

FY2020 BUDGET OVERSIGHT HEARING
DISTRICT OF COLUMBIA HOUSING AUTHORITY
Responses to Pre-Hearing Questions



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I. Standard Agency Budget Questions

I. General Agency Budget Questions

1. Please provide the following budget information for the agency for FY19 and FY20. For FY19, please include the amount approved and expenditures to date.
 - a. At the agency level, please provide the information broken out by source of funds and by Comptroller Source Group and Comptroller Object;
 - b. At the division level, please provide the total operating budget and expenditures, including FTEs, program and activity costs, dedicated taxes/revenues, special purpose funds, grants, and MOUs attributed to the work and achievements of the agency sub-division. Also include any amount of funds generated by each sub-division;
 - c. At the program level, please provide the information broken out by source of funds and by Comptroller Source Group and Comptroller Object; and
 - d. At the activity level, please provide the information broken out by source of funds and by Comptroller Source Group.

	FY 2019 Budget	FY 2019 YTD (Feb 2019)
Revenue		
Net tenant rental revenue	\$ 19,870,354	\$8,091,521
Tenant revenue - other	\$360,348	\$157,814
Federal Funds	\$309,648,222	\$129,581,962
Local Funds	\$165,678,909	\$64,480,914
Other sources	\$2,733,146	\$3,126,994
Other revenue - CFP	\$4,201,231	\$1,414,112
Total Operating Revenues	\$ 502,492,231	\$206,853,317
Expenses		
Administrative	\$ 76,647,703	\$32,769,111
Utilities	\$25,522,618	\$11,574,310
Ordinary Maintenance & Operations	\$14,943,472	\$5,368,555
Insurance	\$3,335,683	\$1,161,862
General Expenses	\$21,271,075	\$5,749,511
ECIP payments	\$3,431,436	\$1,436,154
Housing Assistance Payments – Federal Programs	\$200,402,192	\$86,424,851
Housing Assistance Payments – District Programs	\$149,348,031	\$56,932,812
Extraordinary Maintenance	\$ 7,590,000	\$4,555,513
Total Operating Expenses	\$ 502,492,210	\$205,972,679

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2. Please provide a detailed cross-walk between the agency FY19 budget and the agency FY20 budget. The cross-walk should clearly identify how budget levels have changed for each agency function.

The proposed FY2020 budget, as submitted by Mayor Bowser, includes \$15 million to support the continued implementation of the Homeward DC program. Additionally, an increase of \$1.475 will support project- and sponsor-based subsidies to preserve or create affordable housing through the DHCD Consolidated NOFA process.

3. Please list all Memoranda of Understanding (MOU) the agency has either entered into or is planning to enter into, during FY19 and FY20. Please include the name of the contracting agency, the amount of the MOU, what programs or services the MOU will support, and whether the funds for FY19 MOUs have been transmitted.

See attachment 1 – Active MOU List

4. For each program within the agency, please provide the following:
- a. An explanation of FTE increases, decreases, or vacancies contained within the proposed FY20 budget;
 - b. Copies of any workforce planning strategies that address critical vacancies within the agency; and
 - c. A list of any projected surpluses or deficits for FY19.

There are no FTE increases, decreases or vacancies contained within the proposed FY20 budget

Officer of Public Safety continues to prioritize its goal of recruiting qualified personnel and have made significant strides towards recruiting talent for available positions.

Position	Vacancy	Status
Lieutenant	1	Selection in process
Senior Police Officers	3	Recruitment in process
Police Officers	9	Selection in process
Special Police Officers	6	Recruitment and selection in process
Security Officers	9	Selection in process

5. Please provide any increases or cuts the agency is making to community outreach and communication functions and any changes to agency personnel that are responsible for these activities.

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There are no changes anticipated for the agency personnel that are responsible for community outreach and communication functions. DCHA will continue to implement and refine its communication and community outreach efforts to ensure that stakeholders are able to address their concerns and receive information in a timely fashion.

6. Please provide a list of all dedicated taxes and special purpose funds maintained by, used by, or available for use by the agency for which funds are anticipated for FY19 and FY20. For each fund, please list the following:
- a. The revenue source name and code;
 - b. The source of funding;
 - c. Statutory reference creating the fund;
 - d. A description of the program that generates the funds (including how the fee is set and who pays);
 - e. The amount of funds generated (please list FY18, FY19 projected, and FY20 projected);
 - f. Expenditures of funds, including the purpose of each expenditure (please list FY18, FY19 projected, and FY20 proposed); and
 - g. Current balance and expected planned balance at end of FY19.

See Attachment 2 – FY 2018 Rehabilitation and Maintenance Fund Report

7. Please provide a list of all contracts to be entered into for FY19 and FY20, including any multiyear contracts that will continue in FY19. Please include:
- a. The vendor;
 - b. A detailed description of the services to be provided;
 - c. Contract amount;
 - d. Contract period;
 - e. Funding source;
 - f. Whether or not the contract was or will be competitively bid; and
 - g. If not competitively bid, please provide the determination and findings for that contract.

See Attachment 3 – LRSP Project Pipeline

8. Please list all program enhancements, technical adjustments, and reductions within the proposed FY20 agency budget, broken out by program. For each change in the program please:
- a. Indicate if it is a new initiative, an expansion or reduction of existing services, or a restoration of prior services; and

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- b. Provide a description and rationale for each program enhancement, adjustment, or reduction, along with associated dollar amounts and FTEs.

The proposed FY2020 budget, as submitted by Mayor Bowser, includes \$15 million to support the continued implementation of the Homeward DC program. Additionally, an increase of \$1.475 will support project- and sponsor-based subsidies to preserve or create affordable housing through the DHCD Consolidated NOFA process.

9. Please list all reductions from FY19 spending levels within the proposed FY20 agency budget, broken out by program. For each reduction, please provide a description and rationale along with the associated dollar amounts and FTEs.

None

10. Please provide a list of all facilities maintained by the agency, including square footage, facility name, location, description, leased/owned designation, ward, lease number, rent, and other fixed costs that are included in the cost of rent (utilities, security, telecommunications, janitorial services, etc.). Please provide a narrative description of any proposed facility changes for FY20.

See Attachment 4 – Property List

11. Please provide the agency's proposed capital budget authority and spending plan for FY20. Please:
- a. Distinguish between any new funds requested for FY20 and any previously allocated funds.
 - b. Provide a description of all planned capital projects for FY20 and include the amount of capital funds available for each project, a status report on each project, and planned remaining spending on the project. If capital funds have been reduced for a given project, please state the effect of the reduction.

See Attachment 2 – FY 2018 Rehabilitation and Maintenance Plan

12. Please provide a complete accounting of all federal funds and all grants, government or private, included in the FY19 and FY20 budgets. Has the agency received any indication that federal funding may decrease in the coming fiscal year?

No federal or private funds are included in the FY19 and FY20 HYO Budget for funds received from the District. DCHA is closely watching the deliberations in Congress to determine what the impact of the HUD budget will be on public housing operating and capital funds as well as Housing Choice Voucher program funding.

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According to the President's proposed FY2020 Budget, there are significant cuts outlined to key affordable housing programs and sources.

Overall the proposed budget would slash HUD funding by \$9.7 billion. Highlights from the President's budget include:

- Elimination of the Public Housing Capital Fund and subsequent placement of current Capital Fund set-asides in the Operating Fund.
- A 54 percent proration for the Public Housing Operating Fund.
- A 95 percent proration for the Housing Choice Voucher Program which includes a reduction in administrative fees as well.

If implemented, these cuts to the HUD budget could result in a direct impact to DC Housing Authority totaling over \$50 million, which would result in a 15% decrease to DC Housing Authority budget.

As such, local funding support through the Rehabilitation and Maintenance Fund is a valuable resource that DCHA has used to address capital needs in DCHA's aging portfolio and continue to preserve and provide affordable housing to the residents of the District of Columbia.

13. What are the agency's performance measures for FY20?
- a. How were these measures developed?
 - b. Which FY20 budget changes occurred in response to performance targets and FY19 performance measurements?

DCHA's Executive Director and Board of Commissioners have developed a mission statement and established agency goals to support the mission.

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

- Goal A:** *Create opportunities to improve the quality of life for DCHA residents through collaboration and partnerships*
- Goal B:** *Increase access to quality affordable housing*
- Goal C:** *Provide livable housing to support healthy and sustainable communities*
- Goal D:** *Foster a collaborative work environment that is outcome-driven and meets the highest expectations of the affordable housing industry*
- Goal E:** *Effectively communicate DCHA's accomplishments and advocate for its mission*

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14. Please describe any other programmatic expansions, mayoral initiatives, or anticipated reductions for FY20. Please provide a detailed description, including FY20 spending plans, the target population to be served, and the name and title of the agency employee responsible for implementing the initiative.

The increase in Local Rent Supplement Program’s Tenant Based Voucher Program will go towards further supporting the HomeWard DC Plan. The Interagency Council on Homelessness and Department of Human Services are targeting the resources to support both Targeted Affordable Housing and Permanent Supportive Housing for individuals and families.

Category	Cost/Unit	Unit Request	DCHA
PSH Unit	21,036	325	6,836,700
TAH	21,036	20	420,720
Admin			631,080
Individuals/Singles Subtotal		345	7,888,500
PSH Unit	24,420	180	4,395,600
TAH	24,420	80	1,953,600
Admin			552,104
Families Subtotal		260	6,901,304
PSH Unit	21,036	15	315,540
Youth Subtotal		15	315,540
	Total	620	15,105,344

15. Will the proposed FY20 budget allow the agency to meet all statutory mandates? If not, please explain in detail.

No statutory impediments based on the FY 2020 budget

II. Agency-Specific Questions

16. How many singles and families will be served by the \$15,105,344 enhancement to the Local Rent Supplement Program (LRSP) that is allocated to support the Homeward DC Plan in conjunction with the Department of Human Services?

See Response to question #14

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17. How many singles and families will be served by the \$1,470,000 enhancement to LRSP for project and sponsor-based rental assistance? How many singles and families on the waiting list will be served?

The enhancement of \$1,470,000 in Local Rent Supplement Project / Sponsor Based Program will be made available through the DHCD Consolidated RFP. The total units assisted and households served will be dependent on the projects selected through this RFP process.

18. The Director indicated during the most recent performance oversight hearing that \$343 million of the \$1.3 billion in necessary repairs and maintenance constitutes the most immediate need.
- a. The Mayor's budget proposal does not reflect any funding directed toward repairs and maintenance. How will the Housing Authority address this immediate need quickly and completely without funding from the District?
 - b. Please provide a timeline and list of potential funding sources for addressing the \$343 million in immediately needed repairs and maintenance.

The District of Columbia Housing Authority (DCHA) has taken a proactive approach to inspecting each unit and identifying health and safety hazards stemming from a deteriorating public housing stock while developing a set of options to address them. Like many of the country's over 3,300 public housing authorities (PHAs), DCHA is facing a capital needs and operating crisis that results from two intersecting trends: increasing capital needs driven by aging infrastructure and reduced funding from the federal government for capital improvements. The national capital needs gap is estimated at >\$30bn. Based on additional assessment, current estimates for DC Housing Authority's total capital needs gap is \$2.2bn

The \$343 million figure was a snapshot provided to the U.S. Department of Housing and Urban Development (HUD) in late 2018 as a first perspective of the funding needed in FY2019 to engage in a task-by-task repair and maintenance of all issues uncovered through environmental assessments (including lead risk assessments and visual unit inspections) to meet immediate needs for the units. This amount would have only addressed the extremely urgent units in the short-term, however. This approach would not have fixed the systemic issues with the properties or ensured 20-year viability of the agency's public housing portfolio.

This estimate was the most precise figure the authority had at the time and assumed direct cash costs for repair and maintenance only, not considering financing strategies

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to allow for major rehab or redevelopment, but of need for FY2019. Work is currently underway to create a set of options to address the stabilization of the full portfolio.

In his remarks during Performance Oversight, Director Garrett provided an overview of the immediate and long term needs of the Housing Authority, indicating that the team is working to determine available resources to address the capital needs of the aging portfolio. As the Housing Authority leadership continues to evaluate options and resources, there will be more information available regarding funds needed, work to be done and the timeline by which activities will occur.

19. Please provide the Committee with an update on the pending repositioning plan, which the Director indicated is forthcoming.

The DCHA staff and leadership are continuing to review, refine and develop options for consideration as we proceed with addressing both the short and long term needs of the portfolio. Along with the Board of Commissioners, residents, District government and relevant stakeholders, DCHA is committed to pursuing all available resources to address this challenge. Periodic updates will be provided to continue in this collective effort to preserve and create affordable housing in the District.

Active MOU's

Agency	Description
DOES	<ul style="list-style-type: none"> • HUD's Jobs Plus Pilot Program
DHS	<ul style="list-style-type: none"> • Administration of DHS Permanent Supportive Housing Program - FY 2018 Modification Number Two • Administration of the DHS Family Rehousing and Stabilization Program for FY 2018 • DCHA Co-location at DHS to coordinate services
Criminal Justice Coordinating Council	<ul style="list-style-type: none"> • Access to information regarding criminal records
CFSA	<ul style="list-style-type: none"> • Administration of Rapid Rehousing Program
DHCD	<ul style="list-style-type: none"> • Rehabilitation of 1319 V Street SE and 1328 W Street SE, and construction and construction management services for other DHCD PADD properties. • MOU with DHCD maintenance of PADD Portfolio properties • Second Amendment to MOU w DHCD funding for rehabilitation of PADD Properties (Maple View) • MOU with DHCD for Funding reprogramming
DMPED	<ul style="list-style-type: none"> • Capper/Carrollsbury HOPE VI redevelopment • NCI Capital Improvement Funding • NCI Lincoln Heights Demolition
DOEE	<ul style="list-style-type: none"> • Information sharing and cooperation on lead paint hazards in DCHA properties and testing information for children residing in DCHA properties
DC-NET/OCTO	<ul style="list-style-type: none"> • Telecommunications services provided to DCHA by DC-NET/OCTO
A Wider Circle NEW	<ul style="list-style-type: none"> • Resources and support to Barry Farm residents.
Smart from the Start	<ul style="list-style-type: none"> • Resources, support, and skill building services to youth, young adults, and parents/caregivers residing at Woodland Terrace.
DPW	<ul style="list-style-type: none"> • Bulk Salt for Winter Season
Howard Univ dba/ Cntr for Urban Progress	<ul style="list-style-type: none"> • Provide Youth and Adult Services for Park Morton and Garfield Residents
Exodus Treatment Center	<ul style="list-style-type: none"> • Youth Development, Family Enrichment and Parent Program Services to Residents at Woodland Terrace
Dept of Health	<ul style="list-style-type: none"> • Administration of HAHSTA
MPD	<ul style="list-style-type: none"> • MOU w MPD (Police and Fire Clinic Operations) for Officer medical exams
OUC	<ul style="list-style-type: none"> • MOU with the DC Office of Unified Communication for Police Radio and Tablet Operations/Service



District of Columbia Housing Authority Rehabilitation & Maintenance Fund

FY2018 Report

Tyrone Garrett
Executive Director

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Introduction

After months of uncertainty, on February 15, 2019 Congress approved and the President signed an omnibus spending package that finalized spending for FY 2019. The Public Housing Capital Fund received an increase of 0.9 percent from FY 2018 levels while the Public Housing Operating Fund received a 2.3 percent increase from FY2018 levels.¹ The Administration made its priority clear in the FY2019 budget proposal, by requesting no funding for the Public Housing Capital Fund and shifting resources to enhance programs like the Rental Assistance Demonstration (RAD) to encourage agencies to convert public housing to a voucher platform.² Despite the slight increases in the FY2019 and FY2018 omnibus budget bills, public housing authority maintenance and capital needs remain severely underfunded after several years of previous funding reductions. HUD's own reporting estimates that housing authorities face a capital needs backlog of \$26 billion that increases by \$3.4 billion per year.³ The Administration continues to send a message relative to the low priority of Public Housing capital needs, by again proposing no funding in its FY2020 budget for the Public Housing Capital Fund.

Acknowledging the impact that years of underfunding has had on the District of Columbia Housing Authority's (DCHA) ability to effectively meet the maintenance and capital needs of its public housing portfolio, the District of Columbia government established the DCHA Rehabilitation and Maintenance (R&M) Fund as part of the City's fiscal year (FY) 2017 budget. The R&M fund is made possible through unspent funds in the Local Rent Supplement Program (LRSP)⁴ and annual appropriations in order to maintain repair and rehabilitate public housing.⁵

What follows is the second annual report of DCHA's use of R&M funds. Based on the thoughtful consideration of the repair and maintenance needs of the agency's traditional public housing portfolio⁶, DCHA created a plan that focused the impact of the FY18 \$5.02M in available funding on 16 projects across 14 communities. The work undertaken ranged from the renovation of vacant units to chiller replacement and enhancing building safety and livability, activities previously deferred due to a lack of federal funding. The additional funding through the R&M fund allowed DCHA to substantially expand the number of public housing units and households impacted by the agency's maintenance and capital activities.

In addition, the report includes DCHA's planned projects for the \$8,200,000 allocated in the R&M fund for FY2019. The projects selected balance the needs across DCHA's traditional public housing portfolio to both making units available for occupancy while shoring up major systems and roofing projects that impact the overall quality of life at entire properties—i.e. roof repair, boiler replacement, elevators, etc., to ensure continued unit occupancy.

This report was prepared in accordance with the District of Columbia Housing Authority Rehabilitation and Maintenance Fund Amendment Act of 2016 and subsequent amendment as part of the Fiscal Year 2018 Budget Support Act of 2017.

¹ <https://www.novoco.com/notes-from-novogradac/2019-omnibus-appropriations-provides-increases-hud-funding-less-border-barrier-funding>

² Public & Indian Housing Public Housing; Capital Fund 2019 Summary Statement and Initiatives - <https://www.hud.gov/sites/dfiles/CFO/documents/9%20-%20FY19CJ%20-%20PIH%20-%20Public%20Housing%20Capital%20Fund%20-%20Updated.pdf>

³ Public & Indian Housing Public Housing; Capital Fund 2019 Summary Statement and Initiatives - <https://www.hud.gov/sites/dfiles/CFO/documents/9%20-%20FY19CJ%20-%20PIH%20-%20Public%20Housing%20Capital%20Fund%20-%20Updated.pdf>

⁴ Local Rent Supplement Program (LRSP) "unspent funds" are based on multi-year housing subsidy commitments that have been made, but not yet expended as properties are in the process of being built or renovated for occupancy.

⁵ District of Columbia Housing Authority Rehabilitation and Maintenance Fund Amendment Act of 2016 amending Section 3 of the District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; DC Official Code § 6.202).

⁶ These are sites managed by DCHA or a private management company and do not include public housing units at DCHA mixed finance sites.



Figure 1. Kitchen at Lincoln Heights, Before and After



Figure 2. Bathroom at Lincoln Heights, Before and After



Figure 3. Kitchen at Highland Addition, Before and After



FY2018 Rehabilitation and Maintenance Fund Status

Overview

As of this reporting, the District of Columbia Housing Authority (DCHA) has completed **11** of the **16** projects planned for funding through the FY2018 Rehabilitation and Maintenance (R&M) Fund. The remaining **5** projects are in progress and will be completed no later than **June 2019**. All of the original \$5,020,569 has been obligated and 79% of it has been spent and paid to contractors for completed work. The remaining 29% of the money has been obligated, but work is still underway at the projects and the final invoices will be paid once the work is completed.

Differences from the List of Planned Projects in the FY2017 Report

As part of the FY2017 Rehabilitation & Maintenance Fund Report submitted to City Council in 2018, DCHA shared a list of 14 projects that would be undertaken using the \$5,020,569. As of January 31, 2019, a total of 16 projects were completed or in progress⁷.

Two of the original 14 planned projects were not undertaken and 6 projects were added.⁸ At Garfield Terrace Family, the planned renovation of 6 occupied units and associated site work did not occur because of complications related to tenant relocation. At Richardson Dwellings, the cost for upgrading and repairing 14 vacant units was shifted to New Communities Initiative funding. Six projects were added to the original list of planned projects. At Highland Addition, a total of 22 vacant units were renovated and received HVAC upgrades (two projects of 11 units each). A third project at Highland Addition involves site drainage and concrete repairs throughout the footprint of the property. A fourth project was added at Kenilworth Courts to replace the heating and cooling compressors on the roof of the community room and property management office. At Lincoln Heights the sump pumps were replaced at the property management offices, and at James Apartments the air conditioning chiller will be replaced no later than mid-April 2019.

Table 1. Expenditure Summary by Work Status

Work Status	Expended/Obligated	% of Total Budget
Completed	\$3,970,271.80	79%
In Progress	\$1,050,297.20	21%
	\$5,020,569.00	100%

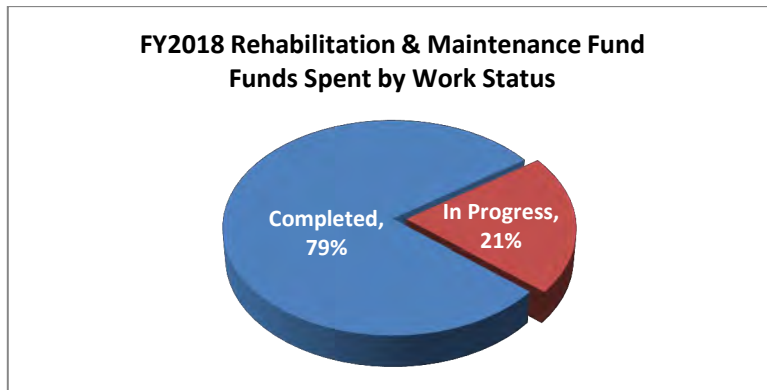


Figure 4. FY2018 R&M Fund Work Status by % Expended/Obligated

⁷ “Completed Work” means invoices related to the work completed have been submitted and paid. This means the work is completed in full and the contractors have all submitted invoices and are paid for that work. “In progress work” means the project is still underway, but some of the work has been completed and invoiced.

⁸ Note: What was listed as 4 separate projects in the list of 14 planned projects became 2 project numbers and covered the same tasks. 2 projects at Ontario Road – became one project number (DJ62-1608.01) and 2 projects at Greenleaf Gardens and Senior became one project number (DJ61-0035.01).

Household Impact

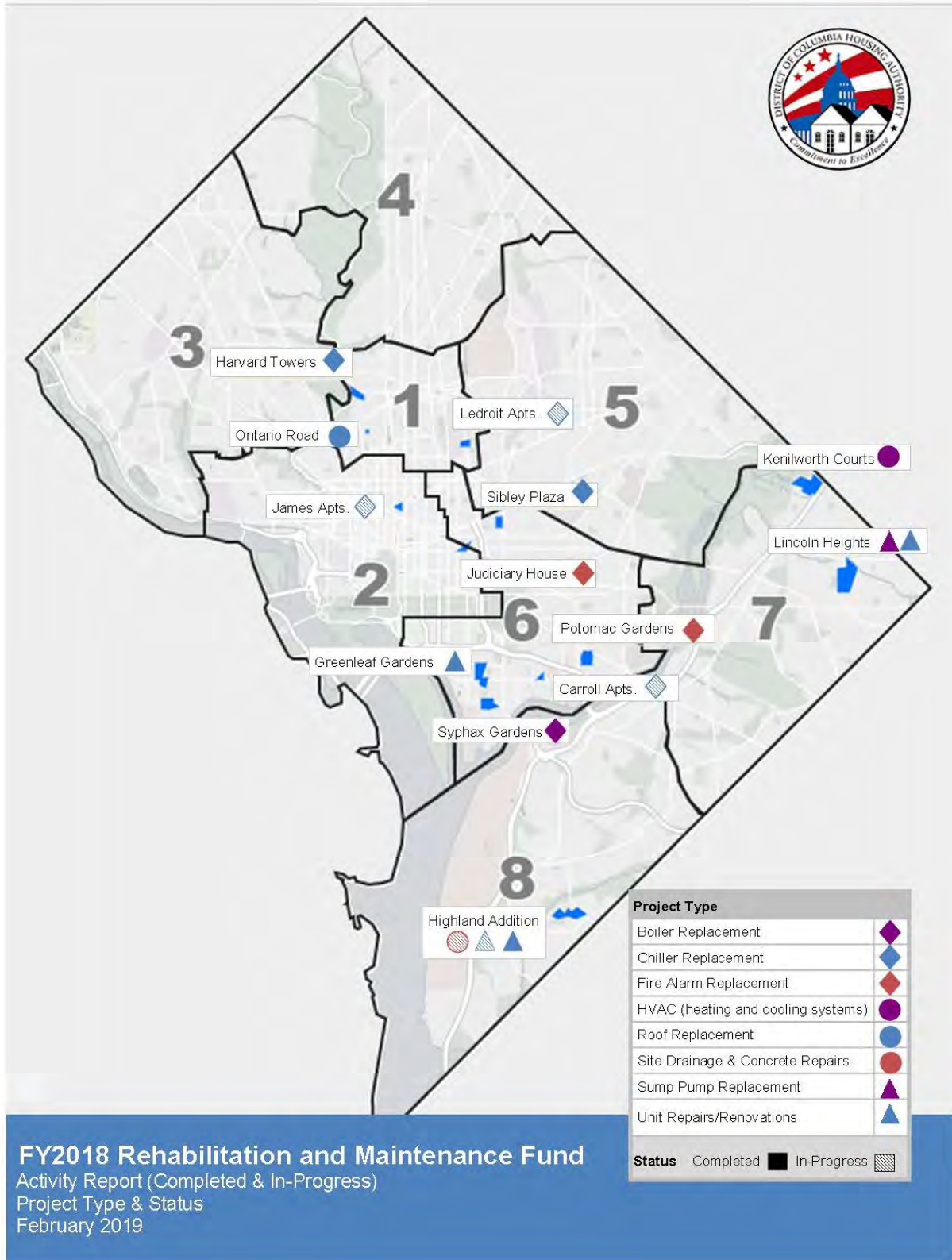


The 16 projects, both completed and in progress, impact a total of 2,104 residents across 14 properties. This includes 418 (20%) children and 1,686 (80%) adults, representing 1,329 households. The work completed was focused on both individual unit repairs and property-wide/building improvements impacting the overall quality of life and safety conditions of residents. For more detail about the household composition of impacted households by property, see Table 2. Project Summary Impact by Property. R&M funding resulted in 41 units being made available for existing or new residents.

Table 2. Project Summary Impact by Property (FY2018 R&M Fund)

Property	Project(s) at Prpoer	Impacted Units	Children (Ages 0-17)	Adults (Ages 18+)	Residents Impacted
Carroll Apartments	1	60	1	47	48
Sibley Plaza	1	168	36	225	261
Syphax Gardens	1	168	140	218	358
Harvard Towers	1	188	2	175	177
James Apartments	1	141	0	122	122
Judiciary House	1	256	2	235	237
LeDroit Apartments	1	121	16	140	156
Ontario Road	1	13	2	14	16
Potomac Gardens	1	336	210	492	702
Lincoln Heights	1	10	7	10	17
Greenleaf Gardens Family	1	2	0	2	2
Greenleaf Gardens Senior		7	0	4	4
Highland Addition	3	22	2	2	4
Kenilworth Courts	1	0	0	0	0
Lincoln Heights	1	0	0	0	0
Totals (14 properties)	16	1,492	418	1,686	2,104

Figure 5. FY2018 R&M Funded Projects Map by Site and Type of Work



From Budget Allocation to “Go-Live”

The work made possible by the R&M fund is guided by DCHA’s Property Management Operations and Office of Capital Programs. The two teams are dedicated to effectively balancing the need for efficiency, cost consciousness, impact on residents, statutory/regulatory requirements, safety and timeliness when executing maintenance and capital projects. Depending on the scope of the projects selected for funding, the process of going from an annual City approved R&M budget to project completion requires detailed planning across several disciplines and involves both internal and external actors. Each of the steps contributes and adds to the time it takes to “go-live” after the initial design phase.

There are five projects that still need to be completed. At Ledroit Apartments, James Apartments, and Carroll Apartments, the chiller replacement must be completed directly prior to “cooling season” which runs from April 15 to October 15 of each year. Given the timing of when the funds were released and the time it took to acquire the chillers, DCHA committed to installing them at the three properties as close to April 15, 2019 as possible. Since the heating and cooling system uses the same pipes, it is not feasible to replace the chillers while the heating is still running at the property without causing disruption to tenants.

The two remaining projects both take place at Highland Addition. The work was contingent upon residents relocating so that a full complement of 11 units could be rehabilitated and receive an HVAC upgrade. This work is underway and will be completed by April 1, 2019. On the last project, work started in January 2019 at Highland Addition to undertake site, drainage and concrete repairs that will repair buckling concrete steps and entrances to the units. The project requires extensive ground preparations that are more difficult during the cold winter months. This project will be completed by June 15, 2019.

**Example of Capital Project Process
(Major Work Exceeding \$1M)**

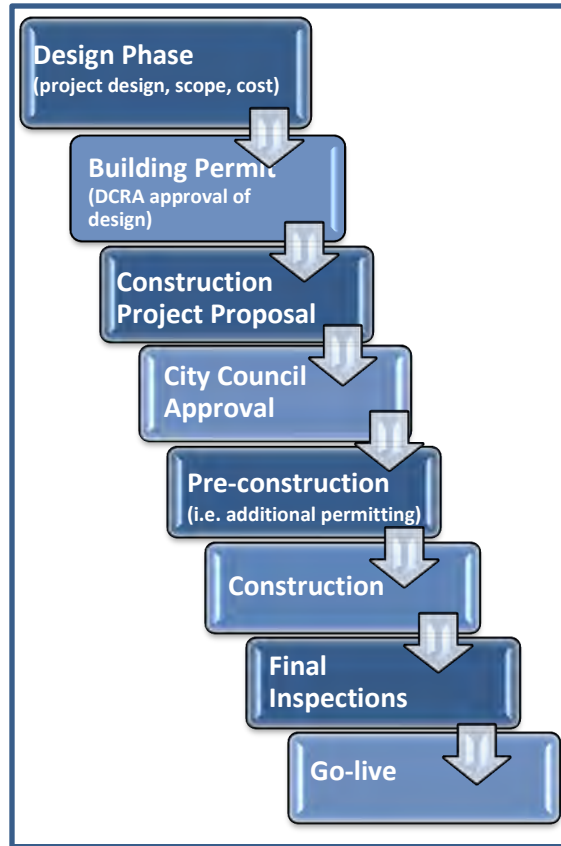


Figure 6. Example of Capital Project Process

Table 3. FY2018 R&M Fund Project Completion Dates

Project Number	Property	Funds Received Date	Actual Project Start Date	Project Completion Date
DJ63-1609.01	Judiciary House	2/20/2018	3/7/2018	5/9/2018
DJ63-1610.01	Potomac Gardens	2/20/2018	3/7/2018	6/11/2018
DJ54-0008.01	Lincoln Heights	5/31/2018	6/1/2018	7/21/2018
DJ61-0035.01	Greenleaf Senior & Family	4/10/2018	4/2/2018	7/30/2018
DJ62-1609.01	Sibley Plaza	5/21/2018	6/1/2018	12/1/2018
DJ62-1607.01	Harvard Towers	5/21/2018	6/1/2018	12/1/2018
DJ62-1615.01	Syphax Gardens	8/16/2018	9/5/2018	12/2/2018
DJ62-0016.01	Lincoln Heights	8/9/2018	8/15/2018	12/21/2018
DJ62-0017.01	Kenilworth	8/9/2018	8/15/2018	12/31/2018
DJ61-0039.01	Highland Addition	6/11/2018	6/20/2018	1/3/2019
DJ62-1608.01	Ontario Road	7/9/2018	7/13/2018	1/15/2019
DJ61-0040.01	Highland Addition	8/30/2018	9/11/2018	4/15/2019
DJ62-1611.01	Ledroit Apartments	5/21/2018	6/1/2018	4/15/2019
DJ62-1610.01	Carroll Apartments	5/21/2018	6/1/2018	4/15/2019
DJ62-0018.01	James Apartments	9/11/2018	9/20/2018	4/15/2019
DJ61-0041.01	Highland Addition	12/26/2018	1/9/2019	6/15/2019

FY2018 Project Status

Table 4. FY18 R&M Fund Project Status Detail by Property

Property	Project #	Task Description (including nature of work— repair, rehabilitation or renovation)	Actual Cost	Current Status (in progress or completed)	Addresses	Units Impacted
Carroll Apartments	DJ62-1610.01	Chiller Replacement	\$189,874.32	In Progress	All units at property	60
Greenleaf Gardens Family*	DJ61-0035.01	Rehabilitation of 9 units	\$311,284.31	Completed	203 N Street Apt. 322 203 N Street Apt 507	2
Greenleaf Gardens Senior*					1200 Delaware Apt. 101 1200 Delaware Apt. 225 1200 Delaware Apt. 617 1200 Delaware Apt. 622 1200 Delaware Apt. 627 1200 Delaware Apt. 714 1200 Delaware Apt. 715	7
Harvard Towers	DJ62-1607.01	Chiller Replacement	\$399,881.23	Completed	All units at property	188
Highland Addition	DJ61-0039.01	Vacant Unit Rehabilitation and HVAC Upgrade (11 Units)	\$968,399.75	Completed	911 Wahler PI SE, 917 Wahler PI SE, 923 Wahler PI SE, 931 Wahler PI SE, 941 Wahler PI SE, 943 Wahler PI SE, 4007 Wheeler Rd SE, 4017 Wheeler Rd SE, 4027 Wheeler Rd SE, 3839 9th St SE, 3835 9th St SE	11
Highland Addition	DJ61-0040.01	Vacant Unit Rehabilitation and HVAC Upgrade (11 Units)	\$999,374.80	In Progress	3809 9th St SE, 3821 9th St SE, 3825 9th St SE, 609 Condon Ter SE, 627 Condon Ter SE, 629 Condon Ter SE, 631 Condon Ter SE, 653 Condon Ter SE, 655 Condon Ter SE, 657 Condon Ter SE, 659 Condon Ter SE	11
Highland Addition	DJ61-	Site Drainage & Concrete Repair	\$193,526.79	In Progress	N/A	0

Property	Project #	Task Description (including nature of work— repair, rehabilitation or renovation)	Actual Cost	Current Status (in progress or completed)	Addresses	Units Impacted
	0041.01					
James Apartments	DJ62-0018.01	Chiller Replacement	\$363,013.17	In Progress	All units at property	141
Judiciary House*	DJ63-1609.01	Replacement of Fire alarm panel and related devices	\$102,152.91	Completed	All units at property	256
Kenilworth Courts	DJ62-0017.01	Replace Compression Units on Roof Top at Community Room & Management Office	\$35,327.53	Completed	N/A	0
LeDroit Apartments*	DJ62-1611.01	Chiller Replacement	\$277,956.63	In Progress	All units at property	121
Lincoln Heights	DJ54-0008.01	Vacant Unit Rehabilitation (10 Units)	\$336,605.70	Completed	219 51st Street #31 224 51st Street #12 305 50th Street #32 219 50th Street #21 221 51st Street #12 217 51st Street #31 217 50th Street #22 309 51st Street 507 51st Street 533 51st Street	10
Lincoln Heights	DJ62-0016.01	Replace Sump Pumps at Management Office	\$27,820.14	Completed	N/A	0
Ontario Road	DJ62-1608.01	Replace Roof and HVAC Units	\$373,591.93	Completed	All units at property	13
Potomac Gardens	DJ63-1610.01	Replacement of Fire alarm panel and related devices	\$90,935.55	Completed	All units at property	336
Sibley Plaza	DJ62-1609.01	Chiller Replacement	\$312,184.52	Completed	All units at property	168
Syphax Gardens*	DJ62-1615.01	Boiler Replacement	\$38,639.72	Completed	All units at property	168
Totals		16 Projects	\$5,020,569	11 Completed 5 In progress		1,492

*These are properties that are considered to be in "extremely urgent" conditions based on Lead Risk Assessments and visual unit inspections conducted in 2018. Please note that work on these properties began before the "extremely urgent" designations.

FY2019 Rehabilitation and Maintenance Fund Planned Projects

Overview

With the monies budgeted for the FY2019 Rehabilitation and Maintenance Fund (\$8,200,000), DCHA will address physical needs at the agency's traditional public housing sites. These sites are managed by DCHA or a private management company and do not include public housing units at DCHA mixed finance sites. As of this reporting, DCHA has 6,687 traditional public housing units. See Table 5 for a breakdown of traditional public housing unit statuses.

Table 5. Traditional Public Housing Unit Statuses

Unit Status	Unit Count	
Units Available for Occupancy		
Occupied	5,357	
Routine Vacant	705	Units requiring routine maintenance to make ready for occupancy
Capital Vacant	86	Capital units require major work in order to be made available for occupancy.
Subtotal		6,148
Off-line Units		
Non-Dwelling Vacant	176	Units set aside for resident related uses—i.e. Resident Council offices, service provider space, Police Officers and privately managed site staff
Redevelopment	529	Units that are part of redevelopment projects
Subtotal		705
TOTAL		6,853

The planned work for FY2019 will include **14** projects impacting **12** properties. Unit renovation, upgrade and repair activities represent **28%** of the planned expenditures, with the remaining **72%** of expenditures focused on major systems and roofing work that will impact entire properties.

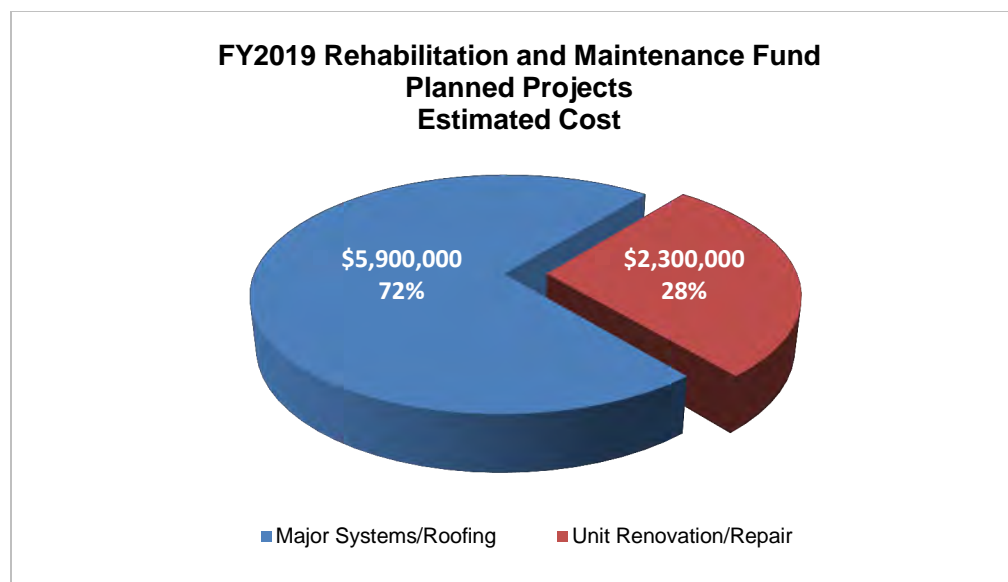


Figure 7. Estimated Cost of FY2019 R&M Planned Projects

Household Impact

The work planned for FY2019 will improve conditions for current residents and make currently vacant units available for families in need of affordable housing. DCHA projects that at least 3,393 existing residents will be impacted by FY2019 R&M funds, comprising 1,823 existing households.

Table 6. Projected Summary Impact by Property (FY2019 R&M Fund)

Property	# of Projects	Children (Ages 0-17)	Adults (Ages 18+)	Residents Impacted	Households
Carroll Apartments	1	1	47	48	45
Fort Dupont Dwellings	2	48	168	216	108
Garfield Terrace	1	49	285	334	233
Greenleaf Gardens	1	211	375	586	217
Harvard Towers	2	175	177	352	169
Horizon House	1	2	104	106	93
James Apartments	1	0	124	124	120
Judiciary House	1	2	237	239	228
Potomac Gardens	1	204	491	695	314
Regency House	1	0	145	145	139
Stoddert Terrace	1	215	333	548	146
Highland Addition	1	N/A	N/A	N/A	11
TOTALS (properties)	14	907	2,486	3,393	1,823



FY2019 Planned Projects

In addition to renovating vacant units requiring significant work for occupancy, DCHA will be focusing on major systems and roofing projects that will impact the overall quality of life at entire properties—i.e. roof repair, boiler replacement, elevators, etc.. In total, around 2,072 units will be impacted by the work across the 12 properties during FY2019.

Table 7. FY19 R&M Fund Planned Project Detail by Property

Property	Task Description (including nature of work—repair, rehabilitation or renovation)	Estimated Cost	Addresses/Unit Sizes	Total Number of Units Impacted	Total Number of Units at the site	Total Number of Non-Dwelling Units	Number of Capital Vacant Units	Number of Redevelopment Units	Total Number of Units Available for Occupancy
Carroll Apartments	Replace Roof	\$550,000	Affects the entire site	60	60	0	0	0	60
Fort Dupont*	Renovate 2 Boiler Rooms	\$100,000	Affects the entire site	119	120	1	0	0	119
Fort Dupont*	Repair Heating System and Replace Convectors	\$75,000	Affects the entire site						
Garfield Terrace*	Repair Sewer Line and Retaining Wall	\$75,000	Affects the entire site	269	279	8	2	0	269
Greenleaf Gardens*	Replace 2 Elevators & Cabs	\$600,000	Affects the entire site	270	278	7	1	0	270
Harvard Towers*	Roof Replacement	\$900,000	Affects the entire site	186	193	3	4	0	186
Highland Addition	Renovate 11 Units Phase 5	\$995,000	11 units – Specific Addresses TBD	11	118	4	26	0	88
Horizon House	Replace 2 Elevators and Cabs	\$650,000	Affects the entire site	101	124	2	21	0	101
James Apartments	Replace Fire Alarm System Complete	\$125,000	Affects the entire site	140	141	1	0	0	140
Judiciary House*	Replace Roof	\$600,000	Affects the entire site	267	271	4	0	0	267
Potomac Gardens	Replace Elevator and Cab	\$325,000	Affects the entire site	337	352	14	1	0	337
Regency House	Replace 2 Elevators and Cabs	\$625,000	Affects the entire site	155	160	5	0	0	155
Stoddert Terrace *	Sheathing, Shingly and Fascia Replacement	\$1,275,000	Affects the entire site	157	158	1	0	0	157
Stoddert Terrace*	Replace Windows in Units, Office, Community Room	\$1,305,000	Affects the entire site						
Totals	14	\$8,200,000		2,072	2,254	50	55	0	2,149

*These are properties that are considered to be in “extremely urgent” conditions based on Lead Risk Assessments and visual unit inspections conducted in 2018.

PROJECT	WARD	ADDRESS	UNITS	Annual Contractual Obligation	CONTRACT STATUS
Anna Cooper	2	1338 R Street NW	47	\$705,000	Committed
Randle Hill	8	3300 -3368 6th Street, SE	20	\$262,656	Committed
Spring Flats Senior	4	1125 Spring Road, NW	14	\$238,728	Committed
1100 Eastern Avenue	7	1102 Eastern Avenue	13	\$226,080	Committed
3500 East Capitol Street -Phase 2	7	3500 East Capitol St, NE	5	\$118,260	Committed
Hanover Courts Apartment	8	2400 -2412 Hartford Street, SE	4	\$48,000	Committed
Mary's House	8	401 Anacostia Road, SE	4	\$24,480	Committed
1445 Spring Road NW	4	1445 Spring Road NW	6	\$196,056	Committed
1736 Rhode Island Avenue NE	5	1736 Rhode Island Ave NE	13	\$362,424	Committed
1550 First Street SE	6	1550 First Street SE	16	\$708,372	Committed
Four Points	8	2255 Martin Luther King Jr. Ave SE	4	\$57,768	Under Construction
Abrams Hall at Walter Reed	4	Walter Reed -Building 14	16	\$229,632	Under Construction
Square 769	6	L & 2nd St SE	9	\$162,000	Under Construction
St. Elizabeth's East Housing -	8	1100 Alabama Ave, SE	13	\$202,860	Under Construction
City View	8	2850 Douglas Place SE	6	\$81,120	Under Construction
Vesta	8	4300 12th Street, SW	26	\$467,160	Under Construction
Maycroft Redevelopment Project	1	1474 Columbia Road, NW	41	\$797,880	Under Construction
HELP Walter Reed	4	6900 GEORGIA AVE , NW	75	\$1,045,700	Under Construction
Walter Reed - SOME	4	6900 Georgia Ave NW	24	\$334,944	Under Construction
Diane's House	5	2610 Bladensburg Road, NE	42	\$662,040	Under Construction
Brookland Place Apartments	5	617 Hamlin Street, NE	15	\$227,700	Under Construction
Ainger Place	8	2412 Ainger Place, SE	18	\$257,976	Under Construction
Brandywine 30	8	718 Brandywine Street, SE	30	\$473,640	Under Construction
555 E Street SW	6	555 E Street SW	7	\$214,032	Under Construction
Capitol Vista	6	888 New Jersey Avenue NW	21	\$650,400	Under Construction
Stanton Square Apartments	8	2395 Pomeroy Road SE	13	\$187,092	Under Construction
Delta Towers	5	1400 Florida Ave NW	30	\$488,160	Under Construction
Liberty Place Apartments	6	881 - 901 3rd St NW	14	\$284,712	Under Construction
1164 Bladensburg LLC	5	1164 Bladensburg Road NE	13	\$178,776	Under Construction
Meadow Green Court	7	3605-3615 MINNESOTA AVE SE	15	\$180,360	Under Construction
The Solistice	7	3534 East Capitol Street NE	15	\$178,560	Under Construction
South Capitol Multifamily Building	8	4001 SOUTH CAPITOL ST. SW	20	\$267,600	Under Construction
Partner Arms II-THC	4	4506 Georgia Ave, NW	12	\$272,304	online
The Beacon Center	4	6100-6104 georgia Ave NW	8	\$215,352	online
Sarah's Circle	1	2551 19th Street NW	49	\$913,644	online
Project	4	1433-1435 SPRING RD, NW	36	\$956,880	online
Langdon Apartments	5	2613-2615 Bladensburg Rd NE	5	\$69,360	online
Miriam's House	1	1300 Florida Ave,NW	20	\$310,560	online

PROJECT	WARD	ADDRESS	UNITS	Annual Contractual Obligation	CONTRACT STATUS
Quest Cooperative	1	1428 Euclid Street, NW	8	\$88,500	online
Girard Street Community Partners	1	1545 Girard Street, NW	25	\$393,000	online
Jubilee - The Mozart	1	1630 Fuller Street, NW	14	\$124,992	online
Jubilee - The Ritz	1	1631 Euclid Street, NW	18	\$119,448	online
Jubilee - The Fuller	1	1650 Fuller St, NE	7	\$75,096	online
Jubilee - The Eculid	1	1740 Euclid Street, NW	35	\$184,032	online
Jubilee - The Sorrento	1	2233 18th Street NW	17	\$227,892	online
Jubilee - The Marietta	1	2418 17th Street, NW	9	\$89,604	online
Jubilee - Ontario Court	1	2525 Ontario Road, NW	13	\$155,328	online
New Beginnings Coop	1	2922 Sherman Ave, NW	15	\$210,096	online
West End - Square 50	2	1211 23rd ST, NW	3	\$243,816	online
N Street Village & Eden House	2	1301 14TH ST NW & 1333 N ST NW	37	\$673,548	online
Madison Saints Paradise South	2	1713 7th Street, NW	12	\$14,400	online
Phillis Wheatley	2	901 Rhode Island Ave, NE	76	\$781,200	online
Webster Gardens	4	130 Webster Street, NW	16	\$192,000	online
Building 25 Unity/Mi Casa/Mercy	4	21 & 25 Kennedy Street, NW	15	\$92,880	online
The Residences at Georgia Ave	4	4100 Georgia Ave, NW	14	\$195,048	online
Careco	4	4714 New Hampshire St NW	4	\$48,000	online
THC Fort View - Ft Stevens	4	6030 - 6050 13th Place, NE	18	\$291,321	online
Partner Arms I	4	935 Kennedy Street NW	14	\$217,152	online
Hyacinth Place	5	1060 Bladensburg Ave, NE	15	\$117,792	online
Open Arms - Owen House	5	1256 Owens Place NE	4	\$61,968	online
United Planning Org Montello Ave	5	1642 Montello Ave, NE	3	\$33,000	online
E&G	5	2321 4th Street NE	20	\$302,016	online
Open Arms - 57 O St NW	5	57 O Street, NW	16	\$122,880	online
North Capitol Commons	6	1005 North Capitol Street, NE	17	\$196,248	online
The Severna I	6	1015 First Street, NW	30	\$540,000	online
Marian Russell Coop	6	115 16th Street, NE	6	\$864,000	online
Twinning Terrace	7	2501 - 2505 N Street, SE	3	\$24,540	online
SOME - Texas	7	2810 Texas Ave SE	48	\$299,140	online
Bethune House	7	401 Chaplin Street, SE	9	\$164,400	online
United Planning Org Sherrif Rd	7	4939 - 4945 Sheriff Road, NE	2	\$26,400	online
Weinberg Commons	7	5066 Benning Road, SE	12	\$184,752	online
SOME - Keuhner	8	1667 Good Hope Rd SE	42	\$424,340	online
SOME - Zagami House	8	1701 19th Street, SE	12	\$198,756	online
SOME -Chabraja House	8	3828 South Capitol Street, SE	51	\$612,000	online
Careco	8	3936 Martin Luther King Ave , SE	8	\$84,000	online
SOME Chesapeake St	8	730 -736 Chesapeake St, SE	22	\$407,520	online
SOME - Barnaby House	8	740 Barnaby Street SE	10	\$151,200	online
Community Connections - Scattered Sites	various	Various Addresses	55	\$499,380	online
Community Connections - Various Properties	various	Various Addresses	83	\$748,490	online
Community Connections - Various Properties	various	Various Addresses	11	\$117,600	online
Community of Hope - Scattered Sites	various	Various Addresses	13	\$263,004	online
Green Door - Scattered Sites	various	Various Addresses	23	\$354,600	online
Pathways to Housing - Scattered Sites	various	Various Addresses	30	\$360,000	online
Pathways to Housing - Scattered Sites	various	Various Addresses	150	\$1,890,000	online
Plaza West - Grandfamilies	6	1035 4th & 307 K St NW	11	\$243,816	Online

PROJECT	WARD	ADDRESS	UNITS	Annual Contractual Obligation	CONTRACT STATUS
SOME Benning Road - The Conway Center	7	4414-4430 BENNING RD NE	142	\$1,312,056	Online
WC Smith -Archer Park	8	1300 MISSISSIPPI AVE SE	10	\$152,880	Online
FT Stevens Place Apartments	4	1339 Ft. Steven Fort	7	\$113,664	Online
Total Units			1974		

Committed	142	\$2,890,056
Under Construction	467	\$7,630,112
Online	1365	\$18,025,895
	1974	\$28,546,063

DC Housing Authority Public Housing Property List

Property	Address	Units	Ward
Columbia Road Apts	1845 Harvard Street NW 20009	23	1
Garfield Terrace	2301 11th Street NW 20001	279	
Harvard Towers	1845 Harvard Street NW 20009	193	
Kelly Miller Apartments	2101 4th Street NW 20001	160	
LeDroit Apartments	2101 4th Street NW 20001	124	
Oak St Apartments	1456 Oak St NW, 20010	51	
Park Morton Apts	617 Morton Street NW 20010	174	
Claridge Towers	1221 M Street NW 20009	343	2
Horizon House	1150 12th Street NW 20009	105	
James Apartments	1425 N Street NW 20005	141	
Judiciary House	461 H St NW 20001	271	
The Williston	212 W Street NW, 20001	28	
Regency House (Sr Only)	5201 Connecticut Ave NW 20015	160	3
Colorado Apts	5336 Colorado Ave NW 20011	21	4
Fort Lincoln	2855 Bladensburg Road NE 20018	120	5
Lincoln Road	11 R St NW 20002	20	
Langston Terrace/Addition	2101 G St NE 20002	308	
DCHA Warehouse	675 Taylor Street NE, 20017	-	
Montana Terrace	1625 Montana Ave NE 20018	64	
Carroll Apartments (Sr only)	410 M St SE 20003	60	6
Greenleaf Gardens	203 N St SW 20024	278	
Greenleaf Senior	1200 Delaware Ave SE 20024	215	
Hopkins Apartment	1430 L St SE 20003	158	
James Creek Dwellings	1265 Half St SW 20024	239	
Kentucky Courts	340 13 th St SE 20003	118	
Potomac Gardens	1225 G St SE 20003	208	
Potomac Gardens Senior	1225 G St SE 20003	144	
Sibley Plaza	1140 N. Capitol St NW 20002	246	
Sursum Corda	97 K St NW 20002	28	
Syphax Gardens	1510 Half St SW 20024	174	
Benning Terrace	4450 G Street SE 20019	273	7
Ft Dupont Dwellings/Addition	155 Ridge Rd SE 20019	120	
Kenilworth Courts	4500 Quarles St NE 20019	290	
Lincoln Heights	400 50 th St NE 20019	440	
Richardson Dwellings	5231 Cloud Place NE 20019	190	
Stoddert Terrace	155 Ridge Rd SE 20019	158	
The Villager	3810 Southern Ave SE 20020	20	
Barry Farm Dwellings	1292 Eaton Rd SE 20020	432	8
Elvans Road	2440 Elvans Rd SE 20020	20	
Frederick Douglass Community Center	1898 Stanton Terrace SE, 20020	-	
Highland Dwellings	400 Atlantic St SE 20032	208	
Highland Addition	914 Wahler Pl SE 20032	118	
Knox Hill	2700 Jasper St SE 20020	122	
Wade Apartments	1249 Eaton Rd SE 20020	12	
Woodland Terrace	2311 Ainger Pl SE 20020	234	

**DC Housing Authority
Public Housing Property List**