuby May
Chairman

APPROVED FOR FORM AND LEGAL SUFFICIENCY:



Hans Froelicher
General Counsel

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

District of Columbia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Adrienne Todman

Title

Interim Executive Director

Signature



Date

9/9/10

X

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

District of Columbia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Adrienne Todman

Title

Interim Executive Director

Signature



Date (mm/dd/yyyy)

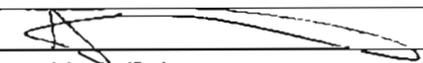
9/9/10

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Moving to Work CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Adrienne Todman</u> Title: <u>Interim Executive Director</u> Telephone No.: <u>202-216-4466</u> Date: <u>9/9/10</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Appendices

Appendix A— Capital Fund Program Annual Statement



U.S. Department of Housing and Urban Development
District of Columbia Office
820 First Street, NE
Washington, DC 20002-4205

July 15, 2010

Ms. Adrienne Todman
Interim Executive Director
District of Columbia Housing
Authority
1133 North Capitol Street NE
Washington, DC 20002

IN REPLY REFER TO: 3GPH/MT

Dear Ms. Todman:

SUBJECT: Fiscal Year 2010 Replacement Housing Factor (RHF), DC39R00150210

This letter is to advise you that the United States Department of Housing and Urban Development (HUD) District of Columbia Office of Public Housing (DCOPH) has reviewed and approved the District of Columbia Housing Authority's Fiscal Year 2010 second increment RHF Annual Statement (budget). Grant funds in the total amount of \$2,297,446.00 for this program have been entered into the Line of Credit Control System (LOCCS), and distributed by the budget line items (BLI) in accordance with the Annual Statement submitted to our office. Please note that an obligation end date of July 14, 2012, has been entered into LOCCS for this grant.

Enclosed for the Authority's records is a copy of Amendment No. 2010-3 to the Consolidated Annual Contributions Contract (ACC), form HUD-53012, executed for the CFP program and approved budget. Please note approval of the Annual Statement does not constitute HUD's endorsement of the housing authority's improvement strategies or funding priorities.

Guidance regarding Replacement Housing Factor funding can be found at <http://www.hud.gov/offices/pih/programs/ph/capfund/rhf.cfm>. **PIH Notice 2010-21**, which outlines the process for creating an RHF Plan in order to accumulate funds, is also available online at <http://www.hud.gov/offices/pih/publications/notices/10/pih2010-21.pdf>.

When making purchases, please bear in mind that HUD encourages the use of Energy Star Products, which come in such categories as appliances, lighting, windows and doors, heating and cooling, room air cleaners, exit signs, office equipment, electronics, etc. These products save energy and money while protecting the environment. For more information on the Energy Star Program as well as Energy Star qualified products, you may access the following website:

<http://www.hud.gov/offices/pih/programs/ph/phecc/federal.cfm>

If we can be of further assistance to you or your staff during this process, please feel free to contact Kamille Lonon, Public Housing Revitalization Specialist/FM at (202) 275-6296 or James Brown, Public Housing Revitalization Specialist at (202) 275-6265.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee Palman", with a long horizontal stroke extending to the right.

Lee Palman
Program Center Coordinator
Office of Public Housing

2010 Capital Fund

Capital Fund Program (CFP) Amendment

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

To The Consolidated Annual Contributions Contract (form HUD-53012)

Whereas, (Public Housing Authority) D.C Housing Authority (DC001) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) 1,2,3,4 dated 12/8/1999

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$2,297,445.00 for Fiscal Year 2010 to be referred to under Capital Fund Grant Number DC39R0C150210

PHA Tax Identification Number (TIN): On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 2010-3

Now Therefore, the ACC(s) is (are) amended as follows:

1) The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2) The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

X (i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1)

OR (ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization schedule will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): [] Yes [X] No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

The parties have executed this Agreement, and it will be effective on 7/15/2010. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By: [Signature] Date: 7/15/10 Title: PCC

PHA Executive Director By: [Signature] Date: 7/15/10 Title: Interim Executive Director

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Date of CFP:	Replacement Housing Factor Grant No: DC39R00150210	FFY of Grant: 2010 FFY of Grant Approval:	
PHA Name: District of Columbia Housing Authority Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised 2	Obligated	Total Actual Cost 1 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				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		\$2,297,446		
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$2,297,446		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities		\$230,000		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 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 Bands shall be included here.

Annual Statement of 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		FFY of Grant: <u>2010</u>	
PIA Name: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No Date of CFP:	Replacement Housing Factor: Grant No: <u>DC-39R00150210</u>	FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Line Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost	Total Actual Cost 1
Signature of Executive Director	Original Date <u>7/7/10</u>	Revised 2	Expended
	Date <u>7/16/10</u>	Signature of Public Housing Director <u>[Signature]</u>	

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2010		
PHA Name: District of Columbia Housing Authority		Capital Fund Program Grant No. Replacement Housing Factor Grant No:		CHFP (Yes/ No):		
		DC39R00250110				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised 1	
REPLACEMENT OF HOUSING UNITS.						
DCI-15	Construction and Revitalization of	1499	LS	\$2,139,452		
	42 Public Housing Units					
	Hayes & Barnes St., South East					
	Administrative Costs	1499	N/A	\$157,994		
Grant Total:				\$2,297,446		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.



U.S. Department of Housing and Urban Development
District of Columbia Office
820 First Street, NE
Washington, DC 20002-4205

July 15, 2010

Ms. Adrienne Todman
Interim Executive Director
District of Columbia Housing
Authority
1133 North Capitol Street NE
Washington, DC 20002

IN REPLY REFER TO: 3GPH/MT

Dear Ms. Todman:

SUBJECT: Fiscal Year 2010 Replacement Housing Factor (RHF), DC39R00150110

This letter is to advise you that the United States Department of Housing and Urban Development (HUD) District of Columbia Office of Public Housing (DCOPH) has reviewed and approved the District of Columbia Housing Authority's Fiscal Year 2010 first increment RHF Annual Statement (budget). Grant funds in the total amount of \$1,853,477.00 for this program have been entered into the Line of Credit Control System (LOCCS), and distributed by the budget line items (BLI) in accordance with the Annual Statement submitted to our office. Please note that an obligation end date of July 14, 2012, has been entered into LOCCS for this grant.

Enclosed for the Authority's records is a copy of Amendment No. 2010-2 to the Consolidated Annual Contributions Contract (ACC), form HUD-53012, executed for the CFP program and approved budget. Please note approval of the Annual Statement does not constitute HUD's endorsement of the housing authority's improvement strategies or funding priorities.

Guidance regarding Replacement Housing Factor funding can be found at <http://www.hud.gov/offices/pih/programs/ph/capfund/rhf.cfm>. PIH Notice 2010-21, which outlines the process for creating an RHF Plan in order to accumulate funds, is also available online at <http://www.hud.gov/offices/pih/publications/notices/10/pih2010-21.pdf>.

When making purchases, please bear in mind that HUD encourages the use of Energy Star Products, which come in such categories as appliances, lighting, windows and doors, heating and cooling, room air cleaners, exit signs, office equipment, electronics, etc. These products save energy and money while protecting the environment. For more information on the Energy Star Program as well as Energy Star qualified products, you may access the following website:

<http://www.hud.gov/offices/pih/programs/ph/ehcc/federal.cfm>

If we can be of further assistance to you or your staff during this process, please feel free to contact Kamille Lonon, Public Housing Revitalization Specialist/FM at (202) 275-6296 or James Brown, Public Housing Revitalization Specialist at (202) 275-6265.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee Palman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Lee Palman
Program Center Coordinator
Office of Public Housing

2010 Capital Fund

Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) D.C. Housing Authority (DC001) (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions
Contract(s) ACC(s) Numbers(s) 1,2,3,4 dated 12/8/1999

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the
purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such
developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the
PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,853,477.00 for Fiscal Year 2010 to be referred to under Capital Fund Grant Number DC39R00150110

PHA Tax Identification Number (TIN): On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 2010-2

Now Therefore, the ACC(s) is (are) amended as follows.

1. The ACC(s) is (are) amended to provide CFP assistance in the amount
specified above for capital and management activities of PHA developments.
This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance
with all HUD regulations and other requirements applicable to the Capital Fund
Program.

3. (Check one)

a. For Non-qualified PHAs:

X (i) In accordance with the HUD regulations, the Annual
PHA Plan has been adopted by the PHA and approved by HUD, and may
be amended from time to time. The capital and management activities
shall be carried out as described in the CFP Annual Statement/Performance
and Evaluation Report (HUD-50075.1).
OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and
approved by HUD, the PHA may use its CFP assistance under this contract for
work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before
the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report
(HUD-50075.1) has been adopted by the PHA and verified by HUD. The
capital and management activities shall be carried out as described therein.
OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report
has not been adopted by the PHA and/or verified by HUD, the PHA may use
its CFP assistance under this contract for work items contained in its approved
CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual
Statement/Performance and Evaluation Report is adopted by the PHA and
verified by HUD.

For cases where HUD has approved a Capital Fund Financing
Amendment to the ACC (CFP Amendment attached), HUD will deduct the
payment for amortization scheduled payments from the grant immediately on
the effective date of this CFP Amendment. The payment of CFP funds due
per the amortization scheduled will be made directly to a designated trustee
(Trustee Agreement attached) within 3 days of the due date.

The parties have executed this Agreement, and it will be effective on 7/15/2010. This is the date on which CFP assistance
becomes available to the PHA for obligation.

Regardless of the selection above, the 24 month time period in which the PHA
must obligate this CFP assistance pursuant to section 9(j)(1) of the United
States Housing Act of 1937, as amended, (the "Act") and 48 month time period
in which the PHA must expend this CFP assistance pursuant to section 9(j)(5)
of the Act starts with the effective date of this CFP amendment (the date on
which CFP assistance becomes available to the PHA for obligation). Any
additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in the
capital and management activities, HUD agrees to disburse to the PHA or the
designated trustee from time to time as needed up to the amount of the
funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income
housing in compliance with the ACC(s), as amended, the Act and all HUD
regulations for a period of twenty years after the last disbursement of CFP
assistance for modernization activities for any public housing or portion thereof
and for a period of forty years after the last distribution of CFP assistance for
development activities for any public housing and for a period of ten years
following the last payment of assistance from the Operating Fund to the PHA.
However, the provisions of Section 7 of the ACC shall remain in effect for so
long as HUD determines there is any outstanding indebtedness of the PHA to
HUD which arose in connection with any development(s) under the ACC(s)
and which is not eligible for forgiveness, and provided further that, no
disposition of any development covered by this amendment shall occur unless
approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA
does not comply with any of its obligations under this Amendment and does
not have its Annual PHA Plan approved within the period specified by HUD,
HUD shall impose such penalties or take such remedial action as provided by
law. HUD may direct the PHA to terminate all work described in the Capital
Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall
only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this
Amendment is subject to the attached corrective action order(s).

(mark one): Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

U.S. Department of Housing and Urban Development

By: [Signature]
Title: PCC

Date: 7/15/10

PHA Executive Director

By: [Signature]
Title: Interim Executive Director

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

Part I: Summary		FFY of Grant:	FFY of Grant Approval:
PIA Name: District of Columbia Housing Authority		2010	
Grant Type and Number Capital Fund Program Grant No. Date of CFFP		Replacement Housing Factor Grant No.	DC39R00150110
Type of Grant		Revised Annual Statement (revision no:) Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1
		Original	Obligated
		Revised 2	Expended
1	Total non-CFFP 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 J. Dwelling Equipment - Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495 J. Relocation Costs		
17	1499 Development Activities 4	\$1,853,477	
18	1501 Collateralization or Debt Service paid by the PIA		
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	
21	Amount of line 20 Related to L3P Activities		
22	Amount of line 20 Related to Section 504 Activities	\$180,000	
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		

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 PIAs with under 250 units in management may use 100% of CFFP 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
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant:	2010
PHA Name: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No. Date of CTFP:	Replacement Housing Factor Grant No.	DCJ9R00150110
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost	Total Actual Cost 1
Line	Original	Revised 2	Expended
Signature of Executive Director		Signature of Public Housing Director	
Date: 7/10		Date: 7/15/10	



U.S. Department of Housing and Urban Development
District of Columbia Office
820 First Street, NE
Washington, DC 20002-4205

July 15, 2010

Ms. Adrianne Todman
Interim Executive Director
District of Columbia Housing
Authority
1133 North Capitol Street NE
Washington, DC 20002

IN REPLY REFER TO: 3GPH/MT

Dear Ms. Todman:

SUBJECT: Fiscal Year 2010 Capital Fund Program (CFP), **DC39P00150110**

This letter is to advise you that the United States Department of Housing and Urban Development (HUD) District of Columbia Office of Public Housing (DCOPH) has reviewed and approved the District of Columbia Housing Authority's Fiscal Year 2010 CFP Annual Statement (budget). Grant funds in the total amount of \$16,075,073.00 for this program have been entered into the Line of Credit Control System (LOCCS), and distributed by the budget line items (BLI) in accordance with the Annual Statement submitted to our office. Please note that an obligation end date of July 14, 2012, has been entered into LOCCS for this grant.

Enclosed for the Authority's records is a copy of Amendment No. 2010-1 to the Consolidated Annual Contributions Contract (ACC), form HUD-53012, executed for the CFP program and approved budget. Please note approval of the Annual Statement does not constitute HUD's endorsement of the housing authority's improvement strategies or funding priorities.

When making purchases, please bear in mind that HUD encourages the use of Energy Star Products, which come in such categories as appliances, lighting, windows and doors, heating and cooling, room air cleaners, exit signs, office equipment, electronics, etc. These products save energy and money while protecting the environment. For more information on the Energy Star Program as well as Energy Star qualified products, you may access the following website:

<http://www.hud.gov/offices/pih/programs/ph/phecc/federal.cfm>

If we can be of further assistance to you or your staff during this process, please feel free to contact Kamille Lonon, Public Housing Revitalization Specialist/FM at (202) 275-6296 or James Brown, Public Housing Revitalization Specialist at (202) 275-6265.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Palman".

Lee Palman
Program Center Coordinator
Office of Public Housing

2010 Capital Fund

Capital Fund Program (CFP) Amendment

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

To The Consolidated Annual Contributions Contract (form HUD-53012);

Whereas, (Public Housing Authority) D.C. Housing Authority (DC001) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) 1,2,3,4 dated 12/8/1999

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts

\$ 16,075,073.00 for Fiscal Year 2010 to be referred to under Capital Fund Grant Number DC39P00150110

PHA Tax Identification Number (TIN): On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 2010-1

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

X (i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR (ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR (ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s)

(mark one): [] Yes [X] No

8. The PHA acknowledges its responsibility for adherence to this Amendment

The parties have executed this Agreement, and it will be effective on 7/15/2010 This is the date on which CFP assistance becomes available to the PHA for obligation

Signature table with columns for U.S. Department of Housing and Urban Development and PHA Executive Director, including names and dates.

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant No.	FFY of Grant:
PHA Name:		Capital Fund Program Grant No.	DC39P00150110	2010
District of Columbia Housing Authority		Date of CFPP		FFY of Grant Approval:
Type of Grant		Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:)		
Summary by Development Account		Total Estimated Cost		
Line	Original	Revised 2	Obligated	Total Actual Cost 1
1	2	3	4	5
1	Total non-CFP Funds			Expended
2	1406 Operations (may not exceed 20% of 2.1) 3			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 2.1)			
5	1411 Audit			
6	1413 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	\$10,003,843		
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	\$6,071,230		
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$16,075,073		
21	Amount of line 20 Related to LBP Activities	\$0		
22	Amount of line 20 Related to Section 504 Activities	\$200,000		
23	Amount of line 20 Related to Security - Soft Costs	\$3,215,015		
24	Amount of line 20 Related to Security - Hard Costs	\$300,000		
25	Amount of line 20 Related to Energy Conservation Measures	\$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

Appendix B—Replacement Housing Factor Plan

**Amended
Replacement Housing Factor Plan
District of Columbia Housing Authority
First Five Year Increment
FY 2009 to 2013**

(September, 2010)

This amends the District of Columbia Housing Authority's (DCHA) Replacement Housing Factor (RHF) Plan submitted in June, 2010. The multi-tier structure for RHF plans as explained to us by HUD staff is extremely complex, and includes at least 8 increments through 2008, but may have additional tiers in future years. In this amendment we are attempting to simplify our plan by outlining just two 5-year increments at this time. Following HUD review, we would be glad to try further refinement of the plans if necessary.

DCHA would like to accumulate up to five years of first and second year RHF funds totaling approximately \$ 14.9 million to acquire units in mixed finance developments as further identified below. We note that most of the DCHA approved RHF projects completed to date require funding from multiple RHF years and increments. This will be the first time we are using the accumulation model from HUD, and this should help simplify future amendments and project obligation and expenditure tracking. DCHA needs to accumulate the grants in order to have sufficient funds for pending projects, and for projects still to be identified in future years.

The subject grants are:

<u>RHF Year</u>	<u>First Increment</u>
RHF 501-09	\$1,859,428
RHF 501-10	1,853,477
RHF 501-11	2,000,000 (Est)
RHF 501-12	2,000,000 (Est)
RHF 501-13	2,000,000 (Est)

It is our understanding that the obligation end date will be 2 years after the last year of funds received, and expenditure deadline 2 years from the obligation deadline, as consistent with PIH Notice 2010-21 and HUD regulations. The PHA will acquire units in accordance with the requirements found at 24 CFR Part 941 and will meet the newly established obligation and disbursement deadlines.

Leveraging: The 6 properties completed or under construction to date with 250 public housing units have a total unit count of 857 (all affordable), and involve leveraged funding of \$112 million of other public/private funds. Total RHF funding to through 2010 has been \$40 million (\$25 million of First Increment Funding and \$15 million of Second Increment Funding). This represents a ratio of 2.8 leverage for every RHF dollar overall, and/or 4.5 leverage for every RHF

First Increment funding dollar alone. This demonstrates DCHA's capture of sufficient leveraging in the first year increments of RHF funding to justify second five year increments of funding from HUD.

**District of Columbia Housing Authority
Second Five Year Increment
FY 2009 to 2013**

DCHA needs to accumulate the grants in order to have sufficient funds for pending projects, and for projects still to be identified in future years.

The subject grants are:

<u>RHF Year</u>	<u>Second Increment</u>
RHF 501-09	\$2,860,548
RHF 501-10	2,297,446
RHF 501-11	2,000,000 (est)
RHF 501-12	2,000,000 (est)
RHF 501-13	2,000,000 (est)

It is our understanding that the obligation end date will be 2 years after the last year of funds received, and expenditure deadline 2 years from the obligation deadline, as consistent with PIH Notice 2010-21 and HUD regulations. The PHA will acquire units in accordance with the requirements found at 24 CFR Part 941 and will meet the newly established obligation and disbursement deadlines.

Replacement Housing Factor Plan Spread Sheets

Following is our 5-year first increment plan reflecting RHF funding for FY 2009 to 2013. This plan includes 2 spreadsheets which cover this time period, and also for the FY 2000-2012 time span of all DCHA's RHF plan years. It shows the RHF 1st and 2nd tier increments for this time period, based on the known data through 2008, and also shows funds leveraged by RHF projects.

The specific spreadsheets are:

- A. RHF Fund Allocations by Project, 9/2010 (actual and projected)
- B. RHF Multi Tier Projection FY2000 to 2012

RHF
Actual FY 2000 to 2010
and
Multi Tier Projection
FY2000 to 2012

T	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1																
2	RHF Allocation		RHF Units	RHF-2000	RHF-2001	RHF-2002	RHF-2003	RHF-2004	RHF-2005	RHF-2006	RHF 2007	RHF 2008	RHF 2009	RHF 2010	RHF 2011	RHF 2012
3	RHF Increment #1			1,960,471	2,964,943	3,444,637	3,106,337	4,390,625	2,906,046	2,709,092	4,196,400	5,074,601	5,256,030	4,150,923	4,000,000	4,000,000
4	RHF Increment #2			1,960,471	2,964,943	3,444,637	3,036,209	4,304,556	1,223,710	782,738	1,599,417	2,030,423	1,659,428	1,853,477		
5							70,128	86,069	1,682,336	1,925,354	2,596,683	3,044,178	3,396,602	2,297,446		
6	"Tier 1"		Unknown	1st/Inc/Yr3	1st/Yr4	1st/Yr5	2nd/Yr1	2nd/Yr2	2nd/Yr3	2nd/Yr4	2nd/Yr5					
7	"Tier 2"		262	1st/Inc/Yr1	1st/Yr2	1st/Yr3	1st/Yr4	1st/Yr5	2nd/Yr1	2nd/Yr2	2nd/Yr3	2nd/Yr4	2nd/Yr5			
8	"Tier 3"		876		1st/Inc/Yr1	1st/Yr2	1st/Yr3	1st/Yr4	1st/Yr5	2nd/Yr1	2nd/Yr2	2nd/Yr3	2nd/Yr4	2nd/Yr5		
9	"Tier 4"		4			1st/Inc/Yr1	1st/Yr2	1st/Yr3	1st/Yr4	1st/Yr5	2nd/Yr1	2nd/Yr2	2nd/Yr3	2nd/Yr4	2nd/Yr5	
10	"Tier 5"		45				1st/Inc/Yr1	1st/Yr2	1st/Yr3	1st/Yr4	1st/Yr5	2nd/Yr1	2nd/Yr2	2nd/Yr3	2nd/Yr4	2nd/Yr5
11	"Tier 6"		3					1st/Inc/Yr1	1st/Yr2	1st/Yr3	1st/Yr4	1st/Yr5	2nd/Yr1	2nd/Yr2	2nd/Yr3	2nd/Yr4
12	"Tier 7"		333						1st/Inc/Yr1	1st/Yr2	1st/Yr3	1st/Yr4	1st/Yr5	2nd/Yr1	2nd/Yr2	2nd/Yr3
13	"Tier 8"		513							1st/Inc/Yr1	1st/Yr2	1st/Yr3	1st/Yr4	1st/Yr5	2nd/Yr1	2nd/Yr2
14	Total RHF Units		2036													
15																
16																
17																
18																
19																
20																
21																
22																

NOTE: Thru 2010 actual; 2011 thru 2012 estimated.

New Projects Anticipating Use of HUD RHF Accumulation

As shown on the first attached chart, the next three projects proposed for RHF funding, which will use the accumulation approach, are:

Parkside-Pollin: This project has been approved by DCHA and the Development Plan is now under review in the HUD Washington Field Office. Assuming HUD approval, this project will be funded from RHF fiscal year 2009 funds, plus reclassified funding from RHF fiscal year 2007 funds. With HUD approval, sufficient funding will be accumulated by FY 2009 to fully fund this development. It is estimated to require \$5 million of RHF funding, and will provide 42 units of new construction family public housing.

Victory Square: This project has been approved by DCHA and is pending submission to HUD for mixed finance review and approval. It is estimated to require \$5 million of RHF fiscal year 2009 and 2010 funding, and sufficient funding will be accumulated by either FY 2010 or 2011. The development will provide 35 units of new construction elderly public housing in a larger development involving 98 units.

Highland Addition: This project was submitted for HOPE VI funding in 2009, and missed funding in a "tie-breaker" scoring by HUD. DCHA plans to resubmit in 2010 for funding under HOPE VI. Sufficient funds should be accumulated by FY 2012 or 2013 to fund the 118 units of proposed new construction family public housing.

DCHA will continue to solicit additional RHF projects in future years.

Leveraging RHF Funds

We have been able to leverage our dollars by investing in privately-owned mixed income properties. In prior RHF Plan submissions, we have documented leverage for 5 properties with 197 public housing units (total unit count of 640), involving leveraged funding of \$88.2 million of other public/private funds. The other units in these complexes have other subsidies (such as Tax Credits or CDBG funds) to make them affordable to a mix of low and moderate income families.

With the recent closing of Gibson Plaza, we are now adding another 53 public housing units within a total unit count of 217. Attached herewith is HUD's mixed finance approval of June 9, 2010, which documents additional leveraging of other funds of \$24,131,800 in Attachment A-2.

The total leverage provided to date well exceeds the HUD requirement for leverage to warrant continued second increment RHF funding.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410-5000

June 9, 2010

ASSISTANT SECRETARY FOR
PUBLIC AND INDIAN HOUSING

Ms. Adrienne Todman
Interim Executive Director
District of Columbia Housing Authority
1133 North Capitol Street, NE
Washington, DC 20002-7599

Subject: Approval of Mixed-Finance Proposal and Evidentiary Documents for
Gibson Plaza Apartments

Dear Ms. Todman:

The Department of Housing and Urban Development (HUD) hereby approves the Mixed-Finance Proposal submitted by the District of Columbia Housing Authority (DCHA) for Gibson Plaza Apartments (Project). This submission, together with supplemental document submissions, satisfies the requirements set forth in 24 CFR 941, subpart F. This approval is subject to the conditions contained in this letter.

HUD hereby approves the form of evidentiary documents submitted by DCHA for the Project, as described in Exhibit E of the Mixed-Finance Amendment to the Consolidated Annual Contributions Contract (Mixed-Finance Amendment). As DCHA has satisfied all other requirements of 24 CFR 941, subpart F, HUD hereby authorizes DCHA to have all evidentiary documents executed and recorded as necessary. Upon execution by the appropriate parties, the documents to be recorded must be filed for record in the order approved by HUD. The Declaration of Restrictive Covenants must be recorded first.

Project Structure

The Project includes the rehabilitation of 217 units, consisting of 53 public housing units, 122 Section 8 Project-based units, 20 Project-based Housing Choice Voucher units, 20 market-rate units, and 2 non-revenue generating units. The Project's unit distribution is summarized below:

<i>Public Housing Units</i>					
Unit Type	0BR	1BR	2BR	3BR	Total
Elevator	2	10	41	0	53
Total Public Housing Units	2	10	41	0	53

<i>Section 8 Project-based Units</i>					
Unit Type	0BR	1BR	2BR	3BR	Total
Elevator	7	53	54	8	122
Total Public Housing Units	7	53	54	8	122

<i>Project-based Housing Choice Voucher Units</i>					
Unit Type	0BR	1BR	2BR	3BR	Total
Elevator	0	0	8	12	20
Total Public Housing Units	0	0	8	12	20

<i>Market Rate Units</i>					
Unit Type	0BR	1BR	2BR	3BR	Total
Elevator	0	4	16	0	20
Total Public Housing Units	0	4	16	0	20

<i>Non-Revenue Units</i>					
Unit Type	0BR	1BR	2BR	3BR	Total
Elevator	0	2	0	0	2
Total Public Housing Units	0	2	0	0	2

The Project will be rehabilitated in accordance with Section 504 of the Rehabilitation Act of 1973, the Architectural Barriers Act (ABA), Title II of the Americans with Disabilities Act (ADA), and the Fair Housing Act to provide accessibility, adaptability, and visitability. At minimum, five percent of the units will be accessible for mobility impaired persons and two percent will be accessible for hearing and sight impaired persons. Information on accessibility requirements can be found in PIH Notice 2006-13 which is located on HUD's website at the follow internet address: <http://www.hud.gov/offices/pih/publications/notices/06/pih2006-13.pdf>.

The owner entity is First Rising Mount Zion Baptist Church Housing Corporation, Inc., a District of Columbia nonprofit corporation and 501(c)(3) entity. The owner entity was formed in 1969 by First Rising Mt. Zion Baptist Church, and the Project is its sole asset. The owner entity will be the developer which has no relationship with the other parties in the transaction.

Construction Financing

As shown in Attachment A-1, the Project's budget totals \$29,877,747. As shown in Part A, the developer will invest a total of \$29,078,547 in the Project's rehabilitation. Sources of funds include:

SOURCE	AMOUNT
Replacement Housing Factor Funds	\$ 6,609,391
FHA Insured Mortgage from Links	\$ 20,639,156
Energy & Green Retrofit Program (HUD Multi-family)	\$ 1,830,000
TOTAL SOURCES	\$ 29,078,547

As shown in Part B, the owner entity will use the following sources of funds for relocation expenses:

SOURCE	AMOUNT
Replacement Housing Factor Funds	\$ 216,126
FHA Insured Mortgage from Links	\$ 583,074
TOTAL SOURCES	\$ 799,200

Permanent Financing

As shown in Attachment A-2, the Project's permanent budget totals \$31,001,883. As shown in Part A, the developer will invest a total of \$30,202,683 in the Project's rehabilitation. Sources of funds include:

SOURCE	AMOUNT
Replacement Housing Factor Funds	\$ 6,653,957
FHA Insured Mortgage from Links	\$ 21,718,726
Energy & Green Retrofit Program (HUD Multi-family)	\$ 1,830,000
TOTAL SOURCES	\$30,202,683

As shown in Part B, the owner entity will use the following sources of funds for relocation expenses:

SOURCE	AMOUNT
Replacement Housing Factor Funds	\$ 216,126
FHA Insured Mortgage from Links	\$ 583,074
TOTAL SOURCES	\$ 799,200

Total Development Cost Limits

The permanent budget for the Project, which is included as Exhibit F in the Mixed-Finance Amendment (Attachment A-2), results in a Total Development Cost (TDC) that is within the TDC limits imposed on public housing development projects in the District of Columbia, as specified in HUD Notice PIH 2008-47. The Project costs are at 79.24 percent of the TDC limit and the Housing Cost Cap limit is not applicable since the Project units are being rehabilitated (Attachment B).

Subsidy Layering Review

Tax credit equity is not a funding source for this project. Nevertheless, my staff has conducted a detailed review of all development costs to determine that such costs are reasonable and to commit the least amount of public housing development funds necessary to make the proposed development financially feasible. HUD has determined that the development costs are within the Office of Public Housing's Cost Control and Safe Harbor Standards released by the Office of Public Housing Investments on April 9, 2003.

Financing Changes

In the future, DCHA should report any changes in the Project's financing or use of funds to HUD. The Project is subject to additional subsidy layering review if:

- The Project's sources or uses of funds, as detailed in the attached project budget (Attachment A-2), change by \$250,000 or by 10 percent of the amount previously disclosed, whichever is lower; or
- Previously disclosed financial interests of persons or entities change by the lesser of \$50,000 or 10 percent of such interest.

DCHA should send a letter informing HUD of the nature of the financing changes along with HUD Form 2880 to the Office of Public Housing Investments within 30 days of the change. At that time, a determination will be made as to whether another subsidy layering review will be necessary.

Next Steps

You may proceed to execute four copies of the Mixed-Finance Amendment for the Project. All four copies must be executed by DCHA and then presented to the HUD District of Columbia Field Office, where Lee A. Palman, the Director of Public Housing, will execute all copies on behalf of HUD. He will keep one copy for use by his office and return the other three copies to you. DCHA should retain one copy and provide one copy to the Ownership Entity. The other copy should be returned to HUD with the final evidentiary binder, as noted below.

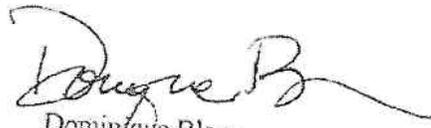
The Mixed-Finance Amendment assures that 53 units are public housing units for all purposes, including the Operating Fund, and that the units will be eligible to receive operating subsidy. Consequently, the public housing units must be managed and operated in compliance with all public housing requirements.

After execution and recordation of the evidentiary documents, DCHA should provide HUD with a compact disc (CD) containing the electronic version (PDF file format) of all executed and recorded evidentiary materials for review and approval. Please submit the electronic version of the final evidentiary binder to Tom Teresi at HUD headquarters within 30 days of the recording of the HUD Declaration of Restrictive Covenants. DCHA must include on the CD:

- the required opinions of counsel, together with a certification attesting that no changes to the evidentiary materials have been made since the documents were last submitted and approved by HUD, or if changes have been made, a list of all changes;
 - a final title insurance policy that reflects the recordation of all liens, mortgages and encumbrances against the property, in the order approved by HUD;
 - one original copy of the executed Regulatory and Operating Agreement; and
 - one original copy of the executed Mixed-Finance Amendment.
- Congratulations on reaching this major milestone.

We look forward to working with you on the development of the Gibson Plaza Apartments. If you have any questions, please contact Tom Teresi, Grant Manager, at (202) 402-2779 if you have any questions.

Sincerely,



Dominique Blom
Deputy Assistant Secretary
Office of Public Housing Investments

Enclosures

cc: Lee A. Palman, Director of Public Housing, DC Field Office

Appendix C— Elderly Only Designation Process DCHA Local Regulation

Tenant Selection and Assignment Elderly –Only Designation 14 DCMR §6115

D.C. Mun. Regs. Tit. 14, § 6115



West's District of Columbia Municipal Regulations Currentness

Title 14. Housing

Chapter 61. Admission and Recertification

→ 6115. TENANT SELECTION AND ASSIGNMENT: ELDERLY-ONLY DESIGNATIONS

6115.1 In accordance with the authority granted to the Authority under the Moving to Work Agreement between HUD and DCHA, dated July 2003, as more specifically set forth beginning with the Creative Living Solution Plan for Fiscal Year 2004, the Authority shall designate certain properties as elderly-only from time to time as follows:

(a) The designation of properties as elderly-only shall allow DCHA to provide additional opportunities for seniors to live with the neighborly support systems, reduction of potential intergenerational conflicts that often arise in mixed population properties, and the greater security that comes with a limited access building.

(b) In order to more effectively meet the needs of elderly families, both disabled and non-disabled, DCHA shall from time to time by resolution of the Board of Commissioners, designate as elderly-only, certain existing public housing properties or new construction or newly acquired properties that are owned or financially assisted by DCHA. Such designations shall continue from year to year indefinitely from the date of designation and continuing beyond the term of the Moving to Work agreement unless otherwise rescinded or modified by the Commission.

(c) For Mixed Population properties being considered for designation as elderly only, notice of the proposed designation shall be published in the DCMR, a public hearing at each such property shall be held at least 30 days prior to action by the Board of Commissioners, and the Commissioners shall take into consideration comments from each hearing as well as comments and testimony at the public meeting of the Commission.

(d) No disabled residents of the properties designated as elderly-only shall be required to move. Any units becoming vacant in the designated elderly-only properties shall be leased to elderly families and the properties shall gradually transition to elderly-only buildings.

(e) DCHA may, when feasible in cooperation with the owner of a redeveloped property, provide for a site-based application preference for existing elderly residents in Mixed Population properties requesting a transfer to a newly constructed or acquired elderly-only property.

(f) Disabled residents continuing to reside in an elderly-only building after a designation converting such building from Mixed Population status may, at any time, request, on a priority basis, a transfer to a vacant unit

D.C. Mun. Regs. Tit. 14, § 6115

of an appropriate size at any other public housing property or for a housing choice voucher as may be available. Such residents who are mobility impaired shall have a priority for existing units being converted to federal accessibility standards, as well as newly constructed or acquired public housing units that meet those standards. Fully accessible units shall be available in many properties in all areas of the District.

SOURCE: Adopted at 46 DCR 603 Jan. 22, 1999; Amended at 49 DCR 10308 Nov. 15, 2002; Amended at 50 DCR 5739 July 18, 2003; Amended at 51 DCR 8104 Aug. 20, 2004; Amended at 51 DCR 9184 Sept. 24, 2004; Amended at 51 DCR 11330 Dec. 10, 2004.

14 DCMR § 6115, 14 DC ADC § 6115

Current through District of Columbia Register, Volume 57, Number 46, dated November 12, 2010.

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END OF DOCUMENT