

**DISTRICT OF COLUMBIA HOUSING AUTHORITY**  
**2019 OVERSIGHT AND PERFORMANCE HEARING**  
**Committee on Housing and Neighborhood Revitalization**  
**Responses to Pre-Hearing Questions**

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**General Questions**

1. Please provide a current organizational chart for the agency, including the number of vacant, frozen, and filled positions in each division or subdivision. Include the names and titles of all senior personnel and note the date that the information was collected on the chart.
  - a. Please provide an explanation of the roles and responsibilities of each division and subdivision.
  - b. Please provide a narrative explanation of any changes to the organizational chart made during the previous year.

**See Attachment 1 – Organizational Chart and Department Descriptions**

2. Please provide a current Schedule A for the agency which identifies each position by program and activity, with the employee's title/position, salary, fringe benefits, and length of time with the agency. Please note the date that the information was collected. The Schedule A should also indicate if the position is continuing/term/temporary/contract or if it is vacant or frozen. Please separate salary and fringe and indicate whether the position must be filled to comply with federal or local law.

**See Attachment 2 – Position Listing**

3. Please list all employees detailed to or from your agency. For each employee identified, please provide the name of the agency the employee is detailed to or from, the reason for the detail, the date of the detail, and the employee's projected date of return.

**Not Applicable**

4. For FY19 and FY20, to date, please list all intra-District transfers to or from the agency.

**Not Applicable**

5. For FY19 and FY20, to date, please identify any special purpose revenue funds maintained by, used by, or available for use by the agency. For each fund identified, provide:
  - a. The revenue source name and code;
  - b. The source of funding;
  - c. A description of the program that generates the funds;
  - d. The amount of funds generated by each source or program;

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- e. Expenditures of funds, including the purpose of each expenditure; and
- f. The current fund balance.

**Not Applicable**

6. Please list all memoranda of understanding (“MOU”) entered into by your agency during FY19 and FY20, to date, as well as any MOU currently in force. For each, indicate the date on which the MOU was entered and the termination date.

**See Attachment 3 – MOU Listing**

7. Please list how, other than by MOU, the agency collaborated with analogous agencies in other jurisdictions, with federal agencies, or with non-governmental organizations in FY19 and FY20, to date.

**The DC Housing Authority collaborates with analogous agencies in other jurisdictions, with federal agencies and with non-governmental organizations in a number of aspects. Collaborations include:**

**Interagency Council on Homelessness (ICH) - as a member and participant in the various Committees, DCHA provides perspective, information and expertise as the District continues the fight to end homelessness.**

**Workforce Development – Workforce Development Initiative (WDI) moves customers to work through work through unique partnerships in high demand industries. The WDI is designed to support DCHA’s public housing residents and Housing Choice Voucher Program participants in becoming self sufficient. See Attachment 4 - Workforce Development Initiative for more details on the latest activities**

**Calling All Sectors – DC Health, in partnership with DCHA and other District agencies envisions leveraging its track record and capabilities in health equity, health in all policies, and collective impact to develop a DC Calling All Sectors pilot implementation project designed to address housing insecurity to improve maternal and infant health outcomes.**

**Housing Provider Association – DCHA partners with landlords to identify resources for families and ensure smooth connection between voucher participants and prospective landlords**

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**DC Department of Human Services (DHS):** DHS provides a staff person to sit at the EnVision Center and process renewals for clients.

**Mayor's Office of Community Relations and Services:** DCHA's community navigators maintain ongoing dialogue with the Mayor's MOCRs to ensure community issues are addressed.

**Office on Aging:** Community navigators at senior properties collaborate with the Office on Aging to provide health fairs and other resources onsite.

**Metropolitan Police Department (MPD):** ORS regularly attends MPD's district and PSA meetings to stay current on community concerns. ORS also partners with MPD to host events on and near DCHA public housing properties.

**Department of Employment Services (DOES):** ORS employs a receptionist through DOES' Project Empowerment program. ORS also refers individuals to DOES when DOES programs are a better fit for a client than EnVision Center services.

**Department of Parks and Recreation (DPR):** ORS works with DPR to implement the USDA Summer Food Service Program at approximately 15 properties per year.

**Census Bureau:** ORS hosted job fairs at the EnVision Center to recruit 2020 census workers.

**The Office of Public Safety (OPS)** conducts daily collaborations with the Metropolitan Police Department on intelligence/information sharing, training and the deployment of resources. In addition:

- OPS has also collaborated with the Prince George's County Police Department, Drug Enforcement Agency and Bureau of Alcohol Tobacco and Firearms in obtaining/providing information concerning ongoing investigations.
- OPS collaborates with both DC and Federal Government law enforcement agencies on outreach initiatives to include the DCHA Summer of Safety and National Night Out community events.
- OPS also collaborates with the United States Attorney's Office for the District of Columbia on reviewing and making recommendations on request for witness relocations within the public housing footprint.

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Partnerships allow the department to maximize resources, subject matter expertise, innovation, touch points, and collective impact. The focus on partnerships will be centered around the following areas:

- Economic Empowerment
- Educational Advancement
- *Health and Wellness*
- Character and Leadership

8. Please provide a table showing your agency’s Council-approved original budget, revised budget (after reprogrammings, etc.), and actual spending, by program and activity, for FY18, FY19, and FY20 to date.
- a. For each program and activity, please include total budget and break down the budget by funding source (federal, local, special purpose revenue, or intra-district funds).
  - b. Include any over- or under-spending. Explain any variances between fiscal year appropriations and actual expenditures for FY19 and FY20 for each program and activity code.
  - c. Attach the cost allocation plans for FY19 and FY20.
  - d. In FY19 or FY20, did the agency have any federal funds that lapsed? If so, please provide a full accounting, including amounts, fund sources (e.g. grant name), and reason the funds were not fully expended.

		FY2018 Budget	FY2018 Actual
Allocation from the City			
	Local Rent Supplement Program	\$ 74,640,465	\$ 66,588,834
	DC Local	\$ 7,140,000	\$ 7,140,000
	Public Safety	\$ 4,200,000	\$ 4,200,000
<b>Total Sources</b>		<b>\$ 85,980,465</b>	<b>\$ 77,928,834</b>
Expenditures			
	Local Rent Supplement Program	\$ 40,201,534	\$ 65,148,202
	DC Local	\$ 7,140,000	\$ 8,580,632
	Public Safety	\$ 4,200,000	\$ 4,200,000
<b>Total Projected Expenditures</b>		<b>\$ 51,541,534</b>	<b>\$ 77,928,834</b>



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		<b>FY2019 Budget</b>	<b>FY2019 Actual</b>
Allocation from the City			
	Local Rent Supplement Program	\$ 100,149,000	\$ 84,766,880
	DC Local	\$ 7,140,000	\$ 7,140,000
	Public Safety	\$ 4,200,000	\$ 4,200,000
<b>Total Sources</b>		<b>\$ 111,489,000</b>	<b>\$ 96,106,880</b>
Expenditures			
	Local Rent Supplement Program	\$ 100,149,000	\$ 83,042,435
	DC Local	\$ 7,140,000	\$ 8,864,445
	Public Safety	\$ 4,200,000	\$ 4,200,000
<b>Total Projected Expenditures</b>		<b>\$ 111,489,000</b>	<b>\$ 96,106,880</b>

		<b>FY2020 Budget</b>	<b>FY 2020 Actual YTD (Dec. 2019)</b>
Allocation from the City			
	Local Rent Supplement Program	\$ 131,497,063	\$ 24,088,913
	DC Local	\$ 7,140,000	\$ 2,283,380
	Shallow Subsidy	\$ 1,336,000	\$ 30,762
	Public Safety	\$ 4,200,000	\$ 1,050,000
<b>Total Sources</b>		<b>\$ 144,173,063</b>	<b>\$ 27,453,055</b>
Expenditures			
	Local Rent Supplement Program	\$ 131,497,063	\$ 24,088,913
	DC Local	\$ 7,140,000	\$ 2,283,380
	Shallow	\$ 1,336,000	\$ 30,762
	Public Safety	\$ 4,200,000	\$ 1,050,000
<b>Total Projected Expenditures</b>		<b>\$ 144,173,063</b>	<b>\$ 27,453,055</b>

**Note: One time funding for the following activities in FY20:  
\$164,000 for the implementation of the Public Housing Credit Building pilot  
\$1 million in R&M Funds for Ward 1 projects**

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9. Please provide as an attachment a chart showing the agency's federal funding and expenditures by program for FY18, FY19 and FY20, to date.

	<b>FY2018 Budget</b>	<b>FY 2018 Actual</b>
<b>Revenue</b>		
Dwelling Rent	\$ 20,355,409	\$ 21,086,343
Federal MTW Block Grant	\$ 237,074,879	\$ 248,492,776
Federal Non MTW Vouchers	\$ 22,813,610	\$ 21,098,608
Local Government Programs	\$ 105,073,980	\$ 120,971,098
Other Revenue	\$ 1,642,000	\$ 5,145,235
<b>Total Operating Revenues</b>	<b>\$ 386,959,878</b>	<b>\$ 416,794,060</b>
<b>Expenses</b>		
Administrative	\$ 45,658,929	\$ 71,437,913
Tenant Services	\$ 2,937,006	\$ 4,582,790
Utilities	\$ 25,182,028	\$ 26,342,011
Maintenance	\$ 35,116,257	\$ 15,522,877
Protective Services	\$ 9,278,767	\$ 9,900,704
General Expense	\$ 14,054,160	\$ 10,161,895
Housing Assistance Payments	\$ 247,154,486	\$ 279,412,410
Extraordinary Maintenance	\$ 7,578,245	\$ 6,089,397
<b>Total Operating Expenses</b>	<b>\$ 386,959,878</b>	<b>\$ 423,449,997</b>

	<b>FY2019 Budget</b>	<b>FY 2019 Actual</b>
<b>Revenue</b>		
Dwelling Rent	\$ 20,230,702	\$ 19,687,900
Federal MTW Block Grant	\$ 293,014,588	\$ 299,195,057
Federal NMTW Vouchers	\$ 21,037,865	\$ 21,037,865
Local Government Programs	\$ 165,678,909	\$ 161,367,781

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	<b>FY2019 Budget</b>	<b>FY 2019 Actual</b>
Other Revenue	\$ 2,530,147	\$ 9,620,131
<b>Total Operating Revenues</b>	<b>\$ 502,492,211</b>	<b>\$ 510,908,734</b>
<b>Expenses</b>		
Administrative	\$ 62,343,911	\$ 59,455,262
Tenant Services	\$ 2,679,232	\$ 4,349,668
Utilities	\$ 25,522,618	\$ 25,106,488
Maintenance	\$ 33,035,683	\$ 35,212,294
Protective Services	\$ 11,086,010	\$ 9,325,868
General Expense	\$ 10,484,534	\$ 12,875,142
Housing Assistance Payments	\$ 349,750,223	\$ 361,776,389
Extraordinary Maintenance	\$ 7,590,000	\$ 7,429,638
<b>Total Operating Expenses</b>	<b>\$ 502,492,211</b>	<b>\$ 515,530,749</b>

	<b>FY2020 Budget</b>	<b>FY 2020 Actual YTD (Dec. 2019)</b>
<b>Revenue</b>		
Dwelling Rent	\$ 19,703,503	\$ 4,673,362
Federal MTW Block Grant	\$ 283,441,294	\$ 75,822,029
Federal NMTW Vouchers	\$ 22,650,635	\$ 6,163,745
Local Government Programs	\$ 183,012,984	\$ 44,922,335
Other Revenue	\$ 4,612,365	\$ 471,270
<b>Total Operating Revenues</b>	<b>\$ 513,420,781</b>	<b>\$ 132,052,741</b>
<b>Expenses</b>		
Administrative	\$ 55,084,926	\$ 12,110,749
Tenant Services	\$ 3,297,427	\$ 630,615
Utilities	\$ 26,575,518	\$ 6,332,891
Maintenance	\$ 38,870,318	\$ 8,342,058
Protective Services	\$ 10,623,601	\$ 2,101,929

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	FY2020 Budget	FY 2020 Actual YTD (Dec. 2019)
General Expense	\$ 8,762,650	\$ 4,628,833
Housing Assistance Payments	\$ 379,262,981	\$ 96,396,873
Extraordinary Maintenance	\$ 14,803,725	\$ 2,282,609
<b>Total Operating Expenses</b>	<b>\$ 537,281,145</b>	<b>\$ 132,826,556</b>

10. With respect to capital projects, please provide:

- a. A list of all capital projects in the financial plan.
- b. For FY18, FY19, and FY20, an update on all capital projects under the agency's purview, including a status report on each project, the timeframe for project completion, the amount budgeted, actual dollars spent, and any remaining balances, to date.
- c. An update on all capital projects planned for FY20, FY21, FY22, and FY23. Please exclude projects planned toward renovation through execution of the 2020 Transformation Plan.
- d. A description of whether the capital projects begun, in progress, or concluded in FY18, FY19, or FY20, to date, had an impact on the operating budget of the agency. If so, please provide an accounting of such impact.
- e. Please list the location/property name and explain the anticipated timing and expenditure required to implement Phase I of the 2020 Transformation Plan.
- f. Please list the location, size, and explain the proposed utilization of the agency headquarters in the Transformation Plan.
- g. Provide the number of affordable units (defining affordable as 0-30% FMI), the square footage of units, portion of the footprint allocated to housing, and anticipated timeframe for execution of the finalized term sheet of the Transformation Plan.
- h. Please provide any other relevant information pertaining to the Transformation Plan at this time.

**DCHA currently has 127 active projects in its capital pipeline, of which 31 are District funded.**

**DCHA also has upcoming projects to fully obligate the current \$24.9 Million and \$14.9 Million in 2019 and 2020 Rehabilitation and Maintenance Fund projects per the Rehabilitation and Maintenance Report.**

**See Attachment 5 – Rehabilitation and Maintenance Fund Report**

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11. Please provide a list of all budget enhancement requests (including capital improvement needs) for FY19 and FY20, to date. For each, include a description of the need and the amount of funding requested.

**DCHA has been working closely with the administration, the council and the CFO to review the portfolio needs and determine what resources will be needed to bring our properties to a state of good repair.**

12. Please list, in chronological order, each reprogramming in FY19 and FY20, to date, that impacted the agency, including those that moved funds into the agency, out of the agency, and within the agency. Include the revised, final budget for your agency after the reprogrammings for FY19 and FY20, to date. For each reprogramming, list the date, amount, rationale, and reprogramming number.

**Not Applicable**

13. Please list each grant or sub-grant received by your agency in FY19 and FY20, to date. List the date, amount, source, purpose of the grant or sub-grant received, and amount expended.

<b>Grant</b>	<b>Source</b>	<b>Purpose</b>	<b>Amount</b>	<b>Comment</b>
Family Self-Sufficiency	Department of Housing and Urban Development	To enable participating families to increase earned income, reduce or eliminate the need for welfare assistance and make progress toward achieving economic independence and housing self-sufficiency.	\$228,118	Grant Period: 1/1/20 – 12/31/20
ROSS - SC	Department Of Housing and Urban Development	Designed to assist public housing residents with making progress towards economic self-sufficiency, defined as an individual's ability to support their household by maintaining financial, housing, and personal/family stability. ROSS supports this progression toward economic independence and stability by funding	\$717,750	DCHA was awarded to serve Benning Terrace and Highland Additions.  Grant Period: 3/18/19 – 3/17/22

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<b>Grant</b>	<b>Source</b>	<b>Purpose</b>	<b>Amount</b>	<b>Comment</b>
		service coordinators through the ROSS-SC grant.		
<b>Children's Charities Foundation</b>	<b>Children's Charities Foundation</b>	To ensure all children have access to a warm coat for winter.	<b>567 coats</b>	<b>Grant Period: 10/3/19-12/2/19 All coats donated to children at DCHA's Gift of Love event.</b>
<b>Operation Warm</b>	<b>Operation Warm</b>	To ensure all children have access to a warm coat for winter.	<b>533 coats</b>	<b>Grant Period: 10/3/19-12/2/19 All coats were donated to children through DCHA's Gift of Love program.</b>
<b>Community Oriented Policing Services (COPS Grant)</b>	<b>U.S. Department of Justice</b>	<b>Award two (2) sworn officer positions to initiate or enhance community policing activities by the District of Columbia Housing Authority Police Department; in collaboration with local law enforcement.</b>	<b>\$389,060</b>	<b>Grant End date – October 2020</b>

14. Please list each contract, procurement, and lease, entered into, extended, and option years exercised by your agency during FY19 and FY20, to date. For each contract, please provide the following information, where applicable:
- a. The name of the contracting party;
  - b. The nature of the contract, including the end product or service;
  - c. The dollar amount of the contract, including amount budgeted and amount actually spent;
  - d. The term of the contract;
  - e. Whether the contract was competitively bid;
  - f. The funding source.

**See Attachment 6 – LRSP Project Pipeline**

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15. Please list all pending lawsuits that name the agency as a party. Identify which cases on the list are lawsuits that potentially expose the District to significant financial liability or will result in a change in agency practices, and describe the current status of the litigation. Please provide the extent of each claim, regardless of its likelihood of success. For those identified, please include an explanation about the issues involved in each case.

**Negligence/tort and contract cases pending against the DCHA that are currently not covered by DCHA's General Liability Insurance policy:**

1. Savannah Heights Ltd Partnership v. DCHA

**Negligence/tort and contract cases pending against the DCHA that are currently covered by DCHA's General Liability Insurance policy:**

1. Busey v. DCHA
2. Moorey v. DCHA
3. Wilson, et al v DCHA
4. Alexander v. Capper Senior
5. Perkins v. DCHA
6. Simms v. DCHA

**Employment cases:**

- |                    |                       |
|--------------------|-----------------------|
| 1. Proctor v. DCHA | 6. Mahoney v. DCHA    |
| 2. Thomas v. DCHA  | 7. Kearney v. DCHA    |
| 3. Ogle v. DCHA    | 8. Carrington v. DCHA |
| 4. Hailey v. DCHA  | 9. Proctor v. DCHA    |
| 5. Douglas v. DCHA |                       |

**Claims by Housing Choice Voucher Program or Public Housing participants challenging actions taken by DCHA:**

1. Arthur v. DCHA
2. Hardaway v. DCHA, Douglas, Slaughter, etc.
3. Medina v. DCHA
4. Cashwell v. DCHA, Garrett, McDaniel
5. Fuller v. DHCD et. al
6. Chavis v. Garrett & DCHA
7. Bridges v. DCHA
8. Iskender v. DCHA
9. Brown v. DCHA
10. Brown v. Penn Higher Ed
11. Bryant v. DCHA
12. Washington v. DCHA

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**Landlord & Tenant Intervenor lawsuits**

1. Teles Professional v. Johns
2. Buzzuto v. Harrell
3. Horning Management Co, Stoneridge 1 Apts v. Robinson
4. EG Group LLC v. Blake
5. EG Group LLC v. Hembry

16. Please list all settlements entered into by the agency or by the District on behalf of the agency in FY19 or FY20, to date, and provide the parties' names, the amount of the settlement, and if related to litigation, the case name and a brief description of the case. If unrelated to litigation, please describe the underlying issue or reason for the settlement (e.g. administrative complaint, etc.).

**DCHA Non-Confidential Settlements  
Fiscal Years 2019-2020<sup>1</sup>**

Parties	Settlement Amount	Settlement Date	Description
M. Blackmond	\$30,000.00	7/30/19	Personal injury
T. McNeil	8,000.00	9/11/19	Personal injury
Vasquez	5,000.00	10/17/19	Personal injury

17. Please list the administrative complaints or grievances that the agency received in FY19 and FY20, to date, broken down by source. Please describe the process utilized to respond to any complaints and grievances received and any changes to agency policies or procedures that have resulted from complaints or grievances received. For any complaints or grievances that were resolved in FY19 or FY20, to date, describe the resolution.

**The Office of Fair Hearings (OFH) is responsible for ensuring the grievances of public housing and subsidized housing residents and applicants are addressed in a fair, expeditious and unformed manner. The OFH conducts and facilitates conciliatory meetings with tenants and housing managers, settlement conferences, and convenes**

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<sup>1</sup> This response does not include landlord-tenant matters involving tenants of DCHA properties, settlements that are confidential by their terms, or non-monetary settlements of administrative grievances.



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hearings in accordance with applicable laws and regulations. Further, OFH reviews complaints and ensures compliance with settlement agreements and hearing decisions.

**See Attachment 7 - Office of Fair Hearings FY2019 report**

18. Please describe the agency's procedures for investigating allegations of sexual harassment or misconduct committed by or against its employees. List and describe any allegations received by the agency in FY19 and FY20, to date, whether or not those allegations were resolved.

**DCHA takes allegations regarding any type of harassment very seriously. Our customers have multiple methods to report complaints should they feel that an employee has acted improperly. Residents may report the incident to the property manager, call our customer service hotline, submit a grievance the administrative office, contact our Human Resources (HR) department or contact our Ethics Officer.**

**All complaints are handled by our Human Resources department who ensures that the complaint is thoroughly investigated and that swift action is taken to address the complaint.**

19. Please list and describe any ongoing investigations, audits, or reports on the agency or any employee of the agency, or any investigations, studies, audits, or reports on the agency or any employee of the agency that were completed during FY19 and FY20, to date.

**See Attachment 8 – Audits and Investigations**

20. Please describe any spending pressures the agency experienced in FY19 and any anticipated spending pressures for the remainder of FY20. Include a description of the pressure and the estimated amount. If the spending pressure was in FY19, describe how it was resolved, and if the spending pressure is in FY20, describe any proposed solutions.

**For over a decade, chronic underfunding of the public housing capital and operating funds has placed public housing inventories at risk of further deterioration. These reductions, coupled with a funding formula that does not take actual operational costs into consideration has resulted in a portfolio with increasing long term capital needs.**

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The Transformation Plan, Our People, Our Portfolio, Our Plan chartered a road map for the repositioning and transformation of DCHA's portfolio, beginning with 14 properties deemed most urgent.

While the infusion of new Rehabilitation and Maintenance Fund allocation is a significant step forward, capital needs far outweigh the amounts available.

21. Please provide a list of all studies, research papers, reports, and analyses that the agency prepared or contracted for during FY19 and FY20, to date. Please state the status and purpose of each. Please submit a hard copy to the Committee if the study, research paper, report, or analysis is complete.

**Our People, Our Portfolio, our Plan – DCHA's 20-Year Transformation Plan details the first phase of the agency's strategic direction over the next two decades to stabilize its entire public housing portfolio. To do this, DCHA seeks to operationalize three central strategic goals:**

- Goal #1: Overhaul our portfolio to ensure that every resident has a clean and safe place to live**
- Goal #2: Operate as a high-performing organization**
- Goal #3: Operate as an efficient and effective landlord**

**In reaching these goals, DCHA will adhere to the following values:**

- ✓ **Ensuring residents live in safe, clean and affordable housing**
- ✓ **Ensuring to the maximum extent possible the dignity and quality of life of every DCHA resident and guaranteeing resident participant rights**
- ✓ **Providing good stewardship of available funds to maximize affordable housing opportunities for the most vulnerable**
- ✓ **Serving as many households as possible, especially those at 30% of area median income (AMI) or below**
- ✓ **Preserving long-term affordability of housing in the District through a sustainable and transformed DCHA**

**Credit Building Pilot**

In 2018 the District of Columbia Council proposed and passed a bill called the "Public Housing Credit Building Pilot Program Act of 2018" and it became effective on August 22, 2018. The statute established a pilot program that gives DCHA public housing

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residents the opportunity to opt into a program where rent payments are reported to credit reporting agencies as a way to help residents create/ improve credit history.

The Council fully funded the program as part of the FY2020 budget and as of October 1, 2019, DCHA took the first of steps to implement the pilot program. The statute identifies three phases of activity:

- a. Pre-Implementation
- b. Implementation
- c. Post-Implementation

DCHA is currently in Pre-implementation phase and is in the process of hiring FTE and procuring a technical assistance partner to assist in the implementation phase.

22. Provide a list of all publications, brochures and pamphlets prepared by or for the agency during FY19 and FY20 to date.

**See Attachment 9 – Publications Brochures and Pamphlets for a list of materials. The enclosed flash drive contains copies of all documents.**

23. For FY19 and FY20, to date, please provide a list of employee bonuses or special pay granted that identifies the employee receiving the bonus or special pay, the amount received, and the reason for the bonus or special pay.

**FY 19 and FY 20 Employee Bonuses or Special Award Pay**

- Customer Service Award
- Executive Director’s Leadership Award
- Employee of the Year Award
- Employee of the Month
- Performance Bonus

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24. Please provide each collective bargaining agreement that is currently in effect for agency employees. Please include the bargaining unit and the duration of each agreement. Please note if the agency is currently in bargaining and its anticipated completion.

**Two labor organizations represent DCHA employees in collective bargaining. They are the American Federation of Government Employees (AFGE), Local 2725 and the Fraternal Order of Police (FOP) DCHA Labor Committee. Both unions have current collective bargaining agreements.**

25. Please list all reports or reporting currently required of the agency in the District of Columbia Code or Municipal Regulations. Provide a description of whether the agency is in compliance with these requirements, and if not, why not (e.g. the purpose behind the requirement is moot, etc.).

<b>Report</b>	<b>Description</b>	<b>Regulation / Statute</b>	<b>Due Date</b>	<b>Compliance Status</b>
<b>Public Housing Repair and Maintenance Fund</b>	<b>Report on expenditure of funds for maintenance, repair, and rehabilitation of public housing units</b>	<b>D.C. Code 6-202(c-1)(6)</b>	<b>March 1</b>	<b>report due March 2020</b>

28. Provide the **current total** number of households on the following waiting lists, along with the totals for each at the conclusions of, **FY18, and FY19**:

- a. Public Housing -
- b. Tenant-based programs -
- c. Project- and sponsor-based programs

**Households on waiting list by Year**

	<b>Public Housing</b>	<b>Housing Choice Voucher</b>	<b>Mod/Rehab</b>
<b>FY20YTD</b>	<b>27,232</b>	<b>39,587</b>	<b>23,343</b>
<b>FY2019</b>	<b>27,147</b>	<b>39,496</b>	<b>23,280</b>
<b>FY2018</b>	<b>26,823</b>	<b>39,434</b>	<b>23,061</b>

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29. How many households on each waitlist include minor children?

**Based on available self-reported data, the number of households who indicated that they had minor children range from 35% to 40% of public housing, housing choice voucher and mod/rehab households.**

30. How many households on each waitlist are singles?

**Based on available self-reported data, approximately half of all applicants in public housing, housing choice voucher and mod indicated they were single member households**

31. Please describe any efforts by DCHA in FY19 and FY20 to date to streamline, update, and/or reopen the waiting lists. Please include the updated timeline for the DCHA to reopen the waiting lists.

**DC Housing Authority stopped accepting new applicants to the waiting list in 2013 and reached out to all applicants on the waiting list, asking them to affirm their continued interest in housing resources. Even if applicants did not immediately respond to the campaign, applicants who contact DCHA at any time can be reinstated on the waiting list to their original date/time of application.**

**To date, there are no immediate plans to reopen the general waiting list. When housing opportunities arise for a particular bedroom size or housing type, DCHA will conduct outreach to stakeholders to provide information on how to apply.**

**Public Housing**

32. Please provide as an attachment a complete list of DCHA-owned and managed properties, including:

- a. Name of property;
- b. Address;
- c. Ward;
- d. Size (footprint and number of units by size);
- e. Employees assigned;
- f. Information on Public Safety Officers detail to each property; and
- g. Number of households living on the property;

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**See Attachment 10 – DCHA Property List**

33. Please provide the number of households who left public housing, and who entered public housing, in FY19 and FY20 to date, including the totals for family housing and housing for seniors and residents with disabilities. Provide the current total number of each that currently reside in public housing.

<b>Fiscal Year</b>	<b>Move out of DCHA Program Assistance</b>	<b>Transfer with DCHA Program Assistance</b>
<b>FY2019</b>	<b>226</b>	<b>360</b>
<b>FY2020</b>	<b>30</b>	<b>23</b>

**Move out of DCHA Program Assistance – refers to move outs where household is deceased, evicted or moved to skilled care facility on an indefinite basis**

**Transfer with DCHA Program Assistance – refers to moves with voucher assistance or transfers to other DCHA Assisted units**

34. Provide a timeline and describe the Housing Authority’s plans for implementing the Public Housing Resident Bill of Rights Amendment Act of 2018.

**In accordance with the Public Housing Resident Bill of Rights Act of 2018, DC Housing Authority distributed the document to all current households. The property management team will also provide it to new households as they begin their tenancy in public housing.**

35. Provide a list of all rehabilitation and maintenance funded via the Rehabilitation and Maintenance Fund in FY19 and FY20 to date.

**See Attachment 5 – Rehabilitation and Maintenance Fund Report**

36. Provide the total funding amount that was deposited in the Rehabilitation and Maintenance Fund in FY19 and FY20 to date, and the current balance of the fund.

**FY19 - \$8.2 Million transferred to Rehabilitation and Maintenance Fund (Jan 2019)**

**FY20 - \$24.9 Million transferred to Rehabilitation and Maintenance Fund (Jan 2020)**

**\$14.9 Million transferred to Rehabilitation and Maintenance Fund (Jan 2020)**

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**96% of FY2019 funds are fully obligated. 3 of the 13 projects are completed and the remaining 10 projects are in progress and anticipated to be completed by August 2020.**

**Projects have been identified for the FY 2020 funds and they are in various stages of design, scope development, permitting, and implementation**

37. What difficulties or shortcomings in capacity has the agency faced with respect to its public safety functions in FY19 and FY20 to date?

**The greatest difficulty/shortcoming in capacity the agency has experienced with respect to our public safety function is the inability to retain police personnel. The current regulations require DCHA to meet identical hiring criteria as the city’s police department (MPD) for police officers; this requirement specifically the 60 college credit hour stipulation causes a direct competition for personnel with the city’s department and an ongoing recruitment effort by MPD targeted at DCHA officers.**

38. How many vacant units has the agency brought back online in FY19 and FY20 to date?

**See Attachment 5 – Rehabilitation and Maintenance Fund FY 2019 Report**

39. How much federal and local funding, respectively, was available to the agency for repairs and maintenance at the beginning of FY19, and how much has been spent since then?

**Funds available to DCHA for repairs and maintenance at the beginning of FY19:**

<b>Source</b>	<b>Description</b>	<b>Amount</b>	<b>Currently Obligated</b>
<b>Federal</b>	<b>Capital Fund Budget</b>	<b>\$8,646,438</b>	<b>89%</b>
<b>Local</b>	<b>Public Housing Repair (\$940K)</b>	<b>\$ 940,000</b>	<b>82%</b>
	<b>Rehab &amp; Maintenance Fund (\$5.02MM)</b>	<b>\$ 5,020,000</b>	<b>100%</b>
	<b>Rehab &amp; Maintenance Fund (\$8.2MM)*</b>	<b>\$ 8,200,000</b>	<b>96%</b>

\*funds not actually available until January 2019

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40. How does DCHA collect and account for its rent payments, and for what purposes are those funds available to the agency?

**Currently, residents receive mailed monthly rent statements from DCHA. Residents mail their payments to DCHA for processing. Daily, DCHA records the payments where they are applied to the appropriate tenants' accounts. DCHA will send notifications to residents if there are any changes to the collection methodology. Funds are used to support public housing operational needs.**

41. How much rent did DCHA collect in total for FY19, and for FY20 to date, respectively?

**Rent revenue in FY2019 - \$ 19,687,900  
Rent revenue in FY2020 YTD - \$ 4,673,362**

43. How much of the rent collected in FY19 and FY20 has been spent? What did it fund?

**Funds collected are used to support public housing operational needs.**

44. What is the average response time **and** completion time for a typical repair? Include the following:
- a. Plumbing or pipe issues.
  - b. Mold.
  - c. Rodents/pests.
  - d. Broken fixtures.
  - e. Appliance repairs.
  - f. Heating or air conditioning repair.
  - g. Electrical issues.

**All emergencies are abated within 24 hours or required period as required by HUD (the exception of chipping and peeling paint emergency work orders that are generated through the environmental inspections. These work orders are completed in compliance with HUD interim controls regulations).**

**All other work requests are completed in less than 23 days on average and/or in accordance with HUD requirements. Yes, however, with the exception of chipping and peeling paint emergency work orders that are generated through the environmental inspections. These work orders are completed in compliance with HUD interim controls regulations.**



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45. How many repair and/or maintenance staff does the agency employ?  
**DCHA currently employs a maintenance workforce of 343**

a. Does the agency supplement its own staff with contracted workers to keep up with maintenance?

**The agency contracts with skilled trades and specialists to complete tasks that are beyond the scope of routine maintenance or for specific types of work such as window replacement, painting & plastering, tub reglazing, pest control, trash removal and floor replacement.**

b. What are the advantages of hiring such staff in-house rather than contracting with outside firms for repairs?

**DCHA's critical operations require core property maintenance employees. While benefits include the inherent need for dependability, flexibility and accessibility to service our clients, employees also have a commitment to our company. This encompasses knowledge of site's maintenance functions, equipment, building systems and the ability to have proactive maintenance along with decreased response time for emergencies, urgent and routine repairs. We also have greater control of redirecting staff to handle many complex issues.**

c. Could the agency fill work orders more efficiently with more staff or with more capacity to contract for repairs?

**DCHA's Executive Director has directed staff to continue to analyze the work order data to identify trends and patterns that can be used to inform management decisions. The objective is that stepping back to look at the workload in the aggregate may then help to find new ways to increase efficiency and effectiveness, which will improve the experience of DCHA customers.**

46. How many work orders did the agency complete in FY19 and FY20 to date? Please break these numbers down by the type of repair, and by property, to the extent possible.

**The following summary represents the work orders completed:  
For FY19 12,469 Routine work orders and 5,917 Emergency work orders  
For FY20 8,912 Routine work orders and 4,088 Emergency work orders**

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47. Is there a work order backlog? If so, what is the status of the work order backlog?

**There are currently 1,660 work orders active. DCHA team is working to close out all the work orders**

48. It is our understanding that DCHA completed lead inspections and well as general conditions inspections of all of its public housing units during the last two years. Please attach any documents and reports regarding the conditions at DCHA's public housing properties and/or the results of these inspections. For any units that DCHA has found to be in "extremely urgent" or "critical" condition, please include the property/development where each unit is located, the repairs that need to be done, and the projected cost of each repair.

**Please See Attachment 11 - DCHA 14 Most Urgent Properties**

49. How much money would DCHA need to complete all the repairs it has identified as "extremely urgent" or "critical." Please attach any supporting documentation of these costs.

**In order for DCHA to complete all the repairs it has deemed to be "extremely-urgent" or "critical" we estimate that DCHA would require several hundred million dollars in capital investment over a period of multiple years. In order to restore DCHA's housing portfolio to a full state of good-repair, the amount is estimated to be in excess of \$2.2 billion. DCHA has been working with a consortium of representatives of the District's housing agencies to develop a plan for funding this need. We are also working jointly with the DC Office of the CFO to commission a Physical Needs Assessment from an independent third-party engineering firm to substantiate the costs for the "extremely-urgent," "critical" and other less-urgent long-term capital needs.**

50. During FY19, DCHA released its Transformation Plan for its public housing portfolio. This Transformation Plan included 14 properties that DCHA deems in extremely urgent or critical condition, and indicated that most of these properties would be demolished, and others would go through Rental Assistance Demonstration (RAD) conversions. Please state what DCHA's plans are for each of these 14 properties at this time. This includes

- a. Whether DCHA intends to submit a demolition/disposition application for each property

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**There are currently 10 communities where Section 18 demolition/disposition is contemplated: Benning Terrace, Fort Dupont Dwelling, Stoddart Terrace, Greenleaf, Kelly Miller Walkup/LeDroit Apt, Fort Dupont Additions, Richardson Dwelling, Woodland, and Garfield Terrace**

- b. Whether DCHA intends to convert any property using RAD;

**There are currently 8 communities intended for RAD Conversion : Judiciary House, Kelly Miller/LeDroit Senior Homes, Langston Terrace, Langston Additions, Garfield Senior, Benning Terrace, Fort Dupont Dwelling, Stoddart Terrace,**

- c. When DCHA intends to submit its demolition disposition applications for each property and/or complete the RAD conversions for each property.

**The RAD and Section 18 applications connected to the Transformation Plan are currently in planning stages.**

- d. How DCHA will go about relocating residents from each of the properties, including when it will relocate residents and whether it will give residents tenant-based vouchers or transfer them to other public housing units;

**Relocation of residents will be coordinated in accordance with the development and construction schedule for the community. Affected households will be provided with all available options and will be assisted throughout the transition.**

- e. What DCHA's plans are to redevelop each site that is going to be demolished, including how many units of deeply affordable (0-30% AMI) housing DCHA plans to build on each site, how those units will be funded and subsidized, whether those subsidies will be tenant-based or site-based, and what the bedroom size for each unit will be.

**See attachment 11 - DCHA 14 Most Urgent Properties**

- f. Whether DCHA has considered any build-first sites for each of the 14 properties. If so, where are those build first sites located.

**Yes the agency has considered build-first sites as feasible. For RAD properties, build first does not apply, because it is rehabilitating the current building. For Section 18 properties, it is still being worked through on a case by case basis.**

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**Current plans for the 14 most urgent sites can be found in Attachment 11 – DCHA  
14 Properties**

51. Please describe in detail DCHA's plans for developing 1133 North Capitol Street NE. Include in your answer:
- a. How much the developer(s) are paying DCHA to lease the land and for how long the lease will run;
  - b. How much money DCHA will pay to the developer to lease back the land and for how long DCHA will be leasing the land back;
  - c. How many housing units will be built on the 1133 North Capitol Street NE site? Include the following information:
    - a. How many of the units will be market rate?
    - b. How many affordable housing units will there be? What will the rent levels charged for those units be and how will those rent levels be determined?
    - c. How many of those affordable units will be deeply affordable (i.e. affordable to families living between 0-30% AMI)?
    - d. How will the deeply affordable housing units be subsidized?
    - e. Does DCHA intend to put tenant-based voucher holders in the affordable housing units? If so, how many of the affordable housing units does DCHA intend for tenant-based voucher holders to occupy.

**DCHA is currently headquartered at 1133 North Capitol Street in the NoMa neighborhood of Washington, DC. In 2014, DCHA released an RFP to procure a partner for redevelopment of the site to develop a new headquarters, resident service center, and affordable housing, self-funded through the DCHA land value. Mid-Atlantic Realty Partners (MRP) was selected as the developer and negotiations began. In 2016, negotiations stalled when the required affordability level for the project was increased from roughly 8% to 20%. In 2019, with a renewed effort, DCHA and MRP began negotiating again.**

**Current Status: Negotiations are ongoing, but plans involve building a combined new headquarters and resident service center on another DCHA-owned property and maintaining control of the land at 1133 to create over 1,100 housing units and no less than 200 affordable units at 0-60% AMI. There will be right of return for residents of Northwest One communities and preference for DCHA residents. Additionally, 50% of the affordable units will be guaranteed by DCHA for residents at or below 30% of Area Median Income (AMI), with existing tenant-based vouchers. Voucher Contract Rent paid to the developer in the project will be capped at 60% of AMI as opposed to the higher Small Area Fair Market Rents typically paid through the Housing Choice**

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Voucher Program guidelines, allowing DCHA to utilize those valuable dollars to support other DCHA residents and projects.

**Goals Achieved:** DCHA staff considered a range of alternate scenarios for development at the site. Ultimately all alternatives were either not financially viable or did not achieve all of DCHA’s goals. The current deal exceeds the 2014 DCHA Goals and meets the revised affordability goals in 2019.

2014 DCHA Goals	2019 DCHA Goals with Revised Affordability
<ul style="list-style-type: none"> <li>• New Headquarters without subsidy ✓</li> <li>• Off-site Resident Service Center ✓</li> <li>• Maintain Land Ownership ✓</li> <li>• No less than 70 affordable units for very low income residents on Parcel 1 ✓<sup>+</sup></li> <li>• Move 1x (limit service disruption) ✓</li> <li>• Metro Accessible HQ and RSC ✓</li> </ul>	<ul style="list-style-type: none"> <li>▪ New Headquarters without subsidy ✓</li> <li>▪ On-site Resident Service Center ✓</li> <li>▪ Maintain Land Ownership ✓</li> <li>▪ 20% affordable of entire site (parcel 1 &amp; 2) at 0-60% (no less than 200 units) ✓</li> <li>▪ Move 1x (limit service disruption) ✓</li> <li>▪ Metro Accessible HQ and RSC ✓</li> </ul>

52. Please describe DCHA’s plans for building a new agency headquarters. Include in your answer where DCHA intends to construct this headquarters building, how much building the headquarters will cost the agency, the steps DCHA needs to take before it can start construction on the new headquarters, and when construction of the new headquarters building will be complete.

**DCHA is planning to build a new headquarters, resident service center, and additional affordable housing on another DCHA owned property. Negotiations are still ongoing.**

53. How many total households moved out of DCHA’s public housing portfolio in FYs 18, 19, and 20 (broken down by year)? Please identify the reason each family moved (e.g. the family was evicted, the family voluntary moved out, the family was relocated due to poor housing conditions, etc.). For each family that moved out of public housing, also please identify the household’s:

- a. the property/development where they lived prior to moving;
- b. family size and whether there are minor children in the household;
- c. marital status;
- d. gender;
- e. race and/or ethnicity; and
- f. income.

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<b>Fiscal Year</b>	<b>Move out of DCHA Program Assistance</b>	<b>Transfer with DCHA Program Assistance</b>
<b>FY2018</b>	<b>456</b>	<b>347</b>
<b>FY2019</b>	<b>226</b>	<b>360</b>
<b>FY2020</b>	<b>30</b>	<b>23</b>
<b>Total</b>	<b>712</b>	<b>730</b>

**Move out of DCHA Program Assistance – refers to move outs where household is deceased, evicted or moved to skilled care facility on an indefinite basis**

**Transfer with DCHA Program Assistance – refers to moves with voucher assistance or transfers to other DCHA Assisted units**

54. It is our understanding that DCHA moved tenants living in certain public housing units out of those units due to conditions by using housing choice vouchers. How many housing choice vouchers did DCHA use for this purpose in FYs 18 and 19? How many housing choice vouchers does DCHA plan to use for this purpose in FY20? How many housing choice vouchers will this remove from the pool available for individuals on the DCHA’s waitlist?

**We have been able to relocate 140 households, 31 within public housing and 109 using a voucher to units that were more amenable and suitable to countering the quality of life issues they were facing in their prior units.**

**Reasonable Accommodation Requests**

55. How many reasonable accommodation requests did DCHA receive from HCVP participants in FYs 17, 18 and 19 (broken down by year)? For each request, identify the requesting household’s a) family size and whether there are minor children in the household; b) marital status; c) gender; d) race and/or ethnicity; and e) income, as well as the following information:
- a. How many of these requests were denied? How many were approved, but with modifications from the initial request? How many were approved?
  - b. For each request that DCHA denied, why was it denied?
  - c. What was the nature of (i.e. what was being requested) each denied reasonable accommodation request?
  - d. What was the nature of (i.e. what was being requested) of each approved reasonable accommodation request?

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- e. What was the nature of (i.e. what was being requested) of each approved, but with modification from the initial request, reasonable accommodation request?

**2017 – In 2017, there were a total of 227 requests received.**

- a. **How many of these requests were denied?** In 2017, there were a total of **(26) requests denied**. How many were approved, but with modifications from the initial request? **There were no approvals that obtained modifications from the initial request.** How many were approved? **There were a total of (148) requests approved.**
- b. For each request that DCHA denied, why was it denied? **Each request denial is based upon the response received from the third party verifier that did not provide a nexus to verify the need for the request.**
- c. **What was the nature of (i.e. what was being requested) each denied;** Denials were due to participants did not meet the requirements for a LIA; family members that were not a part of the participant's family composition; participant did not meet the requirements for a UFAS unit; third party verifier did not provide the nexus between the participant's disability and reasonable accommodation request; participant locating a unit that did not tie to their disability; participant did not meet the requirement for a transfer; no response from the third party verifier; participant has multiple arrests and drug use; participant must contact landlord due to nature of request; and no nexus between the participant disability and need for the reasonable accommodation request.
- d. **What was the nature of (i.e. what was being requested) of each approved reasonable accommodation request?** The nature of the requests were as followed: additional and/or separate bedrooms; live-in aides wheelchair accessible units; voucher extensions; inspections/recertification and/or reinstatements; lower level units, units without steps or unit in an elevator building; first floor unit; payment standard increase; home visits; transfers; one on one appointment; and upper level unit
- e. **What was the nature of (i.e. what was being requested) of each approved, but with modification from the initial request, reasonable accommodation request?** N/A

**2018 – In 2018, there were a total of 324 requests received.**

- f. How many of these requests were denied? There were a total of **(18) requests denied**. How many were approved, but with modifications from the initial request?

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- g. For each request that DCHA denied, why was it denied? **Denials were due to Third party verifier stated there was no nexus between disability and request, participant was receiving double subsidy, and referred to landlord for modifications.**
- h. What was the nature of (i.e. what was being requested) each denied reasonable accommodation request? **Requests being requested were live in aide, transfer to different property, UFAS unit, add family member to voucher, additional bedroom.**
- i. What was the nature of (i.e. what was being requested) of each approved reasonable accommodation request? **Requests being requested were; live in aide, voucher extension, voucher reinstatement, additional bedroom, search assistant , transfer to a different property, UAFS unit, unit without steps, inspection extension, recertification extension, service/companion animal, and accessible parking space, unit with bathtub, grab bars in the bathroom.**
- j. What was the nature of (i.e. what was being requested) of each approved, but with modification from the initial request, reasonable accommodation request?

**2019- In 2019, there were a total of 423 requests received**

How many of these requests were denied? **(33)** How many were approved, but with modifications from the initial request? How many were approved? **(231)**

- k. For each request that DCHA denied, why was it denied? **Denials were due to Third party verifier stated there was no nexus between disability and request, participant was receiving double subsidy, and referred to landlord for modifications**
- l. What was the nature of (i.e. what was being requested) each denied reasonable accommodation request? **Requests being requested were Live in aide, waive cost for hearing transcript, voucher reinstatement, voucher extension, additional bedroom, payment standard increase, unit without steps, visual hardware.**
- m. What was the nature of (i.e. what was being requested) of each approved reasonable accommodation request? **Requests being requested were live in aide, waive cost for hearing transcript, voucher reinstatement, voucher extension, additional bedroom, payment standard increase, unit without steps or in elevator building, visual hardware, recertification home visits, UFAS unit, re-inspection, companion/service animal, add family member to voucher, separate bedroom, Move to different property, recertification extension, grab bars in the bathroom, search assistance unit close to elevator, accessible parking space, roll in shower**



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- n. What was the nature of (i.e. what was being requested) of each approved, but with modification from the initial request, reasonable accommodation request? **N/A**
56. How many reasonable accommodation requests did DCHA receive from public housing residents in FYs 17, 18 and 19 (broken down by year)? For each request, identify the requesting household's a) family size and whether there are minor children in the household; b) marital status; c) gender; d) race and/or ethnicity; and e) income, as well as the following information
- a. How many of these requests were denied? How many were approved, but with modifications, from the initial request? How many were approved?
  - b. For each request that DCHA denied, why was it denied?
  - c. What was the nature of (i.e. what was being requested) each denied reasonable accommodation request?
  - d. What was the nature of (i.e. what was being requested) of each approved reasonable accommodation request?
  - e. What was the nature of (i.e. what was being requested) of each approved, but with modification from the initial request, reasonable accommodation request?

**2017 – In 2017, there were a total of 227 requests received**

- a. **How many of these requests were denied? There were (26) requests denied. How many were approved, but with modifications from the initial request? N/A; How many were approved? There were (159) requests approved**
- b. **For each request that DCHA denied, why was it denied? Denials were due to participants did not meet the requirements for a LIA; participant did not meet the requirements for a UFAS unit; third party verifier did not provide the nexus between the participant's disability and reasonable accommodation request; participant did not meet the requirement for a transfer; no response from the third party verifier; participant must contact property management for abatement and no nexus between the participant disability and need for the reasonable accommodation request.**
- c. **What was the nature of (i.e. what was being requested) each denied; Requests being requested were; additional and/or separate bedrooms; live-in aides wheelchair accessible units; voucher extensions; lower level units, units without steps or unit in an elevator building, ground level/first floor unit; accessible features (raised toilet seats, grab-bars, walk-in & roll-in showers, extended showerhead, transfer seat and**

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bath tub; assistance/companion animal; fence; self-controlled heating/air condition and transfers.

- d. **What was the nature of (i.e. what was being requested) of each approved reasonable accommodation request? Requests being requested were; additional and/or separate bedrooms; live-in aides wheelchair accessible units; voucher extensions; lower level units, units without steps or unit in an elevator building, ground level/first floor unit; accessible features (raised toilet seats, grab-bars, walk-in & roll-in showers, extended showerhead, transfer seat and bath tub; assistance/companion animal; fence; self-controlled heating/air condition and transfers.**
- e. **What was the nature of (i.e. what was being requested) of each approved, but with modification from the initial request, reasonable accommodation request? N/A**

**2018 – In 2018, there were a total of 255 requests received**

- f. **How many of these requests were denied? There were 12 requests denied. How many were approved, but with modifications from the initial request? N/A; How many were approved? There were (199) requests approved**
- g. **For each request that DCHA denied, why was it denied? Denials were due to participants did not meet the requirements for a LIA; participant did not meet the requirements for a UFAS unit; third party verifier did not provide the nexus between the participant’s disability and reasonable accommodation request; participant did not meet the requirement for a transfer; no response from the third party verifier; participant must contact property management for abatement and no nexus between the participant disability and need for the reasonable accommodation request.**
- h. **What was the nature of (i.e. what was being requested) each denied reasonable accommodation request? Requests being requested were; additional and/or separate bedrooms; live-in aides wheelchair accessible units; voucher extensions; lower level units, units without steps or unit in an elevator building, ground level/first floor unit; accessible features (raised toilet seats, grab-bars, walk-in & roll-in showers, extended showerhead, transfer seat and bath tub; assistance/companion animal; fence; self-controlled heating/air condition; unit with balcony/more windows; unit with larger kitchen; unit located in a different zone or ward/and relocations/transfers.**
- i. **What was the nature of (i.e. what was being requested) of each approved reasonable accommodation request? Requests being requested were; additional and/or separate**

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bedrooms; live-in aides wheelchair accessible units; voucher extensions; lower level units, units without steps or unit in an elevator building, ground level/first floor unit; accessible features (raised toilet seats, grab-bars, walk-in & roll-in showers, extended showerhead, transfer seat and bath tub; assistance/companion animal; fence; self-controlled heating/air condition; unit with balcony/more windows; unit with larger kitchen; unit located in a different zone or ward/and relocations/transfers.

- j. **What was the nature of (i.e. what was being requested) of each approved, but with modification from the initial request, reasonable accommodation request? N/A**

**2019 – In 2019, there were a total of 213 requests received**

- k. **How many of these requests were denied? There were 14 requests denied. How many were approved, but with modifications from the initial request? N/A; How many were approved? There were (135) requests approved**
- l. **For each request that DCHA denied, why was it denied? Denials were due to participants did not meet the requirements for a LIA; participant did not meet the requirements for a UFAS unit; third party verifier did not provide the nexus between the participant’s disability and reasonable accommodation request; participant did not meet the requirement for a transfer; no response from the third party verifier; participant must contact property management for abatement and no nexus between the participant disability and need for the reasonable accommodation request.**
- m. **What was the nature of (i.e. what was being requested) each denied reasonable accommodation request? Requests being requested were; additional and/or separate bedrooms; live-in aides wheelchair accessible units; voucher extensions; lower level units, units without steps or unit in an elevator building, ground level/first floor unit; accessible features (raised toilet seats, grab-bars, walk-in & roll-in showers, extended showerhead, transfer seat and bath tub; assistance/companion animal; fence; self-controlled heating/air condition; unit with balcony/more windows; unit with larger kitchen; unit located in a different zone or ward/and relocations/transfers.**
- n. **What was the nature of (i.e. what was being requested) of each approved reasonable accommodation request? Requests being requested were; additional and/or separate bedrooms; live-in aides wheelchair accessible units; voucher extensions; lower level units, units without steps or unit in an elevator building, ground level/first floor unit; accessible features (raised toilet seats, grab-bars, walk-in & roll-in showers, extended showerhead, transfer seat and bath tub; assistance/companion animal; fence; self-controlled heating/air condition; unit with balcony/more windows; unit with larger**

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kitchen; front/backyard fence; front/back screen door; carpet removal; transfers to senior building.

- o. **What was the nature of (i.e. what was being requested) of each approved, but with modification from the initial request, reasonable accommodation request? N/A**

**Voucher/Subsidy Programs**

57. How many households are currently participating in the Local Rent Supplement Program (LRSP)? Please provide a breakdown of each for the following:

- a. **Tenant-Based LRSP: as of December 2019 – 3,134 households are currently participating in the LRSP Tenant Based Program**
- b. Project/Sponsor-Based LRSP
- c. Percentage of LRSP clients per Ward
- d. Percentage of these households that include minor children.
- e. Average per-household value of an LRSP subsidy.

**Tenant Based: as of December 2019 – 3,134 households are currently participating in the LRSP Tenant Based Program**

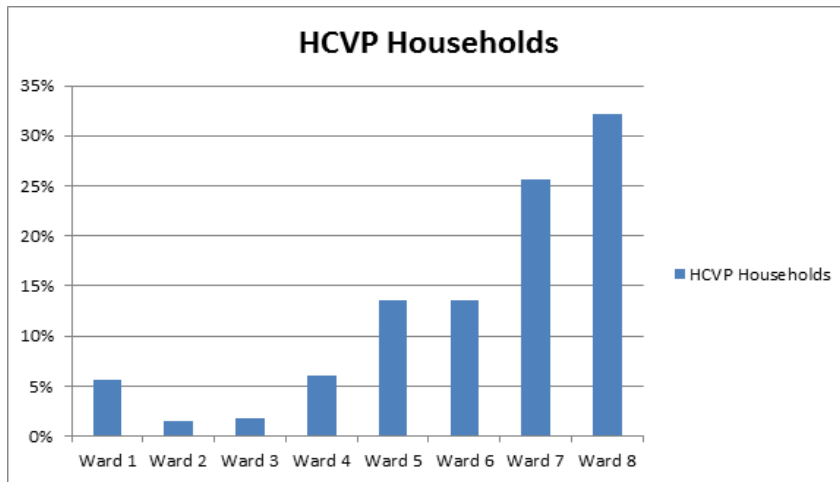
**LRSP Project / Sponsor based pipeline includes over 2,000 units, 60 % of which are already online**

**Average per household value of LRSP subsidy is \$1,800/mo (\$21,600/year)**

57. How many households are receiving Federal Housing Choice Voucher Program (HCVP) assistance through DCHA? Please break down by the following, if possible:

- a. What populations do the vouchers serve? **14,000 households**  
What is the average time period between voucher issuance and client placement? **From voucher issuance to lease-up in a unit, the average time is 3 months**
- b. Percentage of HCVP clients per Ward
- c. Percentage of these households that include minor children.

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**Approximately 35% of the total number of HCVP households served have minor children**

58. How many HCVP vouchers were issued in FY19 and FY20 to date respectively? What was the average value per voucher and the total budget available for HCVP vouchers for FY19 and FY20 to date?

**In FY19, 460 federal vouchers were issued;  
FY2020, through Jan 2020, an additional 23 federal voucher were issued.  
Current combined total of federal vouchers issued during FY19 – FY2020 is 483.**

Average cost/unit	Budget	
<b>FY19</b>	<b>\$1,442.31</b>	<b>\$ 214,881,738</b>
<b>FY 2020 YTD (January 2020)</b>	<b>\$1,455.97</b>	<b>\$ 71,648,173</b>

59. For households with HCVP vouchers:

- How many HCVP voucher households ported into the District from another jurisdiction in FY19 and FY20 to date, respectively?
- How many HCVP households ported out of the District in FY19 and FY20 to date?

<b>FY</b>	<b>Port IN to DC</b>	<b>Port OUT of DC</b>
2017 and 2018	189	92
2019	132	78
<b>Total</b>	<b>321</b>	<b>170</b>

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61. How many HCVP households and how many LRSP households did DCHA terminate from these programs in FYs 18, 19, and 20 (broken down by year)? For each household that was terminated, please identify the reason for termination, as well as the household's a) family size and whether there are minor children in the household; b) marital status; c) gender; d) race and/or ethnicity; and e) income.

**Most common reason(s) for termination:**

**Failure to Recertify & Unresolved tenant-caused damages to the dwelling**

**More than ½ of all households who are recommended for termination due to violations are able to resolve or mitigate the issue prior to an informal hearing between DCHA and its voucher participants**

62. How many HCVP households and how many LRSP households did DCHA recommend for termination from these programs in FYs 18, 19, and 20 (broken down by year)? Please identify the reason each family was recommended for termination (e.g. failure to recertify, drug related criminal activity, etc.).

- a. Of those households recommended for termination, how many requested an informal hearing? How many admitted to the violation and requested a family obligation briefing? How many resolved the alleged issue with DCHA in some other manner? How many made no response at all?
- b. Of the households that were issued recommendations for termination and requested informal hearings, what was the outcome of that hearing? Specifically, please identify whether the Hearing Officer upheld or denied DCHA's recommendation for termination.
- c. Of the households that were issued recommendations for termination and had informal hearings, how many of those informal hearing decisions were appealed to the Executive Director? What was the outcome of these appeals? Specifically, please identify whether the Executive Director upheld or rejected the Hearing Officer's decision and the recommendation for termination.

**Most common reason(s) for termination:**

**Failure to Recertify & Unresolved tenant-caused damages to the dwelling**

**More than ½ of all households who are recommended for termination due to violations are able to resolve or mitigate the issue prior to an informal hearing between DCHA and its voucher participants**

63. How many "Termination of Eligibility for Participation in the Housing Choice Voucher Program" notices did DCHA issue to HCVP and LRSP applicants and participants failing to timely use a voucher in FYs 17, 18, and 19? How many of those notices were issued to

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applicants for failing to use the first voucher ever issued to them? How many of those notices were issued to participants who has failed to timely place a transfer voucher? Of the number of applicants and/or participants who received this notice, for how many did DCHA ultimately discontinue housing assistance?

**DCHA send notifications to voucher participants advising them of the time remaining for the household to select a unit before voucher expiration. DCHA is able to provide search assistance as needed in order to assist the family in finding available units.**

64. What procedures does DCHA have in place for assuring quality and livability of units inhabited by voucher holders?

**DCHA conducts several types of inspections using the federally mandated Housing Quality Standards (HQS). These inspections include annual and biannual (for units that qualify) inspections, complaint inspections, quality control inspections, and initial inspections. Units can fail for both landlord and tenant-caused violations. Where there are unresolved inspections violations that were the responsibility of the landlord, DCHA will abate the landlord’s payments until those conditions are resolved and/or terminate its contract with the landlord altogether. Where there are unresolved inspections violations that were the responsibility of the tenant, DCHA will offer the family one opportunity to take part in the HCVP HELP (Housing Enjoyable Living Program) Training and one more opportunity to comply (with a re-inspection of their unit). Failure to mitigate or correct the violations may result in a recommendation for termination of assistance. HELP offers housekeeping and how to be a good neighbor training for its voucher households**

65. How many new project-based and sponsor-based LRSP units came online in FY19? Please provide an attached list.

**In FY 2019 – Seven Projects totaling 164 LRSP Units came online**

<b>PROJECT</b>	<b>WARD</b>	<b>ADDRESS</b>	<b>LRSP Units</b>
Maycroft / Jubilee Redev Project	1	1474 Columbia Road, NW	41
The Beacon Center	4	6120 Georgia Avenue NW	8
Plaza West - Grandfamilies	6	1035 4th & 307 K St NW	11
Sarah's Circle	1	2551 17th Street	49
SOME's Walter Reed Building 17 Project	4	1433-1435 SPRING ROAD, NW	36
FT Stevens Place Apartments	4	1339 Ft. Stevens Dr NW	7
Partner Arms II-THC	4	4506 Georgia Ave, NW	12
		TOTAL	164

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66. How many new project-based and sponsor-based LRSP units have come online to date in FY20? Please provide an attached list.

**In FY2020 YTD – Three Projects totaling 103 LRSP Units have come online**

PROJECT	WARD	ADDRESS	LRSP Units
HELP Walter Reed - 1324 Main Drive	4	1324 Main Street, NW	75
The Solistice	7	3534 East Capitol Street NE	15
1164 Bladensburg LLC	5	1164 Bladensburg Road NE	13
<b>Total</b>			<b>103</b>

67. How many project-based and sponsor-based LRSP units are currently in the development pipeline in each ward? Please provide an attached list.

- a. How many for homeless or formerly homeless persons?
- b. How many for seniors?
- c. How many for returning citizens?
- d. How many are accessible for persons with disabilities?
- e. How many for other targeted populations, and what are those populations?

Ward	Awarded	Reserved	Committed	Under Construction	Online	Total Units by Ward
1	0	21	0	0	322	<b>343</b>
2	0	47	0	0	128	<b>175</b>
3	0	0	0	0	0	<b>0</b>
4	0	128	6	16	219	<b>369</b>
5	0	0	0	100	76	<b>176</b>
6	0	17	142	16	64	<b>239</b>
7	0	20	0	96	249	<b>365</b>
8	0	25	78	90	104	<b>297</b>
Various	0	0	0	0	363	<b>363</b>
<b>TOTAL</b>	<b>0</b>	<b>258</b>	<b>226</b>	<b>318</b>	<b>1,525</b>	<b>2,327</b>

**Definition of Terms:**

Term	Description
<b>Awarded</b>	Project has been given initial award through DHCD Consolidated NOFA



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<b>Term</b>	<b>Description</b>
<b>Reserved</b>	DCHA Board of Commissioners have authorized DCHA to proceed with contract execution process
<b>Committed</b>	DC Council approval of Agreement to Enter into Long Term Subsidy Contract (ALTSC)
<b>Under Construction</b>	ALTSC has been executed and project is under construction
<b>Online</b>	Construction is complete, units have passed HQS Inspection and Long Term Subsidy Contract (LTSC) has been executed.

68. How many voucher holders needed to relocate in FY19 and FY20 to date, as a result of a failure of a housing provider to maintain minimum standards required by DCHA or HUD?

**There were 976 voucher holders that needed to relocate in FY19 through FY20 (January 2020), as a result of a failure of a housing provider maintaining minimum standards required by DCHA or HUD.**

69. How many Veterans’ Affairs Supportive Housing (VASH) vouchers were awarded by DCHA in FY19 and FY20 to date?

**FY2019 – 63 new VASH vouchers were awarded  
FY2020 – To date, no new VASH vouchers were awarded**

70. Describe any change in the maximum allowable percentage for the Voucher Payment Standard in FY19 and FY20 to date.

**There are no changes to the Payment Standard in FY 2019 and FY2020 YTD**

71. Please detail partnerships with other agencies and community-based organizations that work to provide housing opportunities for low-income families and individuals.

**DC Housing Authority works very closely with other Housing agencies, human service agencies, local and national housing developers and landlords to provide housing opportunities for low-income families and individuals. These partnerships include:**

**Consolidated NOFA – in partnership with DHCD, DCHFA, DHS, and DBH, DCHA helps to create and preserve deeply affordable housing in the District. DCHA provides operating subsidy (LRSP) to make the units affordable.**

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**Homeward DC Plan - through the leadership of the Interagency Council on Homelessness (ICH), the District has developed and is implementing a strategic plan to confront the growing crisis of homelessness and housing insecurity in the District. DCHA administers the Local Rent Supplement Program, a locally funded rental assistance program targeting assistance to households at or below 30% AMI**

72. How does DCHA inform housing providers of their legal obligation to rent to voucher holders who otherwise qualify to rent under the provider's own lawful criteria?

**DCHA hosts monthly meetings with its housing providers where topics such as local fair housing laws are a topic of discussion. DCHA also conducts owner outreach through its HALO program where it educates landlords who may not have previously done business with DCHA about how the voucher program(s) work and includes a component of landlord compliance with local fair housing (specifically discrimination on source of income)**

73. Please describe any and all efforts DCHA has made to date to comply with the Fair Criminal Record Screening for Housing Act in selecting tenants for its public housing program and tenant-based voucher programs.

**DCHA works with its tenant screening service provider, Rent Grow, to precisely configure screening reports in accordance with the Fair Criminal Record Screening for Housing Act of 2016. No applicant is denied simply because of a criminal or arrest record; consideration is given to –**

- **Whether criminal activity resulted in conviction;**
- **Whether offense would impact the safety of other residents;**
- **Whether violent criminal activity and conviction occurred within the last five years; and**
- **Whether the convicted applicant is currently in compliance with requirements of their probation/parole.**

**Applicants who may be preliminarily denied for certain convictions are allowed to present evidence of mitigating circumstances prior to completion of eligibility for admission determination. Prior to a final determination, applicants are first provided written notice of the proposed ineligibility and offered the opportunity to dispute the accuracy and relevance of the criminal record. After a final determination of ineligibility, applicants are provided written notice of their right to request an informal hearing/review. These procedures and standards are applied to all applicants. Eligibility Specialists and Quality Control Specialists are trained on the above procedures and standards**

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74. For FY18, FY19, and FY20 (broken down by year), how many applicants were denied admission into the HCVP, LRSP, and/or public housing program as a result of a criminal record other than a conviction? For each person denied admission for this reason, please identify the date of the arrest and the alleged crime.

**For FY 2018    forty six (46) applicants were denied admission**

**For FY 2019    zero (0) applicants were denied admission as a result of a criminal record other than a conviction**

**For FY2020    zero (0) applicants were denied admission as a result of a criminal record other than a conviction**

**Ineligibility for admission was determined pursuant to content on applicants' background eligibility screening for housing assistance. DCHA is unable to provide the arrest and alleged crimes committed and/or convictions as the agency does not retain criminal records in applicants' files pursuant to Federal Regulations. The criminal background checks are conducted and validated by supervisors, managers and quality control staff before being destroyed.**

**DCHA, in conjunction with its third party background screening company, has implemented the U.S. Department of Housing and Urban Development's ("HUD's") directive pursuant to PIH Notice 2015-19, regarding the proper use of criminal records in housing decisions:**

**"Although a record of arrest(s) may not be used to deny a housing opportunity, PHAs and owners may make an adverse housing decision based on the conduct underlying an arrest if the conduct indicates that the individual is not suitable for tenancy and the PHA or owner has sufficient evidence other than the fact of arrest that the individual engaged in the conduct. The conduct, not the arrest, is what is relevant for admissions and tenancy decisions.**

**Federal law requires that PHAs provide public housing, project-based Section 8, and Section 8 HCV applicants with notification and the opportunity to dispute the accuracy and relevance of a criminal record before admission or assistance is denied on the basis of such record. Public housing and Section 8 applicants also must be afforded the right to request an informal hearing or review after an application for housing assistance is denied"**

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**Applicants deemed “ineligible” for admission to any housing assistance program are afforded the opportunity to mitigate any and all criminal history of record with DCHA and Rent Grow.**

75. For FY18, FY19, and FY20 (broken down by year), how many applicants were denied admission into the HCVP, LRSP, and/or public housing program as a result of a criminal conviction? For each person denied admission for this reason, please identify the date and type of crime of the conviction.

**See response to Question 74**

76. Please describe the Housing Affordable Living Option (“HALO”) program. Please attach any documents reflecting policies or procedures relating to the selection and/or targeting of Housing Choice Voucher Program (“HCVP”) participants for the HALO program. Please also attach any documents relating to DCHA’s advertisement of the HALO program to HCVP participants, including but not limited to any flyers, promotional materials, or application forms.

**DCHA created the Housing Affordable Living Options (HALO) program to assist its voucher program families in moving to low-poverty neighborhoods (referred to as opportunity areas) in the District of Columbia. HALO has a dual approach to its documented success. HALO offers to its eligible tenant-based voucher participants (must have incomes of \$10k or greater, have been in the program for 2 years or more, and are in good standing with DCHA) the opportunity to receive mobility search assistance and counseling, to include counseling on ways to further education, introduction to the DCHA Homeownership Program (for federal voucher families), credit counseling, housekeeping tips, how to be a good neighbor training, and ongoing support.**

**HALO also offers landlords who provide housing to its HALO training graduates numerous landlord incentives – e.g. the ability to have biennial inspections, pre-inspected units to speed up leasing, liaison at DCHA, move-out inspections, and more. HALO aims to reduce the household’s reliance on rental assistance by fostering economic empowerment and self-sufficiency, and incentivizes landlords and property owners to rent to lower income families. HALO is optional for any qualifying voucher holder and has resulted in 344 families being successfully served to date.**

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77. How many HCVP participants currently participate in the HALO program? For each participant and/or family in the HALO program, please identify a) family size and whether there are minor children in the household; b) marital status; c) gender; d) race and/or ethnicity; and e) income of each participant/household

**There are currently 344 participants**

78. How many HCVP participants were denied admission to the HALO program? For each participant and/or family denied admission, please identify:

- a. family size and whether there are minor children in the household;
- b. marital status;
- c. gender;
- d. race and/or ethnicity; and
- e. income of each participant/household.

**There were no new admissions or denials to the HALO program**

79. How many applicants were denied admission into the HALO program due to DCHA or landlord complaints or any other reason? Please identify the source of the information on which DCHA relied to deny admission to the HALO program, and include a brief description of the factual basis for the denial.

**There were no new admissions or denials to the HALO program**

80. How many applicants were denied admission into the HALO program as a result of a criminal record other than a conviction? Please identify the date of the alleged arrest and the alleged crime.

**There were no new admissions or denials to the HALO program**

81. Provide an update on the status of the Rental Assistance for Unsubsidized Seniors Program. Please include the following for FY19 and FY20 to date:

- a. Number of individuals served by AMI level; and
- b. Average monthly subsidy provided.

**There are currently 28 households served**

**Due to increase in funding for this subsidy, we are partnering with a City agency for referrals**

**Average monthly subsidy provided: \$259.00**

**D.C. Housing Authority Board of Commissioners**

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82. Please provide a list of the Board’s current members. For each member, please provide the following:
- a. The member’s name;
  - b. The constituency, agency, or organization the member represents;
  - c. Who appointed the member;
  - d. When the member’s term expires; and
  - e. The member’s attendance record.

**See attachment 12 - DCHA Board of Commissioners Profiles**

83. Please provide a list of the Board’s meeting dates, times, and locations, whether a quorum was reached, for FY19 and FY20 to date.

<b>Date</b>	<b>Location</b>	<b>Time</b>	<b>Quorum</b>
October 10, 2018	Highland – 662 Atlantic St., SE	1:00 p.m.	Yes
November 14, 2018	Barry Farm Rec Center – 1230 Sumner Rd., SE	1:00 p.m.	Yes
December 12, 2018	1133 North Capitol St., NE	1:00 p.m.	Yes
January 17, 2019	1133 North Capitol St., NE	12:30 p.m.	Yes
February 13, 2019	1133 North Capitol St., NE	1:00 p.m.	Yes
March 13, 2019	1133 North Capitol St., NE	1:00 p.m.	Yes
April 10, 2019	Greenleaf – 203 N Street SW	1:00 p.m.	Yes
May 8, 2019	Sibley Plaza – 1140 N. Capitol St NW	1:00 p.m.	Yes
June 12, 2019	1133 North Capitol St., NE	1:00 p.m.	Yes
July 10, 2019	Ft Lincoln – 3400 Banneker Dr., NE	1:00 p.m.	Yes
September 11, 2019	1133 North Capitol St., NE	1:00 p.m.	Yes
September 24, 2019	1133 North Capitol St., NE	10:30 a.m.	Yes
October 9, 2019	Woodland – 2310 Ainger Pl., SE	1:00 p.m.	Yes
November 13, 2019	Potomac Gardens- 1225 G St., SE	1:00 p.m.	Yes
December 11, 2019	1133 North Capitol St., NE	1:00 p.m.	Yes
January 16, 2020	1133 North Capitol St., NE	9:30 a.m.	Yes
February 12, 2020	1133 North Capitol St., NE	1:00 p.m.	Yes



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87. What challenges does the Board face?

**Chronic underfunding of the public housing capital and operating funds has placed public housing inventories at risk of further deterioration. These reductions each year in operating funds, coupled with a funding formula that does not take actual operational costs into consideration has resulted in a portfolio with increasing long term capital needs. The Board is carefully considering all of the options under consideration and is working with DCHA leadership to determine the best path forward.**

88. Has the Board posted all meeting notes or agendas online?

**Yes, all meeting agendas and minutes are posted to the DCHA website in accordance to the DC Open Meetings Act.**

89. What measures, if any, does the Board take to ensure that its meetings are held at times and locations that are accessible to the public?

**The Board is required to hold ten public meetings each calendar year. Five of the ten meetings are held at DCHA housing properties or at a community center very close in proximity to a DCHA property to allow greater ease for residents to attend**

90. How does the Board represent and solicit feedback from public housing residents?

- a. What is the process for soliciting feedback?
- b. What has the Board learned from this feedback?
- c. How has the Board changed its practices as a result of such feedback?

**The Board holds monthly public meetings, members of the public both DCHA residents and nonresidents may sign up to speak on a resolution on the agenda or comment during the public comments portion of the meetings on whatever they would like to bring to the Boards' attention. The Commissioners may address concerns and address the speakers directly or ask staff to follow up on specific issues. Public feedback and comments that are provided is documented. Action is taken if necessary. Some feedback from residents has resulted in change in policy that help to better serve them.**



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91. Among the official actions taken by the Board in FY19 and FY20 to date, provide a breakdown of which actions originated from the executive director, the chairman of the Board, another member of the board, or elsewhere.

**The Boards action is the result of change in policy initiated by HUD, funding needs, contracted services and procedural changes that benefit the Housing Authority and its' residents as a whole. Specific Actions initiated are as follows:**

- **The HCVP Commissioner and Chairman: In FY 19 established a new standing Committee, the Committee on Housing Choice Vouchers to address Voucher holder and Voucher program issues.**
- **The Executive Director originated action for resolution 19-01 adopt a framework for DCHA Board of Commissioners' oversight and decision making in connection with the stabilization, redevelopment and repositioning of properties in the portfolio, including via demolition and redevelopment and major rehabilitation, and associated financing.**
- **The Chairman requested added provisions to resolution 19-20 that does not authorize the Executive Director to initiate any redevelopment, major rehabilitation, or other "portfolio repositioning" without the express authorization of the Board of Commissioners.**

**For a full list of all the resolutions, please see Attachment 13 – DCHA Resolutions FY2019-2020YTD**

**New Communities Initiative**

92. Please provide a detailed update on the progress and status of each New Communities Initiative site. For each site, please include the following:

- a. The status of financing;
- b. The source(s) of financing;
- c. The master development plan;
- d. A description and justification for any changes made to the master plan or the financing of the project in FY19 and FY20 to date;
- e. Estimated dates of completion for each phase;
- f. The amount of District funding spent on each project to date; and
- g. The total amount of District funding expected to have been spent on each project when it is finished.
- h. The planned ownership model.

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**BARRY FARM:** Predevelopment is underway for the first phase of development. The first phase planned will be approximately 500 units of new residential housing in a combination of multifamily buildings and townhomes. The first phase will also include ground floor retail space, approximately 20,000 SF.

- a. ***Status of Financing:*** Estimated cost of the first phase of development is \$225 million. Predevelopment financing in the amount of \$13MM for Phase 1 has been committed by DMPED.
- b. ***Source of Financing:*** The anticipated sources of financing will include first mortgage debt, DMPED NCI gap financing and low-income housing tax credit equity. The first phase will require approximately \$42 million in District funding for infrastructure, and \$60 million in NCI gap financing.
- c. ***Master Development Plan:*** The master development plan includes up to 55,000 SF of commercial space and 1,400 newly constructed residential units, of which 380 shall be designated as replacement units. The PUD providing the entitlements to construct the master plan was vacated by the District of Columbia Court of Appeals on April 26, 2018. DMPED is considering options for how to pursue the necessary entitlements to construct the project.
- d. ***Description and Justification for Changes to the Master Plan:*** The number of replacement units has been increased from 344 to 380.
- e. ***Estimated Dates for Completion of Each Phase:*** A change to the current zoning is required to implement the master plan. No timetable on a construction start can be provided until the entitlement is resolved.
- f. ***Amount of District Funds Spent to Date:*** Defer to City/DMPED.
- g. ***Total Amount of District Funds to be spent thru Completion:*** Defer to City/DMPED.
- h. **Relocation Update:** Relocation of all households completed May 2019
- i. **Demolition Update:** The project site includes 66 buildings. Demolition has been broken into two phase with 35 buildings in Phase 1, and 31 buildings in Phase 2. A total of 35 buildings have been demolished as of February 2020, 27 buildings will be demolished between now and June 2020, and the remaining five buildings have been designated as historic. In January 2020, the Historic Preservation Board ordered that 5 buildings on the Barry Farm footprint remain intact and preserved.

**PARK MORTON:** Due to a pending decision from the Court of Appeals regarding the Bruce Monroe project, the next phase of development will occur at the existing Park Morton site. Under the current plans, the Park Morton site will be redeveloped in two phases creating a total of 189 units, of which 57 will be public housing replacement units. The Demolition and Disposition of the property was approved by HUD in 06-2019 and the property is currently under relocation.

- a. ***Status of Financing:*** The estimated cost of construction for the Bruce Monroe site is \$135M, and the estimated cost for the redevelopment of Park Morton proper is

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- \$113M** We are currently in the pre-development phase and are actively working with DMPED and our development partners (TCB, Dantes Partners) to obtain financing commitments, which we anticipate to have finalized Q2 2020.
- b. *Source of Financing:*** The anticipated sources of financing will include first mortgage debt, DMPED NCI gap financing and low-income housing tax credit equity. The Park Morton redevelopment will require approximately \$35M in NCI gap financing and the Bruce Monroe project will require approximately \$62 million in NCI gap financing.
  - c. *Master Development Plan:*** The plan for the Park Morton site includes up to 189 newly constructed residential units, of which 57 shall be designated as replacement units. The zoning plan was also approved for the Bruce Monroe site, which includes up to 273 newly constructed residential units, of which 90 shall be designated as replacement units. The two zoning plans equal 462 new units, of which 147 (57 at Park Morton and 90 at Bruce Monroe) will be designated as replacement units. The master development plan has been completed and approved by the DC Zoning Commission on March 13, 2017. An appeal to the PUD for the Bruce Monroe Site was filed by four neighbors to the site on May 30, 2017. The appeal is still pending a hearing and final decision.
  - d. *Description and Justification for Changes to the Master Plan:*** There have been no changes to the master plan since the approval in March 2017.
  - e. *Estimated Dates for Completion of Each Phase:*** Construction on the Park Morton site is estimated to begin in Q4 2020, however this date is predicated upon the successful relocation of residents currently living in Phase II of the redevelopment plan and the securing of financial commitments. There is no timetable on a construction at Bruce Monroe, as one cannot be provided until the Court of Appeals case is resolved.
  - f. *Amount of District Funds Spent to Date:*** Defer to City/DMPED.
  - g. *Total Amount of District Funds to be spent thru Completion:*** Defer to City/DMPED.
  - h. *Other Issues:*** Environmental testing revealed the presence of lead based paint at the Park Morton units beyond acceptable limits in August 2018. Interim controls protocol has been completed, which will expire in 12 months.

**LINCOLN HEIGHTS/RICHARDSON DWELLING:** To begin the process for redevelopment of the Lincoln Heights site, DCHA released a Request for Qualifications (RFQ) for a development partner in April 2018. Six respondents were initially selected for a shortlist to respond to a forthcoming Request for Proposals (RFP), however, DCHA has currently put this RFP on hold as we evaluate the implementation of the transformation plan.

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Offsite development is underway. The Residences at Hayes project was delivered in October 2018. The project includes 150 newly constructed residential units, of which 50 were designated as public housing replacement units.

- a. *Status of Financing:* Financing commitments for the Lincoln Heights and Richardson Dwellings site will be obtained during the predevelopment phases.
- b. *Source of Financing:* The anticipated sources of financing will include first mortgage debt, DMPED NCI gap financing and low-income housing tax credit equity. It is anticipated that substantial public funding will be required for infrastructure and site work improvements for the redevelopment of the site. The infrastructure cost will likely exceed \$200 million.
- c. *Master Development Plan:* The master development plan for the Lincoln Heights and Richardson Dwelling site have not been updated from the conceptual NCI redevelopment plan. The conceptual redevelopment plan calls for over 1,000 units of newly constructed mixed-income units which will include replacement units.
- d. *Description and Justification for Changes to the Master Plan:* There have been no changes to the conceptual redevelopment plan. A master planning process will be done with the community to update the conceptual plan after a development team is selected.
- e. *Estimated Dates for Completion of Each Phase:* The timeline for future phases will be determined during the predevelopment of each phase.
- f. *Amount of District Funds Spent to Date:* defer to City/DMPED.
- g. *Total Amount of District Funds to be spent thru Completion:* Defer to City/DMPED.
- h. *Demolition:* Demolition of the 33 units at Lincoln Heights was completed in October 2019.

**NORTHWEST ONE: Demolition and Disposition for Sibley Townhomes and Sursum Corda Turnkey** was received on January 21, 2020. Relocation is to begin this spring/summer. Although located in the NW 1 neighborhood, both Sibley Townhomes and Sursum Corda Turnkey are not part of the overall NW 1 master plan that was developed in 2005.

The next phase of the Northwest One development will be on the former Temple Courts site. The District announced the selection of the development partners MRP and CSG Urban to lead the redevelopment of the site.

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93. How does the Housing Authority keep track of residents who have temporarily relocated (either via voucher or alternative placement), and who have the right to return to a New Communities Initiative property after the completion of development? Be as specific and detailed as possible.

**DCHA relies on two methods of tracking, at the agency level and at DCHA's Relocation Team level to ensure that each resident is accounted for and tracked. The agency employs a database that archives resident's customer history such as contact and demographic information, family composition, income, re-certifications etc. In addition, DCHA's Relocation Team compiles its' own internal database, which is both electronic and hard files, that maintains all documents pertaining to the households relocation, address, current contact information and family composition. This database is verified and updated annually.**

94. Please provide any of the following data, to the extent available, on residents who have relocated from a New Communities Initiative property and who have the right to return, **sorted according to the property from which they were relocated:**

- a. The properties and/or wards to which families have relocated;
- b. The number of residents who have relocated via voucher;
- c. The number of residents who have relocated via an alternative placement; and
- d. The average amount of time that residents from each property have spent at alternative placements.

**Barry Farm**

**In addition to the replacement 35 units at Matthews Memorial and 65 Sheridan Station, Barry Farm residents were given the opportunity to move to other communities as units have become available. As indicated to all residents at Barry Farm, all who were residents of Barry Farm as of October 11, 2012 are considered affected residents.**

**The total amount of eligible residents from 10/11/2012 is 428  
Relocation of all households completed May 2019**

**Park Morton**

**The total number of households onsite at start of relocation – 130  
Over 80% of households surveyed have indicated a preference to move with a voucher. DCHA's Mobility teams are working closely with all residents to assist them in their relocation needs**

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95. Describe all efforts the Housing Authority is undertaking to ensure that residents who relocate via voucher from a New Communities Initiative property are able to find a placement, either before the expiration of the voucher, or before rehabilitation work reaches the stage at which the resident can no longer inhabit his or her current unit?

**DCHA has a Relocation Team and Mobility Team who has implemented standard operating procedures to effectively manage tenant relocation and ensure that each resident is tracked throughout the process and after re-housing. This includes collaboration with other DCHA departments such as the Office of Resident Services (ORS), Property Management and Operations (PMO), and the Office of Capitol Programs (OCP) to ensure that each resident's individual needs are identified and a comprehensive re-housing plan is implemented. DCHA relies on the Relocation and Mobility Team and in some cases contract staff to work with residents and assist them with their re-housing needs. DCHA also work with other previous development partners who may have vacancies that are available for impacted residents.**

**Examples of actions taken to ensure that each resident has a comprehensive and professional experience include:**

- **Conducting workshops, bi-monthly, with residents which educates the residents on their relocation benefits, processes, available staff and available resources to successfully relocate**
- **Opening on-site relocation offices for easy day to day access to DCHA staff**
- **Pairing residents with Mobility Specialist to assist with the housing search for residents choosing to participate in the HCVP**
- **Coordinating with landlords familiar with or already participants in the HCVP**
- **Providing referrals to potential housing opportunities that reflect the particular needs of each family**
- **Cover relocation costs such as transportation, application fees, security deposits, packing materials and moving costs**
- **Referrals residents to other ancillary or social services to mitigate potential barriers to re-housing**

### **Headquarters Redevelopment**

96. Walk through the timeline for the proposed sale of DCHA Headquarters, 1133 North Capitol Street, NE. Has the term sheet been signed by DCHA? What is the status of other legal documents that must be executed to complete the transaction?

**Negotiations are ongoing, but plans involve building a combined new headquarters and resident service center on another DCHA-owned property and maintaining control of the land at 1133 to create over 1,100 housing units and no less than 200 affordable units at 0-60% AMI.**

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97. Explain why the term sheet indicates that the number of affordable housing units is 220, and please provide your definition of “affordable housing” in your reply. At what level of affordability are these units?

**Negotiations are ongoing, but plans involve building a combined new headquarters and resident service center on another DCHA-owned property and maintaining control of the land at 1133 to create over 1,100 housing units and no less than 200 affordable units at 0-60% AMI. There will be right of return for residents of Northwest One communities and preference for DCHA residents. Additionally, 50% of the affordable units will be guaranteed by DCHA for residents at or below 30% of Area Median Income (AMI), with existing tenant-based vouchers. Voucher Contract Rent paid to the developer in the project will be capped at 60% of AMI as opposed to the higher Small Area Fair Market Rents typically paid through the Housing Choice Voucher Program guidelines, allowing DCHA to utilize those valuable dollars to support other DCHA residents and projects.**

98. What amount of revenue is DCHA slated to receive from the developers from the sale of the Headquarters?

**Negotiations are ongoing, but plans involve building a combined new headquarters and resident service center on another DCHA-owned property and maintaining control of the land at 1133 to create over 1,100 housing units and no less than 200 affordable units at 0-60% AMI.**

99. Is it your understanding that the goal of the DCHA through the sale of the property to acquire funding that will be devoted to constructing the new headquarters?

**Negotiations are ongoing, but plans involve building a combined new headquarters and resident service center on another DCHA-owned property and maintaining control of the land at 1133 to create over 1,100 housing units and no less than 200 affordable units at 0-60% AMI.**

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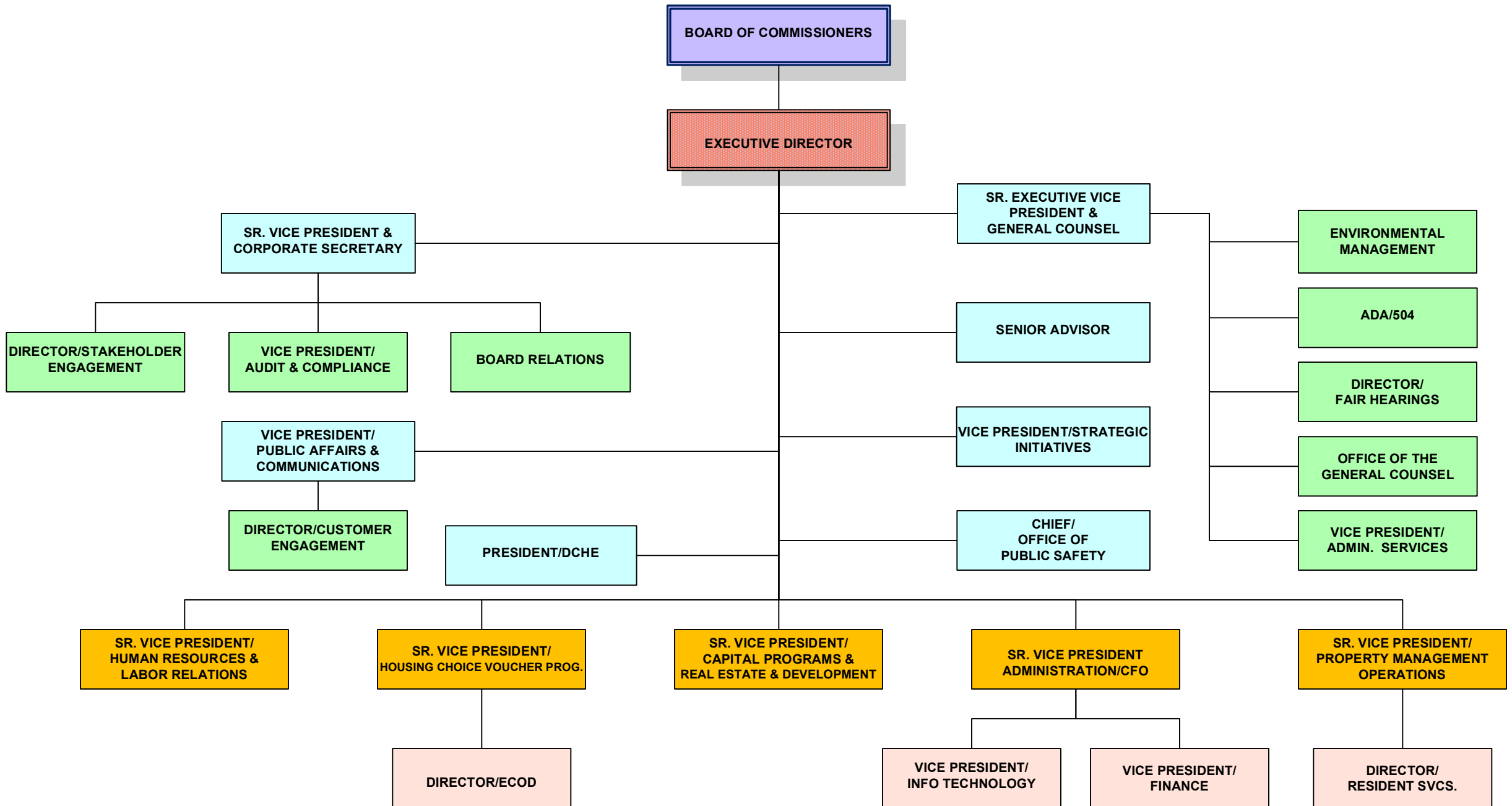
*Response to pre-hearing questions*

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# DISTRICT OF COLUMBIA HOUSING AUTHORITY

## ORGANIZATIONAL CHART



DC Housing Authority  
Position Listing

Dept	Job Title	Date of Hire	Employment Status	FY 2020 Salary	Grade/Step	Fringe Benefits	FY19 Workers Compensation Payment	Cell Phone	Take Home Vehicle
ECOD	Eligibility Recertification Specialist	9/21/2009	Full Time	64,694	A01-Union DS09-8	No	N/A	No	No
ECOD	Supervisory Client Eligibility Placement	1/22/2008	Full Time	90,575	A01-Non-Union DS12-7	No	N/A	Yes	No
	<b>ECOD Total</b>			<b>\$ 155,269</b>	<b>2</b>				
HCVP	Housing Program Quality Control Supervisor	12/26/2006	Full Time	104,491	A01-Non-Union DS13-6	No	N/A	Yes	No
HCVP	Housing Program Assistant	6/11/2018	Full Time	36,623	A01-Union DS05-2	No	N/A	No	No
HCVP	Hsng Program Specialist II	1/22/2008	Full Time	65,240	A01-Union DS11-2	No	N/A	No	No
HCVP	Hsng Program Specialist II	12/12/2016	Full Time	65,240	A01-Union DS11-2	No	N/A	No	No
HCVP	Hsng Program Specialist II	11/17/2008	Full Time	71,289	A01-Union DS11-5	No	N/A	No	No
HCVP	Hsng Program Specialist II	10/19/2015	Full Time	67,197	A01-Union DS11-3	No	N/A	No	No
HCVP	Hsng Program Specialist II	7/28/2014	Full Time	65,240	A01-Union DS11-2	No	N/A	No	No
HCVP	Hsng Program Specialist II	12/17/2012	Full Time	71,289	A01-Union DS11-5	No	N/A	No	No
HCVP	Hsng Program Specialist II	2/6/1995	Full Time	75,630	A01-Union DS11-5	No	N/A	No	No
HCVP	Housing Program Coordinator	6/25/2007	Full Time	85,375	A01-Union DS12-5	No	N/A	No	No
HCVP	Housing Program Coordinator	6/17/1991	Full Time	87,937	A01-Union DS12-6	No	N/A	No	No
	<b>HCVP Total</b>			<b>\$ 795,551</b>	<b>11</b>				
Public Safety	Chief of Police	11/5/2012		159,667	A01-Non-Union PS16-2	No	N/A	Yes	Yes
Public Safety	Police Officer	6/26/2017	Full Time	60,945	A05-Union PS09-3	No	N/A	No	No
Public Safety	Police Officer	6/24/2019	Full Time	55,278	A05-Union PS09-1	No	N/A	No	No
Public Safety	Police Officer	10/25/2007	Full Time	86,642	A05-Union PS09-10	No	N/A	No	No
Public Safety	Police Officer	5/5/1997	Full Time	86,642	A05-Union PS09-10	No	N/A	No	No
Public Safety	Police Officer	6/24/2019	Full Time	55,278	A05-Union PS09-1	No	N/A	No	No
Public Safety	Police Officer	2/3/2020	Full Time	55,278	A05-Union PS09-1	No	N/A	No	No
Public Safety	Police Officer	11/21/2016	Full Time	63,989	A05-Union PS09-4	No	N/A	No	No
Public Safety	Police Officer	1/22/2018	Full Time	60,945	A05-Union PS09-3	No	N/A	No	No
Public Safety	Police Officer	2/3/2020	Full Time	55,278	A05-Union PS09-1	No	N/A	No	No
Public Safety	Police Officer	10/20/2014	Full Time	72,665	A05-Union PS09-6	No	N/A	No	No
Public Safety	Police Officer	7/8/2019	Full Time	55,278	A05-Union PS09-1	No	N/A	No	No
Public Safety	Police Officer	4/1/2019	Full Time Term	55,278	A05-Union PS09-1	No	N/A	No	No
Public Safety	Police Officer	10/22/2018	Full Time Term	55,278	A05-Union PS09-1	No	N/A	No	No
Public Safety	Police Officer	3/26/2012	Full Time	58,041	A05-Union PS09-2	No	N/A	No	No
Public Safety	Senior Police Officer	4/4/2016	Full Time Term	74,665	A05-Union PS10-4	No	N/A	No	No
Public Safety	Senior Police Officer	7/24/2017	Full Time Term	71,109	A05-Union PS10-3	No	N/A	No	No
Public Safety	Senior Police Officer	1/25/2016	Full Time Term	78,397	A05-Union PS10-5	No	N/A	No	No

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Dept	Job Title	Date of Hire	Employment Status	FY 2020 Salary	Grade/Step	Fringe Benefits	FY19 Workers Compensation Payment	Cell Phone	Take Home Vehicle
Public Safety	Senior Police Officer	12/9/2019	Full Time Term	64,498	A05-Union PS10-1	No	N/A	No	No
Public Safety	Senior Police Officer	10/30/2017	Full Time Term	71,109	A05-Union PS10-3	No	N/A	No	No
Public Safety	Senior Police Officer	12/9/2019	Full Time Term	64,498	A05-Union PS10-1	No	N/A	No	No
Public Safety	Senior Police Officer	2/19/2019	Full Time Term	64,498	A05-Union PS10-1	No	N/A	No	No
Public Safety	Senior Police Officer	3/4/2019	Full Time Term	64,498	A05-Union PS10-1	No	N/A	No	No
Public Safety	Special Police Officer	9/16/2019	Full Time	43,249	A05-Union PS07-1	No	N/A	No	No
Public Safety	Special Police Officer	6/24/2019	Full Time	43,249	A05-Union PS07-1	No	N/A	No	No
Public Safety	Special Police Officer	1/6/2020	Full Time	43,249	A05-Union PS07-1	No	N/A	No	No
Public Safety	Special Police Officer	12/20/2010	Full Time	53,040	A05-Union PS07-7	No	N/A	No	No
Public Safety	Special Police Officer	2/18/2014	Full Time	45,997	A05-Union PS07-3	No	N/A	No	No
Public Safety	Special Police Officer	10/25/1999	Full Time	57,284	A05-Union PS07-10	No	N/A	No	No
Public Safety	Special Police Officer	4/30/2018	Full Time	43,249	A05-Union PS07-1	No	N/A	No	No
Public Safety	Special Police Officer	11/27/2017	Full Time	45,997	A05-Union PS07-3	No	N/A	No	No
Public Safety	Special Police Officer	9/17/2018	Full Time	44,623	A05-Union PS07-2	No	N/A	No	No
Public Safety	Special Police Officer	7/17/2017	Full Time	44,623	A05-Union PS07-2	No	N/A	No	No
Public Safety	Special Police Officer	7/8/2019	Full Time	43,249	A05-Union PS07-1	No	N/A	No	No
Public Safety	Special Police Officer	6/8/1997	Full Time	54,454	A05-Union PS07-8	No	N/A	No	No
Public Safety	Special Police Officer	1/21/1997	Full Time	57,284	A05-Union PS07-10	No	N/A	No	No
Public Safety	Special Police Officer	12/11/2017	Full Time	45,997	A05-Union PS07-3	No	N/A	No	No
Public Safety	Special Police Officer	4/13/1998	Full Time	57,284	A05-Union PS07-10	No	N/A	No	No
Public Safety	Special Police Officer	8/28/2017	Full Time	45,997	A05-Union PS07-3	No	N/A	No	No
Public Safety	Special Police Officer	12/20/2010	Full Time	51,624	A05-Union PS07-6	No	N/A	No	No
Public Safety	Special Police Officer	11/3/1997	Full Time	57,284	A05-Union PS07-10	No	N/A	No	No
Public Safety	Special Police Officer	3/14/2016	Full Time	47,374	A05-Union PS07-4	No	N/A	No	No
Public Safety	Special Police Officer	11/13/2018	Full Time	45,997	A05-Union PS07-3	No	N/A	No	No
Public Safety	Special Police Officer	8/28/2017	Full Time	43,322	A05-Union PS07-2	No	N/A	No	No
Public Safety	Special Police Officer	3/22/1999	Full Time	57,284	A05-Union PS07-10	No	N/A	No	No
Public Safety	Special Police Officer	3/14/2016	Full Time	47,374	A05-Union PS07-4	No	N/A	No	No
Public Safety	Special Police Officer	2/9/2015	Full Time	51,624	A05-Union PS07-6	No	N/A	No	No
Public Safety	Special Police Officer	10/13/1998	Full Time	57,284	A05-Union PS07-10	No	N/A	No	No
Public Safety	Special Police Officer	11/13/2018	Full Time	44,623	A05-Union PS07-2	No	N/A	No	No
Public Safety	Special Police Officer	11/5/2015	Full Time	48,748	A05-Union PS07-5	No	N/A	No	No
Public Safety	Special Police Officer	11/5/2015	Full Time	48,748	A05-Union PS07-5	No	N/A	No	No
Public Safety	Special Police Officer	4/13/1998	Full Time	57,284	A05-Union PS07-10	No	N/A	No	No
Public Safety	Special Police Officer	5/28/2019	Full Time	43,249	A05-Union PS07-1	No	N/A	No	No
Public Safety	Special Police Officer	5/28/2019	Full Time	43,249	A05-Union PS07-1	No	N/A	No	No

DC Housing Authority  
Position Listing

Dept	Job Title	Date of Hire	Employment Status	FY 2020 Salary	Grade/Step	Fringe Benefits	FY19 Workers Compensation Payment	Cell Phone	Take Home Vehicle
Public Safety	Special Police Officer	1/6/2020	Full Time	43,249	A05-Union PS07-1	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Lieutenant	7/11/2016	Full Time	102,245	A01-Non-Union PS12-5	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Lieutenant	6/5/2017	Full Time	102,245	A01-Non-Union PS12-5	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Lieutenant	7/1/2013	Full Time	102,245	A01-Non-Union PS12-5	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Lieutenant	11/3/1997	Full Time	102,245	A01-Non-Union PS12-5	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	2/3/2014	Full Time	95,500	A01-Non-Union PS11-6	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	10/13/1998	Full Time	90,952	A01-Non-Union PS11-5	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	10/26/2009	Full Time	82,498	A01-Non-Union PS11-3	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	3/22/1999	Full Time	90,952	A01-Non-Union PS11-5	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	10/2/2017	Full Time	90,952	A01-Non-Union PS11-5	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	1/2/2018	Full Time	90,952	A01-Non-Union PS11-5	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	9/16/2019	Full Time	74,826	A01-Non-Union PS11-1	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	11/12/2019	Full Time	74,826	A01-Non-Union PS11-1	No	N/A	No	No
Public Safety	Spvr Housing Police Officer Sergeant	2/3/2020	Full Time	74,826	A01-Non-Union PS11-1	No	N/A	No	No
Public Safety	Senior Outreach Worker	11/9/2015	Full Time	47,473	A01-Union DS07-4	No	N/A	No	No
Public Safety	Senior Outreach Worker	2/9/2015	Full Time	48,896	A01-Union DS07-5	No	N/A	No	No
	<b>PUBLIC SAFETY TOTAL</b>			<b>\$ 4,418,529</b>	<b>70</b>				

District of Columbia Housing Authority  
District Interagency Agreement Registry Open

No.	Status	Parties	Agency	Purpose of Agreement	Type	Execution Date	Expiration Date	Options	Dollar Amount	DCHA Dept.	Notes	Complete
1	Open	<a href="#">DCHA and the District of Columbia Office of Unified Communications (OUC)</a>	OUC	DCHA access to the Districts Citywide Radio System, Computer Aided Dispatch (CAD) related custom interfaces, and Mobile Data Computing Services FY15 COTR: Chief Joel Maupin	MOU	10/1/2015	9/30/2016	4 1 Yr. Options~ 10/01/2016; 10/01/2017; 10/01/2018; 10/01/2019	\$45,750.76	PS	* \$45,750.76 is 2016 Cost. Costs thereafter shall not exceed costs of equipment purchased	x
4	Open	<a href="#">DCHA and the District of Columbia Child and Family Services Agency (DCFS)</a>	DCFS	Administration of the Rapid Housing Support Program for CFSA Families FY 17 COTR: Carolyn Punter	MOU	10/1/2016	9/30/2017	3 1 Yr. Options~ 10/01/2017; 10/01/2018; 10/01/2019	\$ 972,000.00	HCVP	CFSA shall transfer up to \$972,000.00 to DCHA FY 17: \$900,000.00 for CFSA Clients Housing Subsidy and \$72,000.00 to DCHA for administrative costs to DCHA.	x
11	Open	<a href="#">DCHA and the District of Columbia Criminal Justice Coordinating Council (CJCC)</a>	CJCC	DCHAPD Viewing Agency authorization for the Justice Information System (JUSTIS) Criminal Information System COTR: Chief Joel Maupin	MOA	12/1/2016	Indefinite		\$ -	PS	\$10,000,000.00	x
16	Open	<a href="#">DCHA and the District of Columbia Metropolitan Police Department (MPD)</a>	MPD	Access to and Use of MPD local Criminal Justice Information System (CJIS) COTR: Chief Joel Maupin	MOU	5/9/2017	Indefinite		\$ -	PS		x
27	Open	<a href="#">DCHA and Pathways DC</a>	PDC	Read-Only Access for Pathways to access DCHA's SharePoint system for purposes of acquiring housing inspection information to assist Pathways in daily business activities COTR: Carolyn Punter	MOU	12/13/2017	Indefinite		\$ -	ORS	No Payments from MOU Parties. MOU will be reviewed every two years beginning September 2019	x
31	Open	<a href="#">DCHA and the District of Columbia Child and Family Services Agency (DCFS)</a>	DCFS	Administration of the Rapid Housing Support Program for CFSA Families FY 19 COTR: Carolyn Punter	MOU	10/1/2018	9/30/2019	3 Options~ 10/01/2019; 10/01/2020; 10/20,2021	\$ 700,000.00	HCVP	CFSA shall transfer up to \$700,000.00 to DCHA FY19: \$648,148.00 for CFSA Clients Housing Subsidy and \$51,852.00 to DCHA for administrative costs to DCHA.	x
36	Open	<a href="#">DCHA and the DC Office of the Chief Technology Officer (OCTO)</a>	OCTO	Provisioning and Maintenance of Telecommunication (Data & Voice ) Services DCNet FY 20 COTR: Richard Congo	MOU	10/1/2019	9/30/2020		\$ 132,574.25	ITD		
37	Open	<a href="#">DCHA and the District of Columbia Police Department</a>	MPD	Access to DCHA Property video footage surveillance	MOA	2/3/2020	9/30/2020		\$ -	PS	No Transfer of funds for this agreement	x
38	Open	<a href="#">DCHA and the DC Workforce Investment Council (WIC)</a>	WIC	One-stop workforce development service for the operation of the American Job Centers (AJCs) of Washington, DC (DCAJCs) COTR: Brian Harris	MOU	10/1/2019	9/30/2020		\$ 60.00	OrRS		x

District of Columbia Housing Authority  
District Interagency Agreement Registry Open

No.	Status	Parties	Agency	Purpose of Agreement	Type	Execution Date	Expiration Date	Options	Dollar Amount	DCHA Dept.	Notes	Complete
39	Open	<a href="#">DCHA and the DC Workforce Investment Council (WIC)</a>	WIC	REVISED One-stop workforce development service for the operation of the American Job Centers (AJCs) of Washington, DC (DCAJCs) COTR: Brian Harris	MOU	10/1/2019	9/30/2020		\$ 60.00	ORS		x
40	Open	<a href="#">DCHA and the University of the District of Columbia</a>	UDC	Partnership with UDC Workforce Development Lifelong Learning Division (WDLL) for a Variety of Educational Opportunities to reduce unemployment and underemployment for District Residents FY 2020	MOU	10/1/2019	9/30/2020		\$ 150,000.00	HR		x
41	Open	<a href="#">DCHA and the District of Columbia Child and Family Services Agency (DCFS)</a>	DCFS	Administration of the Rapid Housing Support Program for CFSA Families FY20 COTR: Brian Harris	Amendment	10/1/2019	9/30/2020		\$ 700,000.00	HCVP	Amendment to Revise DCHA Responsibilities within the Scope and the Payment Provision	x
43	Open	<a href="#">DCHA and the District Department of Public Works (DPW)</a>	DPW	Reimbursement to DPW for the cost of salt during Snow Season November 1, 2019 through April 30, 2020 FY 20 COTR: Shavon Davis	MOU	10/1/2019	9/30/2020		\$ 16,314.00			X





## OVERVIEW OF DCHA'S WORKFORCE DEVELOPMENT INITIATIVE

The District of Columbia Housing Authority's Workforce Development Initiative (WDI) moves customers to work through unique partnerships in high demand industries. The WDI was designed to support DCHA's public housing residents and Housing Choice Voucher Participants (HCVP) in becoming self-sufficient. Participants can receive employment and educational opportunities at the Southwest Family Enhancement & Career Center (SWFECC)/EnVision Center.

The SWFECC serves as DCHA's workforce development hub and is conveniently located on the agency's Greenleaf Garden's property. The Workforce Development Initiative reaches DCHA's 15,000 + customers through referrals from the agency's Community Navigators, Family Self-Sufficiency Program Coordinators (FSS), and the Housing Choice Voucher Participants (HCVP).

Our customized approach helps every type of job seeker including:

- The unemployed customer with no work history or specialized training.
- The unemployed customer with some work history and training.
- The underemployed customer with substantial work history and training seeking wage and career advancement.

WDI customers create a roadmap using our personalized career plan approach. This approach helps customers (1) acquire a job, (2) retain a job, (3) develop professional skills, (4) advance into a career-track position, (5) obtain a living wage, and (6) improve the quality of life for themselves and their family.

The WDI career readiness training course is designed to equip customers with the skills necessary to thrive in the work environment. The five week course focuses on professional development, conflict management, financial education, and self-development. Upon completion of the course requirements, customers will be assigned a job developer to help them achieve their employment goals.

With proven success models, WDI offers comprehensive services including:

- **Job development orientation/Job placements/Job retention services**
- **Resume development**
- **Annual Job Fair's**
- **Financial Literacy/Digital Literacy**
- **Career Readiness Training**
- **Employee Mentoring Services**
- **Mobile services**



- **Occupational training (Food Handler's Certification, First Aid/CPR, etc.)**
- **Case Management/Referrals**
- **University of the District of Columbia direct access**
- **Services for Veterans and Disabled Workers**

Through a key partnership with the University of the District of Columbia, we have creatively enhanced the educational opportunities for DCHA public housing residents and Housing Choice Voucher Participants (HCVP) with emphasis on the following: quality of services, extended opportunities, and measurable outcomes.

The District of Columbia Workforce and Lifelong Learning Division (WDLL) will offer courses at the SWFECC/EnVision Center, as well as referrals for DCHA residents to attend WDLL courses at UDC campuses throughout the district. WDI program participants who are enrolled in UDC courses will receive UDC I.D.'s and email accounts, which will allow them access to most of the University's resources.

UDC-CC WDLL delivers general services required for all residents enrolled in DCHA's Workforce Development initiative and occupational training for residents who complete the required general services component and are interested in registering for UDC-CC WDLL occupational training programs.

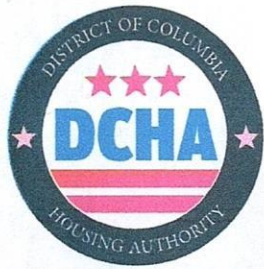
General services include:

- Information sessions (conducted in conjunction with DCHA programming)
- CASAS testing
- Career assessments
- Student Services Specialist
- Career Counselor
- Transitions Coordinator

Occupational training programs/courses include:

- Leasing for Property Management
- Skills Development
- Child Development Associate
- Hospitality and Tourism
- Digital Literacy
- Medical Terms and Anatomy
- Medical Office and Administrative Professional
- Direct Support Professional
- Apartment Maintenance
- A+
- Construction Core





**THE DC HOUSING AUTHORITY'S**  
**WORKFORCE DEVELOPMENT INITIATIVE TEAM**  
**ALLIANCE TO END STRONG**  
**EnVision Center / Southwest Family**  
**Enhancement & Career Center and Our**  
**Section 3 Partner Present:**

# A FINANCIAL LITERACY WORKSHOP

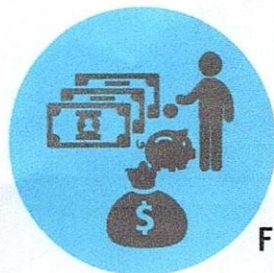


**LEARN HOW TO REDUCE DEBT**

**LEARN ABOUT YOUR CREDIT SCORE AND HOW TO FIX IT**



**LEARN ABOUT BUDGETING AND HOW TO START SAVING**



**WORKSHOP DATES**  
**Frederick Douglass Center:**

**WORKSHOP DATES**  
**EnVision Center:**  
**Last Friday of Every Month**

**2019**

OCT 1st • NOV 18th • DEC 17th  
 10 AM to 12 PM

**2019**

OCT 25th • NOV 22nd • DEC 20th  
 9:30 AM to 12 PM

**2020**

JAN 21st • FEB 18th • MAR 17th  
 APR 21st • MAY 19th • JUN 16th  
 JUL 21st • AUG 18th • SEP 15th  
 10 AM to 12 PM

**2020**

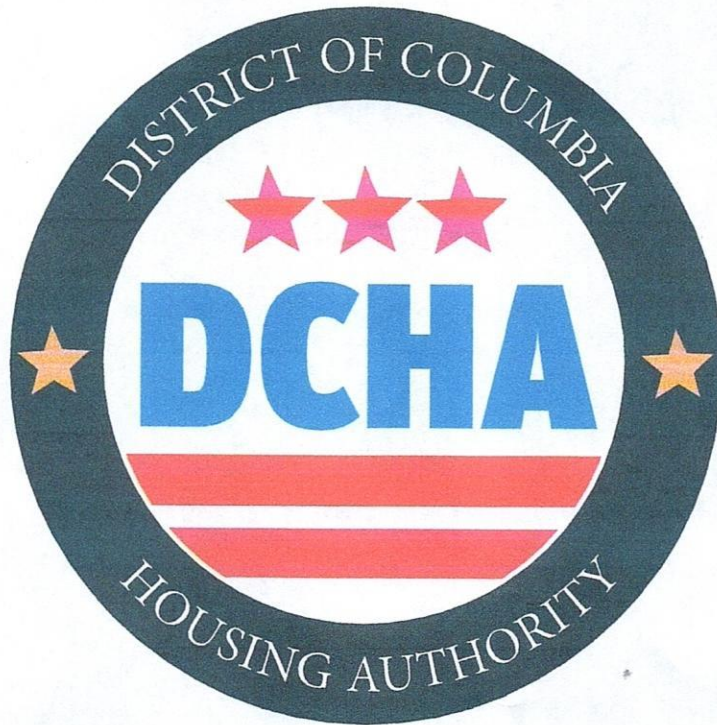
JAN 31st • FEB 28th • MAR 27th  
 APR 24th • MAY 29th • JUN 26th  
 JUL 31st • AUG 28th • SEP 25th  
 9:30 AM to 12 PM

**SPACE IS LIMITED, TO REGISTER CALL TODAY: (202) 645-5023**  
**SOUTHWEST FAMILY ENHANCEMENT & CAREER CENTER**

**203 N STREET SW, WASHINGTON, DC**

DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact ADA/504/Language Department at 202-535-2737 or ADA504@dchousing.org with your complete request. Please allow at least 3 business days to make the necessary arrangements. If you need a foreign language translator, please contact ADA/504/Language Department at 202-535-2737 or ADA504@dchousing.org. Please allow at least 5 business days to make the necessary arrangements.





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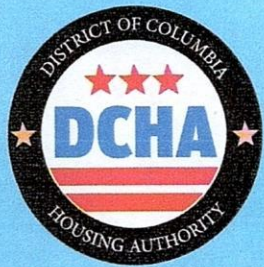
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외국어 통역사가 필요하시다면 (202) 535-2737 으로 또는 ADA504@dchousing.org 으로 ADA/504/Language Access Department [언어 액세스 부서]에 연락주세요. 필요한 준비를 위해 영업일 기준 최소 5일이 소요됩니다.

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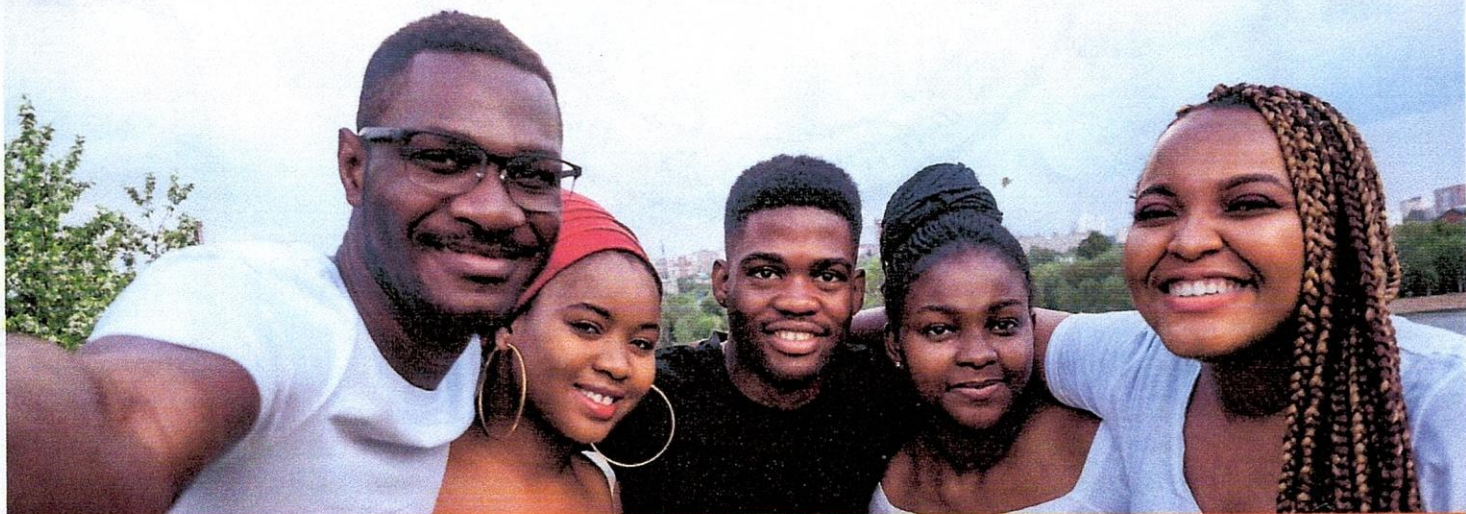
Nếu quý vị cần biên dịch viên ngôn ngữ nước ngoài, vui lòng liên hệ với ADA/504/Bộ Phận Hỗ Trợ Ngôn Ngữ theo số (202) 535-2737 hoặc ADA504@dchousing.org. Vui lòng cho chúng tôi ít nhất 5 ngày làm việc để chúng tôi thực hiện những sắp xếp cần thiết.





# THE DC HOUSING AUTHORITY'S Office of Resident Services

## DO YOUR B.E.S.T.



# SUMMER YOUTH EMPLOYMENT PROGRAM

The DYB program provides public housing and Housing Choice Voucher Program (HCVP) youth, ages 14-18, an opportunity to experience working in the public and private sectors. Applicants must be DCHA residents, between ages 14-18 with a minimum 2.0 GPA. Applications will be accepted in person at the DCHA's Office of Resident Services in Suite 147 or by email at [ORSYouth@dchousing.org](mailto:ORSYouth@dchousing.org).

Submission Deadline: Wednesday, April 1, 2020.

For more information call Elsie Senat (202) 535-1517 or email [ORSYouth@dchousing.org](mailto:ORSYouth@dchousing.org)

DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact ADA/504/Language Department at 202-535-2737 or [ADA504@dchousing.org](mailto:ADA504@dchousing.org) with your complete request. Please allow at least 3 business days to make the necessary arrangements. If you need a foreign language translator, please contact ADA/504/Language Department at 202-535-2737 or [ADA504@dchousing.org](mailto:ADA504@dchousing.org). Please allow at least 5 business days to make the necessary arrangements.





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Nếu quý vị cần biên dịch viên ngôn ngữ nước ngoài, vui lòng liên hệ với ADA/504/Bộ Phận Hỗ Trợ Ngôn Ngữ theo số (202) 535-2737 hoặc ADA504@dchousing.org. Vui lòng cho chúng tôi ít nhất 5 ngày làm việc để chúng tôi thực hiện những sắp xếp cần thiết.





**ARE YOU AT LEAST 21 YEARS OF AGE? ARE YOU INTERESTED IN ADVANCING YOUR CAREER, LEARNING NEW SKILLS, OR EARNING CONSISTENT INCOME?**

# **THE 2020 MODIFIED APPRENTICESHIP TRAINING PROGRAM**

**FOR DCHA RESIDENTS AND SECTION 3 PROGRAM PARTICIPANTS**

**INFORMATION SESSIONS & ON THE SPOT INTERVIEWS  
• SPACE IS LIMITED •**

<u>DATE</u>	<u>VENUE</u>	<u>TIME</u>	<u>ADDRESS</u>
MARCH 3	DC HOUSING AUTHORITY (RSVP REQUIRED)	6 PM - 8 PM	1133 N. CAPITOL ST NE
MARCH 5	STODDERT TERRACE	10 AM - 1 PM	155 RIDGE ROAD SE
MARCH 11	FREDERICK DOUGLASS CENTER	10 AM - 1 PM	2000 ALABAMA AVE SE
MARCH 13	SWFECC / ENVISION CENTER	10 AM - 1 PM	203 N STREET SW

**Selected Participants Must Be Available to Start on March 30, 2020**

To RSVP or for more information, please contact the Office of Resident Services at (202) 535-1517 or [orsprograms@dchousing.org](mailto:orsprograms@dchousing.org)

DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact ADA/504/Language Department at 202-535-2737 or [ADA504@dchousing.org](mailto:ADA504@dchousing.org) with your complete request. Please allow at least 3 business days to make the necessary arrangements. If you need a foreign language translator, please contact ADA/504/Language Department at 202-535-2737 or [ADA504@dchousing.org](mailto:ADA504@dchousing.org). Please allow at least 5 business days to make the necessary arrangements.





# **District of Columbia Housing Authority**

**Rehabilitation &  
Maintenance Fund**

**FY2019 Report**

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## Introduction

Federal support for public housing relies on the appropriations process and the FY2020 HUD budget was enacted in late December 2019 after the President signed a minibus funding bill.<sup>1</sup> Similar to last year, the Public Housing Capital Fund received a slight increase (3.4%) from FY2019 levels, but the Public Housing Operating Fund saw a decrease (-2.2%) from FY2019 levels.<sup>2</sup> Despite the final appropriations outcome, the Administration made its priority clear in the FY2020 budget proposal, by requesting no funding for the Public Housing Capital Fund and an almost 40% decrease in funds for the Public Housing Operating Fund.<sup>3</sup> On February 10, 2020, the Administration released the FY2021 HUD budget request which once again includes \$0 for the Public Housing Capital Fund and cuts the Public Housing Operating Fund by over 20%.<sup>4</sup>

Despite the slight increase to FY2020 HUD appropriations, 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 over \$26 billion,<sup>5</sup> conservative by the industry's own estimates. The Administration continued to convey the low priority of Public Housing capital needs, by again proposing no funding in its FY2020 budget for the Public Housing Capital Fund. Additionally, the Administration explained that the decision to zero-out the Capital Fund budget is intended to, "recognize a greater role for State and local governments to more fully share in the provision of affordable housing."<sup>6</sup>

The District of Columbia government established the DCHA Rehabilitation and Maintenance (R&M) Fund as part of the City's fiscal year FY2017 budget. The creation of the Fund acknowledged the detrimental impact of years of federal underfunding on the ability to effectively meet the maintenance and capital needs of the public housing portfolio. The R&M Fund is made possible through unspent funds in the Local Rent Supplement Program (LRSP)<sup>7</sup> and annual appropriations in order to maintain repair and rehabilitate public housing.<sup>8</sup>

What follows is the third 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 portfolio,<sup>9</sup> DCHA created a plan that focused the impact of the \$8.2M of available funding in FY2019 on 13 projects across 10 communities. The work undertaken ranged from the renovation of vacant units to elevator replacement and enhancing building safety and livability, activities previously deferred due to a lack of federal funding. This additional funding allowed DCHA to 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 \$14.9M and \$24.9M allocated to the R&M Fund for FY2020. 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 and emergency generator replacement, 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.

<sup>1</sup> HR 1865 "FY2020 Further Consolidated Appropriations Act"

<sup>2</sup> <https://www.novoco.com/notes-from-novogradac/2020-appropriations-provides-hud-funding-increases-5-billion-nmtc-1-billion-ihct-calif-wildfires>

<sup>3</sup> FY2020 HUD Budget In Brief, Office of Public and Indian Housing (p. 10-12) - <https://www.hud.gov/sites/dfiles/CFO/documents/HUD2020BudgetinBrief03072019Final.pdf>

<sup>4</sup> CLPHA Comparative Chart – FY2021 HUD Budget - [https://d1a8dioxuajz3s.cloudfront.net/accounts/11850/original/2-11-](https://d1a8dioxuajz3s.cloudfront.net/accounts/11850/original/2-11-20%2520FY21%2520Comparative%2520Funding%2520Chart.pdf?1581373301)

[20%2520FY21%2520Comparative%2520Funding%2520Chart.pdf?1581373301](https://d1a8dioxuajz3s.cloudfront.net/accounts/11850/original/2-11-20%2520FY21%2520Comparative%2520Funding%2520Chart.pdf?1581373301)

<sup>5</sup> Public & Indian Housing Public Housing; Capital Fund 2020 Summary Statement and Initiatives - <https://www.hud.gov/sites/dfiles/CFO/documents/2020CJ-PHCapitalFund.pdf>

<sup>6</sup> Public & Indian Housing Public Housing; Capital Fund 2020 Summary Statement and Initiatives - <https://www.hud.gov/sites/dfiles/CFO/documents/2020CJ-PHCapitalFund.pdf>

<sup>7</sup> 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.

<sup>8</sup> 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).

<sup>9</sup> These are sites managed by DCHA or a private management company and do not include public housing units at DCHA mixed finance sites.

**PHOTOS OF PROJECTS**



*Work underway to replace electrical gear at Potomac Gardens elevator*



*New elevator ready for service*



*Work underway in October 2019 to replace windows Stoddert Terrace*



*Completed roofs and new windows at Stoddert Terrace*



*New heating convectors and insulated piping at Stoddert Terrace Community Center*



*Rehabbed unit at Highland Additions*

# FY2019 Rehabilitation and Maintenance Fund Status

## Overview

As of this reporting,<sup>10</sup> the District of Columbia Housing Authority (DCHA) has completed **six** of the **13** projects planned for funding through the FY2019 Rehabilitation and Maintenance (R&M) Fund. The **ten** remaining projects are in progress and will be completed no later than **August 2020**. Nearly all (**96%**) of the original \$8.2 million has been obligated and staff is finalizing the allocation of the remaining **4%** of the money.

DCHA has received a total of five allocations of money through the Rehabilitation and Maintenance (R&M) Fund. The R&M Fund is made possible through unspent funds in the Local Rent Supplement Program (LRSP)<sup>11</sup> and annual appropriations in order to maintain repair and rehabilitate public housing.<sup>12</sup> The R&M Fund was first created and made available as part of the FY2017 city budget. DCHA was allocated \$15 million in FY2017, in FY2018 the funds totaled \$5.02 million, and in FY2019 DCHA received \$8.2 million. As part of the FY2020 budget, a total of \$24.5 million was allocated to the R&M Fund. Below are brief updates on the status of the four allocations of funds:

- In the April 2019 R&M update to Council about the **FY2017 R&M Fund**, DCHA reported that 33 projects were fully completed and one was in progress. As of August 2019, all \$15 million had been obligated and spent and all 34 projects across 15 properties were successfully completed.
- In the April 2019 R&M update to Council about the **FY2018 R&M Fund report**, DCHA reported that 13 of the 16 total projects were completed. As of September 2019, all \$5.02 million had been obligated and spent and all 16 projects were successfully completed across 13 properties.
- This **FY2019 R&M Fund report** details how 96% of the \$8.2 million has been obligated to undertake 13 projects across 10 properties. As of February 28, 2020, six of the projects were completed and the remaining 7 projects will be completed by August 2020. DCHA is currently scoping contracts for the replacement of three emergency generators at three of our public housing sites to expend the remaining \$367,226.83 balance of the FY 2019 R&M Fund. The three sites selected had all been previously identified for generator replacement: Carroll Apartments (Ward 6), Sibley Senior Apartments (Ward 2), and Greenleaf Senior (Ward 6).
- DCHA is fully engaged in planning projects that comprise the **FY2020 R&M Fund allocation** of \$24.9 million and \$14.9 million. As of February 25, 2020, all of the \$24.9 million allocation is obligated and projects have been identified for the full \$14.9 million allocation. A total of 17 projects across 6 properties will be completed by February 2022. This extended timeframe is due to DCHA's intentional plan to stage the rehabilitation work in project phases of small blocks of units (between 6 and 30 units per phase, per project, in order to accommodate all resident relocation within the buildings and minimize the potential disruption caused by off-site moves.

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<sup>10</sup> This report reflects project activity and occupancy as of January 31, 2020.

<sup>11</sup> 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.

<sup>12</sup> District of Columbia Housing Authority Rehabilitation and Maintenance Fund Amendment Act of 2016 amending Section 3 of the District of Columbia FY2017 R&M Fund Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; DC Official Code § 6.202).

**Differences from the List of Planned Projects in the FY2018 Report**

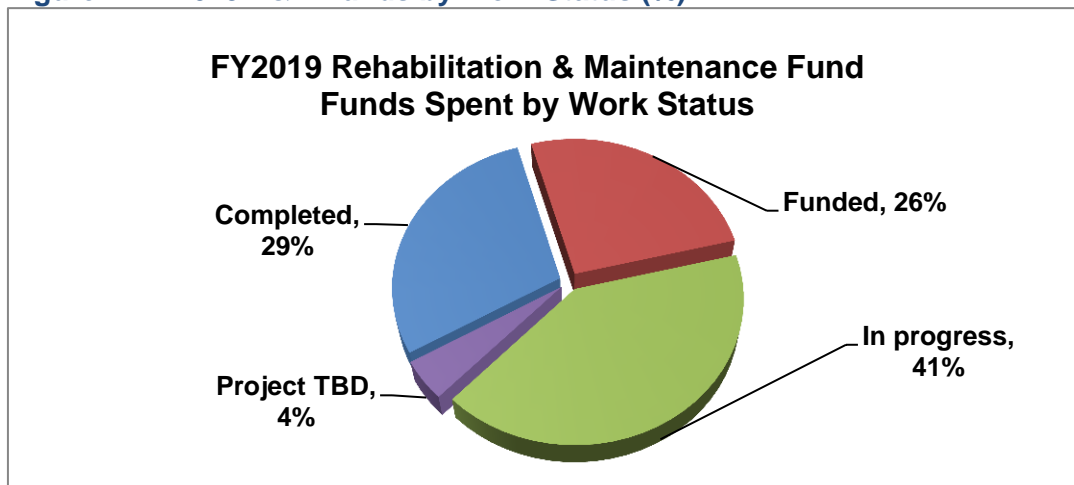
As part of the FY2018 Rehabilitation & Maintenance Fund Report submitted to City Council in March 2019, DCHA shared a list of 14 projects that would be undertaken using the \$8.2 million. Two of the 14 planned projects changed and were not undertaken.<sup>13</sup> One project was added at Potomac Gardens. For the remaining \$367,226.83 balance of the FY 2019 R&M Fund DCHA is currently developing a scope of work and will soon execute contracts to replace three emergency generators at three of our public housing sites: Carroll Apartments (Ward 6), Sibley Senior Apartments (Ward 2), and Greenleaf Senior (Ward 6). As discussed above, as of January 31, 2020, a total of three projects were completed, ten are in progress, and one project is being designed.<sup>14</sup>

In particular there were two projects that DCHA had projected last year, but did not pursue with FY 2019 R&M funds. The planned project at Horizon House to replace two elevators and cabs for an estimated \$650,000 was not undertaken due to the fact that the remaining balance in the fund (\$367,226.83) was insufficient to complete the work with the remaining funds. This project remains on the schedule for completion in FY 2021 utilizing either HUD Capital Funds or future R&M Fund allocations. The roof replacement at Judiciary House for an estimated \$600,000 has been shifted to the DC Council \$24.9 million allocation, with a final project budget of \$935,311. The new project at Potomac Gardens (DJ65-0024.01A) was added because additional funds were deployed to quickly repair the elevator at the building. The building only has one elevator and it was in the interest of resident safety to condense the repair timeline down to one day instead of having the elevator out of commission for a full week.

**Table 1. Expenditure Summary by Work Status**

Work Status	Amount	Share
Completed	2,369,818.19	29%
Funded	\$2,102,257.94	26%
In progress	3,360,697.04	41%
Project TBD	\$367,226.83	4%
<b>Grand Total</b>	<b>\$8,200,000.00</b>	<b>100%</b>

**Figure 1. FY2019 R&M Funds by Work Status (%)**



<sup>13</sup> Note: The planned project at Horizon House to replace 2 Elevators and Cabs for \$650,000 was not undertaken and the roof replacement at Judiciary House for \$600,000 did not occur. A new project at Potomac Gardens (DJ65-0024.01A) required additional funds.

<sup>14</sup> "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.

## Household Impact

The 13 projects that have been completed and are in progress, impact a total of 1,576 residents across 10 properties. This includes 247 (16%) children and 1,329 (84%) adults, representing 996 occupied households as of January 31, 2020. 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 11 renovated units being made available for existing or new residents at Highland Additions. In addition to this impact, the fire-alarm system at James Apartments was fully replaced; elevators were fully modernized at three properties: Regency House, Potomac Gardens Family Mid-Rise, and Greenleaf Gardens; roofs and windows were fully replaced at Stoddert Terrace; heating systems were replaced at the Stoddert Terrace Management Office and Community Room; and a collapsing retaining wall and sewer line were replaced at Garfield Terrace.

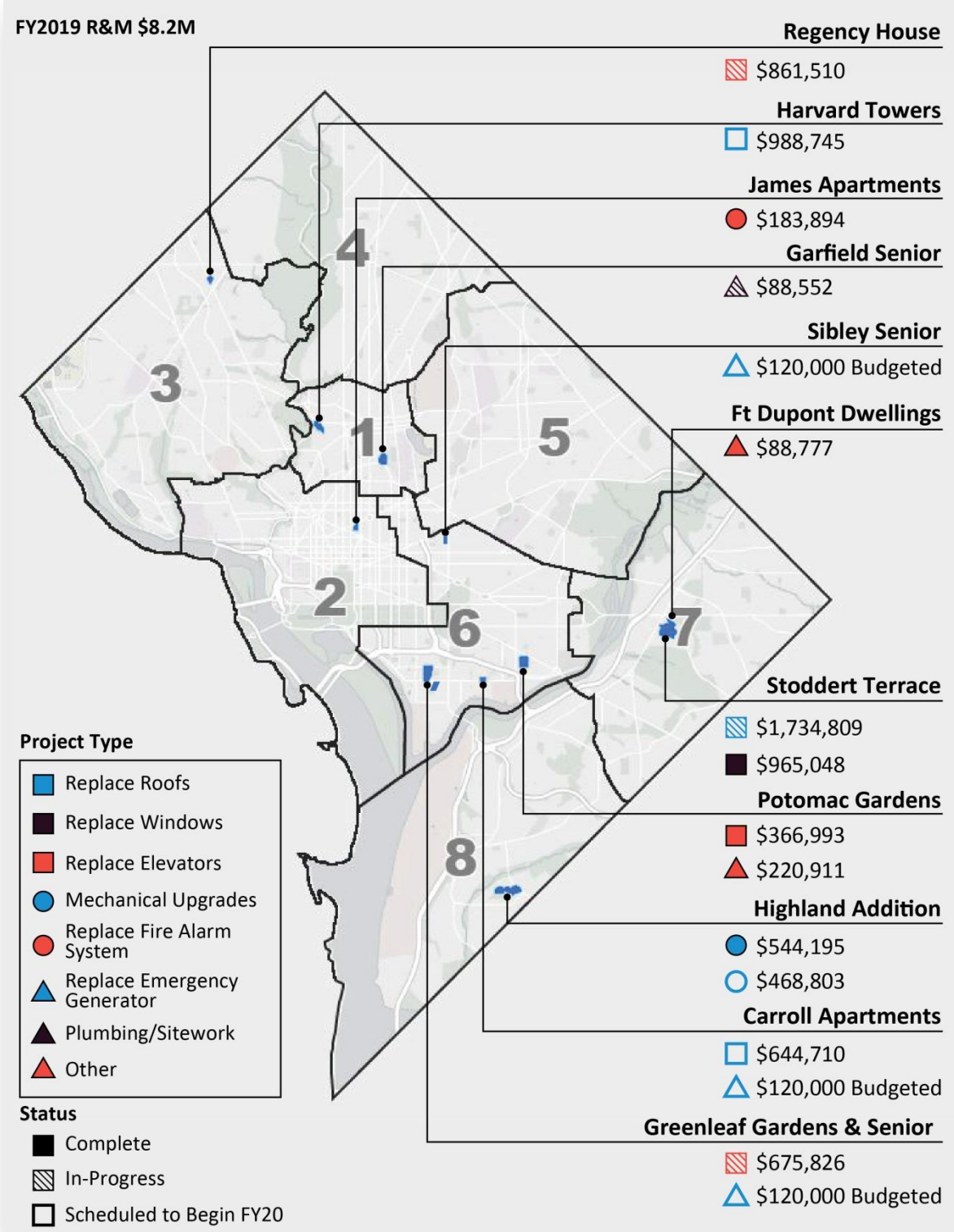
**Table 2. Project Summary Impact by Property (FY2019 R&M Fund)**

Property Name	Project(s) at Property	Impacted Units	Children (Ages 0-17)	Adults (Ages 18+)	Total Residents
Carroll Apartments	1	60	1	47	48
Fort Dupont Dwellings	1	119	29	114	143
Garfield Terrace Senior	1	229	1	200	201
Greenleaf Gardens	1	110	24	120	144
Harvard Towers	1	186	0	162	162
Highland Additions <sup>15</sup>	2	11	0	0	0
James Apartments	1	140	0	117	117
Potomac Gardens	2	64	25	93	118
Regency House	1	155	0	136	136
Stoddert Terrace	2	157	167	340	507
<b>Grand Total</b>	<b>13</b>	<b>1,231</b>	<b>247</b>	<b>1,329</b>	<b>1,576</b>

<sup>15</sup> The two projects at Highland Additions each impact 5 and 6 units. The 11 households were all unoccupied as of January 31, 2020.



Figure 2. FY2019 R&M Funded Projects Map



## From Budget Allocation to “Go-Live”

The work made possible by the **Rehabilitation and Maintenance Fund FY2019** (R&M Fund) is guided by DCHA’s Offices of Capital Programs and Property Management Operations. 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. See *Figure 3 Capital Project Process* below.

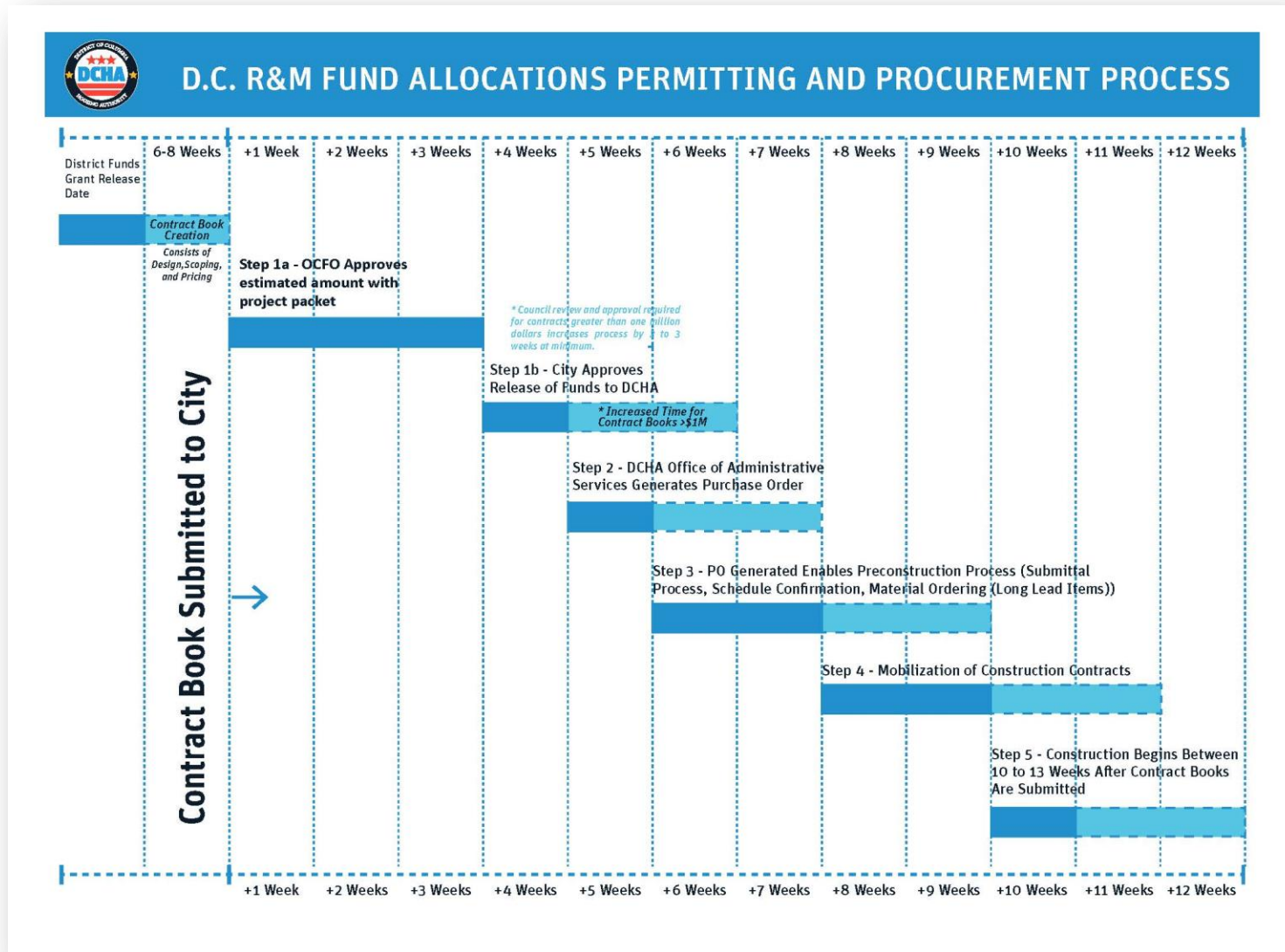
The \$8.2M in budgeted work for the FY2019 Rehabilitation and Maintenance Fund is over 60% complete. The completed projects consisted of repairing the heating system and convectors at Fort Dupont Dwellings’ common area, replacing windows at 158 Units located at Stoddert Terrace, and mechanical upgrades in 6 units at Highland Addition.

The remaining ten (10) projects will be completed in Q2 2020. The projects are (1) Greenleaf Gardens, (2) Regency House’s, and (3) Potomac Gardens’ elevator and cabs replacement. (4) Stoddert Terrace’s, (5) Harvard Towers’, and (6) Carroll Apartments’ roofing systems will be replaced. (7) James Apartments’ fire alarm system will be replaced. (8) Garfield Senior’s sewer line and retaining wall, as well as (9) Potomac Gardens High Rise controller are both being repaired. The remaining project is rehabilitated HVAC upgrades of 5 units located at (10) Highland Addition.

**Table 3. FY2019 R&M Fund Project Completion Dates**

Project Number	Property Name	Funds Received Date	Actual Project Start Date	Project Completion date
DJ61-0044.01	Highland Addition	05/20/19	05/28/19	11/01/19
DJ62-0025.01	Fort Dupont Dwellings	03/19/19	03/27/19	12/18/19
DJ63-0016.01	James Apartments	05/20/19	05/28/19	02/06/20
DJ58-0026.01	Stoddert Terrace	05/20/19	05/28/19	02/14/20
DJ65-0024.01	Potomac Gardens	05/20/19	05/28/19	02/29/20
DJ65-0024.01A	Potomac Gardens	09/04/19	09/13/19	02/29/20
DJ57-0027.01	Stoddert Terrace	05/20/19	08/17/19	04/15/20
DJ58-0027.01	Garfield Terrace Senior	08/12/19	12/09/19	05/01/20
DJ65-0023.01	Regency House	05/20/19	05/28/19	05/28/20
DJ65-0035.01	Greenleaf Gardens	02/26/19	03/07/19	06/05/20
DJ61-0044.01A	Highland Addition	01/13/20	01/31/20	07/26/20
DJ71-002.01	Carroll Apartments	01/13/20	02/03/20	08/07/20
DJ65-0032.01	Harvard Towers	01/13/20	02/03/20	08/07/20

Figure 3. Capital Project Process





## FY2019 Project Status

**Table 4. FY2019 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
Highland Addition	DJ61-0044.01	Mechanical upgrades and misc. repairs in 6 units	\$544,195.08	Completed	3821 9th Street SE 935 Wahler Place SE 631 Condon Terrace SE 617 Condon Terrace SE 641 Condon Terrace SE 601 Condon Terrace SE	6
Fort Dupont Dwellings	DJ62-0025.01	Management Office - Repair heating system and replace convectors	\$88,776.79	Completed	All Units	119
James Apartments	DJ63-0016.01	Replace Fire Alarm System	\$183,893.90	Completed	All Units	140
Stoddert Terrace	DJ58-0026.01	Replace windows in 158 units, office and community space	\$965,048.14	Completed	All Units	157
Stoddert Terrace	DJ57-0027.01	Replace roofing systems (sheathing, shingle and fascia, etc.)	\$1,734,809.42	In progress		
Potomac Gardens	DJ65-0024.01	Replace elevator and cab	\$366,993.18	Completed	All Units at 700 12th Street SE Building	64
Potomac Gardens	DJ65-0024.01A	Expedited Schedule and Controller for Potomac Gardens Family Highrise	\$220,911.10	Completed		
Regency House	DJ65-0023.01	Replace 2 elevators and cabs	\$861,510.14	In progress	All Units	155
Greenleaf Gardens	DJ65-0035.01	Replace two elevator and renovate cab	\$675,825.53	In progress	All Units at 203 N Street NW Building	110
Highland Addition	DJ61-0044.01A	Mechanical upgrades and misc. repairs in 5 units.	\$468,803.41	Funded	3829 8th Street SE 3841 8th Street SE 3851 9th Street SE 631 Condon Terrace SE 625 Condon Terrace SE	5
Harvard Towers	DJ65-0032.01	Roof Replacement	\$988,744.53	Funded	All Units	186
Carroll Apartments	DJ71-002.01	Roof Replacement	\$644,710.00	Funded	All Units	60
Garfield Terrace Senior	DJ58-0027.01	Repair sewer line and repair retaining wall	\$88,551.95	In progress	All Units at 2301 11th Street NW Building	229
Carroll Apartments, Sibley Senior and Greenleaf Senior	TBD	Replace three emergency generators	\$367,226.83	Pending Submission	TBD	TBD
<b>Totals</b>		<b>14 Projects</b>	<b>\$8,200,000.00</b>	<b>6 Completed 4 In Progress 3 Funded 1 Pending Submission</b>		<b>1,231</b>

## FY2020 Rehabilitation and Maintenance Fund Planned Projects

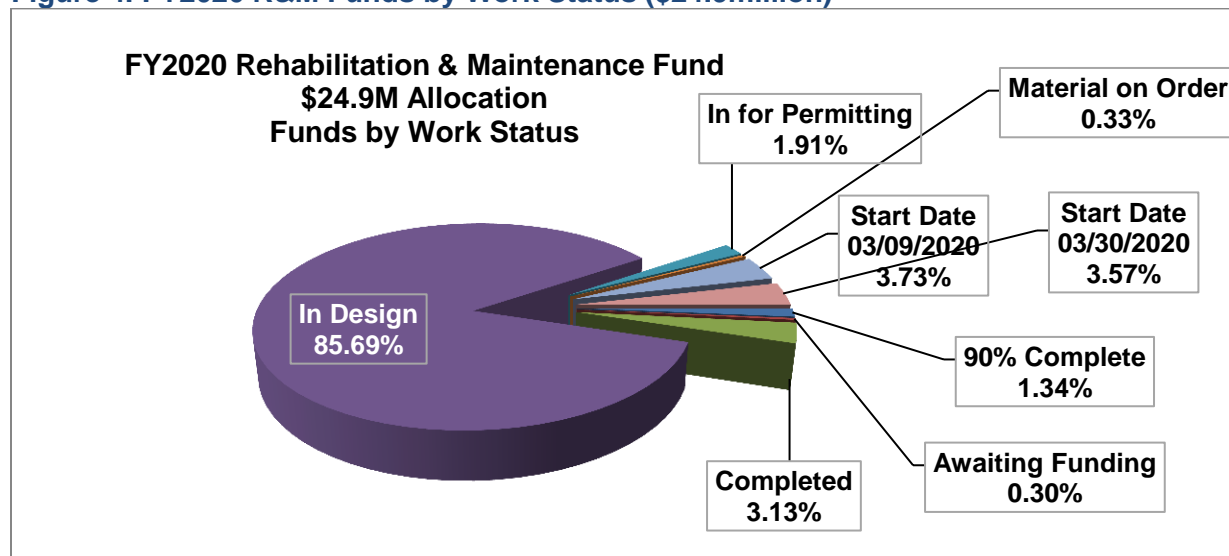
### Overview

DCHA received two different allocations of funds through the R&M Fund for use during FY2020. The allocation from unspent LRSP funds totals \$14,932,428 for FY2020. DC Council also added an additional \$24,900,000 to the fund through a one-time budget action. The combined \$39.8 million in R&M funds represents a significant commitment from the city to rehabilitate and repair public housing across the city.

Planning for the \$24.9 million allocation is well underway and 14 projects have been identified and/or are underway. This means all of the \$24.9 million allocation has been obligated as of February 25, 2020. Two of the projects are fully complete: roof replacement at Langston Additions; and roof replacement and interior painting at Kelly-Miller Townhomes.

DCHA staff has identified 3 projects that will be funded by the \$14.9 million allocation. In order to fully complete the 14 projects identified for the \$24.9 million allocation, DCHA is shifting \$1.3 million from the \$14.9 million allocation to cover the final project costs.

**Figure 4. FY2020 R&M Funds by Work Status (\$24.9million)**



**Figure 5. FY2020 R&M Funds by Work Status (\$14.9million)**

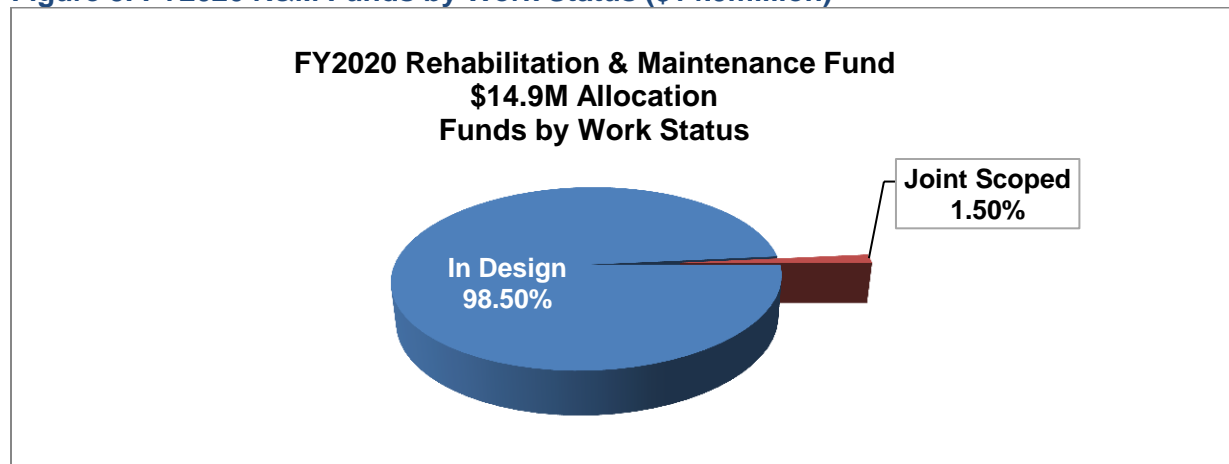
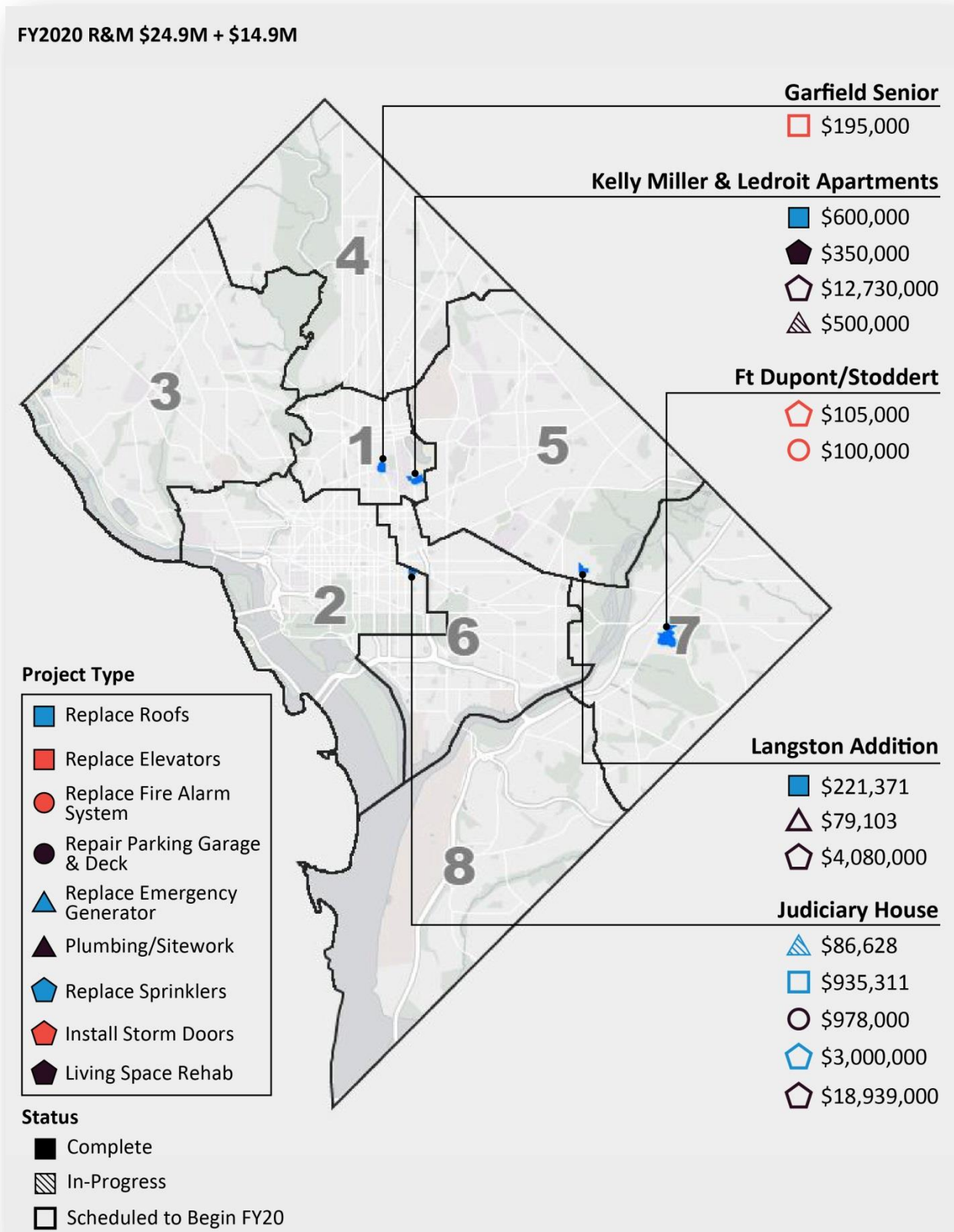


Figure 6. FY2020 R&M Fund Planned Projects Map



## Household Impact

DCHA will use the funds to 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 **6,937** 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	
<b>Units Available for Occupancy</b>		
Occupied	4,937	
Routine Vacant	1,043	Units requiring routine maintenance to make ready for occupancy
Capital Vacant	229	Capital units require major work in order to be made available for occupancy.
<b>Subtotal</b>		<b>6,209</b>
<b>Off-line Units</b>		
Non-Dwelling Vacant	167	Units set aside for resident related uses—i.e. Resident Council offices, service provider space, Police Officers and privately managed site staff
Redevelopment	561	Units that are part of redevelopment projects
<b>Subtotal</b>		<b>728</b>
<b>TOTAL</b>		<b>6,937</b>

The work planned for FY2020 will improve conditions for current residents and make currently vacant units available for families in need of affordable housing. Of the 17 projects that are currently planned and in progress, the work will occur at six properties and impact 1,071 residents. This includes 137 children and 934 adults.

**Table 6. Projected Summary Impact by Property  
FY2020 R&M Fund - \$24.9 million & \$14.9 million**

Property	# of Projects	Children (Ages 0-17)	Adults (Ages 18+)	Residents Impacted	Households
Fort Dupont Dwellings	1	29	114	143	81
Garfield Terrace Senior	1	1	200	201	185
Judiciary House	7	0	214	214	208
Kelly Miller Dwellings	2	80	201	281	136
Langston Addition	3	10	62	72	29
Ledroit Apartments	3	17	143	160	113
<b>Grand Total</b>	<b>17</b>	<b>137</b>	<b>934</b>	<b>1,071</b>	<b>752</b>

## FY2020 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 **910** units will be impacted by the work across at least 6 properties during FY2020.

**Table 7. FY2020 R&M Fund Planned Project Detail by Property (\$24.9 Million Allocation)**

Property	Task Description	Estimated Cost	Current Status	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
	(including nature of work—repair, rehabilitation or renovation)									
Judiciary House	Replace emergency generator	\$86,628.00	Material on Order	All Units at Property	All	271	3	4	0	264
	Complete Modernization and Upgrades of 28 Units	\$3,640,000.00	In Design							
	Balcony Repair	\$1,800,000.00	In Design							
	Common area renovation	\$200,000.00	In Design							
	Sitework - Repair parking deck roof and repave rear	\$978,000.00	Start Date 03/09/2020							
	New roofs	\$935,311.00	Start Date 03/30/2020							
Kelly Miller (Townhomes)	Roofs - Replace flat roofs, curbing, flashing, gutters and downspouts on 5 buildings (40 units)	\$600,000.00	Completed	40 Units	40 Units	160	1	4	0	155
	Finishes - Patch walls and ceilings and paint	\$350,000.00	90% Complete							
Langston Addition	Complete Modernization and Upgrades of 34 Units	\$4,080,000.00	In Design	All Units at Property	All	34	0	0	0	34
	Plumbing - Camera and route	\$79,103.00	Awaiting Funding							
	New roofs	\$221,371.00	Completed							
Ledroit Apartments	Complete Modernization and Upgrades of 104 Units	\$12,480,000.00	In Design	104 Units	104 Units	113	3	0	0	110
	Sitework - Repair and/or resurface lead walks, driveways, parking and curbs	\$500,000.00	In for Permitting							
	Common area renovation	\$250,000.00	In Design							
<b>Totals</b>	<b>14 Projects</b>	<b>\$26,200,413.00*</b>				<b>578</b>	<b>7</b>	<b>8</b>	<b>0</b>	<b>563</b>

\* Total budgeted work is \$1.3 M greater than the allocated \$24.9 M. This “overage” is planned to be carried over into the \$14.9 M allocation of R&M for 2020.

**Table 8. FY2020 R&M Fund Planned Project Detail by Property (\$14.9 Million Allocation)**

Property	Task Description (including nature of work—repair, rehabilitation or renovation)	Estimated Cost	Current Status	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
Fort DuPont Dwellings	Install storm doors and replace fire alarm system	\$205,000.00	Joint Scoped	All Units at Property	All	104	1	0	0	103
Garfield Senior	Elevator repair - door mods	\$195,000.00	In Design	All Units at Property	All	228	2	0	0	226
Judiciary House	Complete Modernization and Upgrades of 90 Units	\$13,299,000.00	In Design	90 Units	90 Units	271	3	4	0	264
<b>Totals</b>	<b>3 Projects</b>	<b>\$13,699,000.00**</b>				<b>603</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>593</b>

\*\* Total budgeted work for the \$14.9 M R&M fund includes approximately \$1.3 M to be carried over from the \$24.9 M allocation.

**Local Rent Supplement Program Project Pipeline**

**Summary Chart**

**Project Pipeline Status Update**

Status	Total Projects	Total Units	Budget Authority
Awarded	0	0	\$ -
Reserved	15	258	\$ 4,976,415
Committed	9	226	\$ 5,645,688
Under Construction	16	318	\$ 5,386,788
<b>Pipeline Subtotal</b>	<b>40</b>	<b>802</b>	<b>\$ 16,008,891</b>
<b>Online</b>	<b>61</b>	<b>1525</b>	<b>\$ 20,404,607</b>
<b>TOTAL</b>	<b>101</b>	<b>2,327</b>	

Offline/Cancelled	10	
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**Projects by Ward**

Ward	Awarded	Reserved	Committed	Under Construction	Online	Total Projects by Ward
1	0	2	0	0	14	16
2	0	1	0	0	4	5
3	0	0	0	0	0	0
4	0	6	1	1	11	19
5	0	0	0	4	7	11
6	0	1	4	1	4	10
7	0	2	0	5	8	15
8	0	3	4	5	6	18
Various	0	0	0	0	7	7
<b>TOTAL</b>	<b>0</b>	<b>15</b>	<b>9</b>	<b>16</b>	<b>61</b>	<b>101</b>

**Units by Ward**

Ward	Awarded	Reserved	Committed	Under Construction	Online	Total Units by Ward
1	0	21	0	0	322	343
2	0	47	0	0	128	175
3	0	0	0	0	0	0
4	0	128	6	16	219	369
5	0	0	0	100	76	176
6	0	17	142	16	64	239
7	0	20	0	96	249	365
8	0	25	78	90	104	297
Various	0	0	0	0	363	363
<b>TOTAL</b>	<b>0</b>	<b>258</b>	<b>226</b>	<b>318</b>	<b>1525</b>	<b>2327</b>

Local Rent Supplement Program - Project / Sponsor Based Pipeline

AWARD YEAR	PROJECT	Overall Project Status	WARD	ADDRESS	LRSP Units	BEDROOMS	BUDGET AUTHORITY	Projected Closing Date	Effective Date of contract	FY Online (actual or est)
19-NOFA	17 Mississippi Ave SE Apts	Reserved	8	17 Mississippi Ave SE Apts	9		\$120,012.00	3/19/2020		tbd
19-NOFA	218 Vine Street NW	Reserved	4	218 Vine Street NW	24		\$732,672.00	4/30/2020		tbd
19-NOFA	2442 MLK Avenue	Reserved	8	2442 MLK Avenue	6		\$121,392.00	6/1/2020		tbd
19-NOFA	Abrams Hall - Assisted Living	Reserved	4	1320 Main Drive NW	54		\$388,800.00	3/20/2020		TBD
19-NOFA	Cedar Street Apartments	Reserved	4	410 Cedar Street NW	3		\$79,452.00	2/5/2020		TBD
19-NOFA	Kenilworth Phase I	Reserved	7	4502 Douglas Street NE	17		\$257,040.00	9/1/2020	03/01/22	FY22
19-NOFA	Park Southern	Reserved	8	800 Southern Avenue SE	10		\$148,752.00	3/19/2020		tbd
19-NOFA	Spring Flats Affordbale	Reserved	4	1125 Spring Road NW	9		\$312,180.00	12/31/2019		TBD
19-NOFA	Urban Village Phase I	Reserved	1	1500 Meridian Place NW	14		\$610,560.00	6/5/2020		tbd
16-NOFA	Liberty Place Apartments	Committed	6	881 - 901 3rd St NW	14	EFF-2; 1BR-10; 2BR -2	\$284,712.00			tbd
18-NOFA-1	1736 Rhode Island Ave Apts.	ALTSC	5	1736 Rhode Island Ave NE	13	2BR-6; 3BR-7	\$362,424.00			FY2021
18-NOFA-1	555 E Street Senior Apts.	Committed	6	555 E Street SW	7	1BR-7	\$214,032.00			tbd
18-NOFA-2	Hanover Courts Apartments	ALTSC	8	2400-2412 Hartford St SE	4	1BR-4	\$48,000.00	12/11/2019		TBD
18-NOFA-2	Mary's House	Reserved	7	401 Anacostia Road SE	3	SRO-3	\$31,536.00	3/31/2020		TBD
18-RFP-DCHA	House of Lebanon	Reserved	6	27 O St NW	17	Eff-3, 1B-11, 2BR-3	\$424,992.00			FY20
18-RFP-DCHA	Ontario; Mozart; and Fuller	Reserved	1	3 units - 2525 Ontario Rd NW, 3 units - 1630 Fuller St NW, 1unit - 1650 Fuller St NW	7	??	\$252,867.00			FY20
14-NOFA	Four Points	Committed	8	2255 Martin Luther King Jr. Ave SE	4	Eff-2; 1BR-1; 2BR-1	\$57,768.00			tbd
14-NOFA	Vesta	Committed	8	4300 12th Street, SE	26	2BR-18; 3BR-3	\$467,160.00			tbd
14-NOFA	Walter Reed SOME 6900 Georgia Ave NW	Reserved	4	1395 Aspen Street , NW	24	Eff-24	\$376,704.00			tbd
15-NOFA	Ainger Place	Committed	8	2412 Ainger Place, SE	18	1BR -12; 2BR -6	\$257,976.00			tbd
15-NOFA	Brandywine 30	Committed	8	718 Brandywine Street, SE	30	1BR-9; 2BR -20; 5BR -1	\$473,640.00			tbd
18-NOFA-1	1445 Spring Road NW	Committed	4	1445 Spring Road NW	6	1BR-6	\$122,400.00	1/31/2020	TBD	TBD
18-NOFA-1	1550 First Street SW	ALTSC	6	1550 First Street SW	16	2BR-7; 4BR -9	\$708,372.00	11/7/2019		FY21
18-NOFA-1	Capitol Vista	Committed	6	888 New Jersey Avenue NW	21	Eff-11; 1BR-10	\$650,400.00			tbd
18-NOFA-2	1100 Eastern Ave NE	ALTSC	7	1102 Eastern Avenue NE	13	1BR-7, 3BR-6	\$226,080.00	10/30/2019		TBD
18-NOFA-2	Anna Cooper House	Reserved	2	1338 R Street NW	47	SRO-47	\$705,000.00	2/7/2020	TBD	TBD



Local Rent Supplement Program - Project / Sponsor Based Pipeline

AWARD YEAR	PROJECT	Overall Project Status	WARD	ADDRESS	LRSP Units	BEDROOMS	BUDGET AUTHORITY	Projected Closing Date	Effective Date of contract	FY Online (actual or est)
18-NOFA-2	Spring Flats Senior	Reserved	4	1125 Spring Road NW	14	1BR-14	\$414,456.00	12/18/2019		TBD
20-SA	Hill East Parcel F-1	Committed	6	1900 C ST SE	100	1BR-75, 2BR-25	\$3,117,600.00			fy21
14-NOFA	HELP Walter Reed - 1324 Main Drive	LTSC	4	1324 Main Street, NW	75	Eff-75	\$1,045,700.00		12/13/19	FY20
14-NOFA	South Capitol Multifamily Building	ALTSC	8	4001 SOUTH CAPITOL ST. SW	40	1BR - 20	\$267,600.00		02/01/20	FY20
15-NOFA	Meadow Green Court - Milestone Senior	ALTSC	7	3605-3615 MINNESOTA AVE., SE	15	Eff8; 1BR-7	\$180,360.00		01/01/20	FY20
15-NOFA	The Solistice	LTSC	7	3534 East Capitol Street NE	15	1BR-10; 2BR-5	\$178,560.00		11/15/19	FY20
16-NOFA	1164 Bladensburg LLC	LTSC	5	1164 Bladensburg Road NE	13	1BR-13	\$178,776.00		11/06/19	FY20
16-NOFA	Abrams Hall at Walter Reed	ALTSC	4	Walter Reed 6900 Georgia Avenue, NW- Building 14	16	1BR-16	\$229,632.00			tbd
16-NOFA	Brookland Place Apartments	ALTSC	5	617 Hamlin Street, NE	15	1BR-15	\$227,700.00	Closed	01/08/20	FY20
16-NOFA	Delta Towers	ALTSC	5	808 Bladensburg Road, NE / 1400 Florida Ave NE	30	1BR-30	\$488,160.00		09/30/20	FY21
16-NOFA	Diane's House	ALTSC	5	2610 Bladenburg Road, NE	42	EFF-35; 1BR-7	\$662,940.00		12/31/20	FY21
16-NOFA	Residence at St Elizabeths East Housing	ALTSC	8	1201 Oak Drive, SE / 1100 Alabama Ave SE	13	EFF-1; 1BR-5; 2BR-2; 3BR-5	\$202,860.00		12/31/20	FY21
18-NOFA-1	Stanton Square Apartments	ALTSC	8	2395 Pomeroy Road SE	13	2BR -11; 3BR-2	\$187,092.00			FY21
18-NOFA-2	3500 East Capitol Street (Phase II)	ALTSC	7	3500 East Capitol Street NE	5	3BR - 5	\$118,260.00		2/27/21	FY21
18-NOFA-2	Randle Hills Apartments	ALTSC	8	3300-3368 6th Street SE	20	1BR-4, 2BR-16	\$319,296.00		2/27/21	FY21
19-NCI	Providence Place	ALTSC	7	601 50th Street NE	35		\$701,556.00		5/29/19	FY21
19-NCI	The Strand	ALTSC	7	Nannie Helen Burroughs St NE	28	1BR-XX, 2BR-XX	\$456,456.00		7/31/19	FY21
07-RFP-PB	Careco	LTSC	8	3936 Martin Luther King Ave, SE	8	1BR-7; 2BR-1	\$84,000.00		12/1/07	FY08
07-RFP-PB	Careco	LTSC	4	4714 New Hampshire	4	1BR-4	\$48,000.00		12/1/07	FY08

Local Rent Supplement Program - Project / Sponsor Based Pipeline

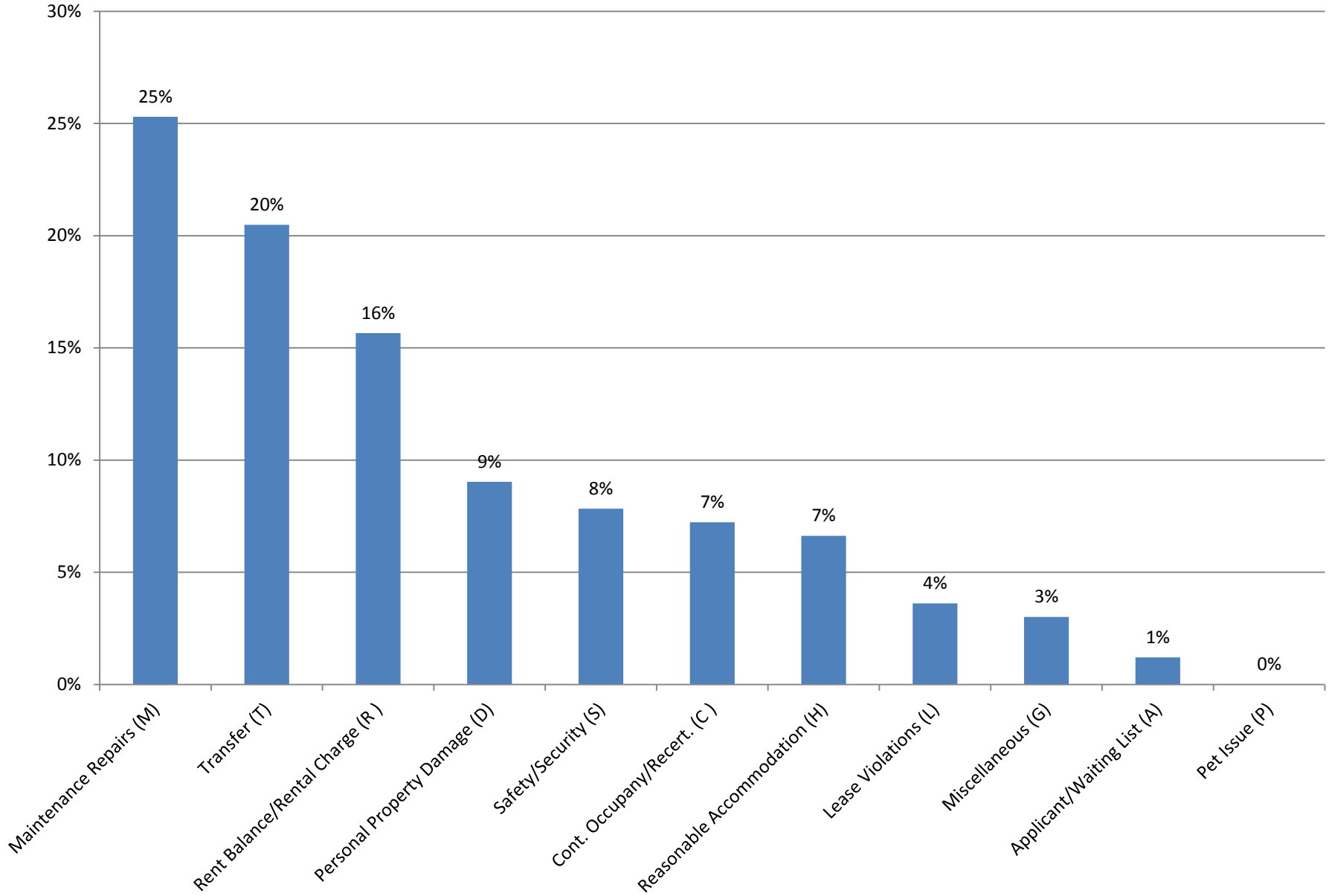
AWARD YEAR	PROJECT	Overall Project Status	WARD	ADDRESS	LRSP Units	BEDROOMS	BUDGET AUTHORITY	Projected Closing Date	Effective Date of contract	FY Online (actual or est)
07-RFP-PB	Hyacinth Place	LTSC	5	1060 Bladensburg Ave, NE	15	Eff- 15	\$117,792.00		11/17/11	FY12
07-RFP-PB	Marian Russell Coop	LTSC	6	115 16th Street, NE	6	Eff-1; 1BR-5	\$864,000.00		10/14/11	FY12
07-RFP-PB	New Beginnings Coop	LTSC	1	2922 Sherman Ave, NW	15	1BR-5; 2BR-3; 3BR -7	\$210,096.00		11/29/11	FY12
07-RFP-PB	The Residences at Georgia Ave	LTSC	4	4100 Georgia Ave, NW	14	1BR-8; 2BR-6	\$195,048.00		4/1/09	FY09
07-RFP-SB	Community Connections - Scattered Sites	LTSC	various	various Address	55		\$499,380.00		9/15/2007	FY07
07-RFP-SB	Community of Hope - Scattered Sites	LTSC	various	various Address	11		\$263,004.00		6/13/08	FY08
07-RFP-SB	Green Door - Scattered Sites	LTSC	various	various Address	23	1BR-23	\$354,600.00		11/10/08	FY09
07-RFP-SB	Jubilee - The Euclid	LTSC	1	1740 Euclid Street, NW	35	Eff- 22; 1BR-6; 2BR-3; 3BR-4	\$184,032.00		2/28/11	FY11
07-RFP-SB	Jubilee - The Fuller	LTSC	1	1650 Fuller St, NE	7	2BR -7	\$75,096.00		12/19/07	FY08
07-RFP-SB	Jubilee - The Marietta	LTSC	1	2418 17th Street, NW	9	Eff-3; 2BR -6	\$89,604.00		12/19/07	FY08
07-RFP-SB	Jubilee - The Mozart	LTSC	1	1630 Fuller Street, NW	14	1BR-12; 2BR -2	\$124,992.00		5/13/10	FY10
07-RFP-SB	Jubilee - The Ritz	LTSC	1	1631 Euclid Street, NW	18	1BR-8; 2BR-5; 3BR-5	\$119,448.00		5/13/10	FY10
07-RFP-SB	Jubilee - The Sorrento	LTSC	1	2233 18th Street NW	17	Eff-2; 1BR-3; 2BR-7; 3BR-4	\$227,892.00		2/28/11	FY11
07-RFP-SB	Jubilee - Ontario Court	LTSC	1	2525 Ontario Rd, NW	13	1BR-1; 2BR-10; 3BR -2	\$155,328.00		2/26/09	FY09
07-RFP-SB	Pathways to Housing - Scattered Sites	LTSC	various	various Address	30		\$360,000.00		4/22/08	FY08
07-RFP-SB	SOME- Gasner House	LTSC	7	2810 Texas Ave SE	48	Eff-48	\$299,140.00		7/12/10	FY10
07-RFP-SB	SOME - Barnaby House	LTSC	8	740 Barnaby Street SE	10	SRO - 10; EFF -16	\$151,200.00		8/17/07	FY07
07-RFP-SB	SOME - Zagami House	LTSC	8	1701 19th Street, SE	12	2BR -7; 3BR -5	\$198,756.00		2/14/08	FY08
07-RFP-SB	SOME - Chabreja House	LTSC	1	3828 South Capitol Street, SE	51	SRO-51	\$612,000.00		5/18/11	FY11
07-RFP-SB	SOME Keuhner House	LTSC	8	1667 Good Hope Road, SE	42	Eff-15; SRO -26; 1BR -1	\$422,340.00		1/19/12	FY12
07-RFP-SB	THC Fort View - Ft Stevens	LTSC	4	6030 - 6050 13th Place, NE	18	1BR-7; 2BR-7; 3BR-4	\$291,321.00		4/30/10	FY10
08-RFP-PB	Bethune House	LTSC	7	401 Chaplin Street, SE	9	1BR-6; 2BR-3	\$164,400.00		3/22/12	FY12
08-RFP-PB	Building 25 Unity/Mi Casa/Mercy	LTSC	4	21 & 25 Kennedy Street, NW	15		\$92,880.00		11/19/13	FY14
08-RFP-PB	Open Arms - 57 O St NW	LTSC	5	57 O Street, NW	16	Eff -15; 1BR -1	\$122,880.00		8/4/09	FY09
08-RFP-PB	Quest Cooperative	LTSC	1	1428 Euclid Street, NW	8	Eff-1; 1BR-5; 3BR-2	\$88,500.00		1/12/10	FY10
08-RFP-PB	The Severna I	LTSC	6	1015 First Street, NW	30	Eff-2; 1BR-14; 2BR-6; 3BR-6; 4BR-2	\$540,000.00		11/17/11	FY12
08-RFP-PB	Twinning Terrace	LTSC	7	2501 - 2505 N Street, SE	3	1BR-2; 2BR-1	\$24,540.00		2/14/12	FY12
08-RFP-SB	Community Connections - Various Properties	LTSC	various	various Address	83		\$748,490.00		12/3/08	FY09
08-RFP-SB	Community Connections - Various Properties	LTSC	various	various Address	11		\$117,600.00		5/20/10	FY10
08-RFP-SB	Madison Saints Paradise South	LTSC	2	1713 7th Street, NW	12	Eff-12	\$162,288.00		12/23/08	FY09
08-RFP-SB	Pathways to Housing - Scattered Sites	LTSC	various	various Address	150		\$1,890,000.00		10/24/08	FY09
08-RFP-SB	SOME Chesapeake St	LTSC	8	730 - 736 Chesapeake Street, SE	22	2BR-10; 3BR-10; 3BR -2	\$407,520.00		1/11/12	FY12
08-RFP-SB	United Planning Org Montello Ave	LTSC	5	1642 Montello Ave, NE	3	1BR-3	\$33,000.00		4/15/10	FY10
08-RFP-SB	United Planning Org Sherrif Rd	LTSC	7	4939 - 4945 Sheriff Road, NE	2	2BR-2	\$26,400.00		4/26/12	FY12
08-RFP-SB	Webster Gardens	LTSC	4	130 Webster Street, NW	16	1BR-5; 2BR-11	\$192,000.00		4/30/10	FY10
13-NOFA	4000 Benning Rd	LTSC	7	4000 Benning Rd NE	18		\$193,536.00			
13-NOFA	E&G	LTSC	5	2321 4th Street NE	20	Eff - 4; 1BR-11; 2BR-5	\$302,016.00		7/19/16	FY16
13-NOFA	Maycroft/Jubilee Redevelopment Project	LTSC	1	1474 Columbia Road, NW	41	Eff-10; 1BR -25; 2BR -2; 3BR -4	\$636,252.00		4/3/19	FY19
13-NOFA	Miriam's House	LTSC	1	1300 Florida Ave,NW	20	SRO -20	\$310,560.00		3/10/16	FY16
13-NOFA	Open Arms - Owen House	LTSC	5	1256 Owens Place NE	4	1BR-4	\$61,968.00		9/29/15	FY15
13-NOFA	Partner Arms I	LTSC	4	935 Kennedy Street NW	14	1BR -3; 2BR-6; 3BR-5	\$217,152.00		3/1/16	FY16

Local Rent Supplement Program - Project / Sponsor Based Pipeline

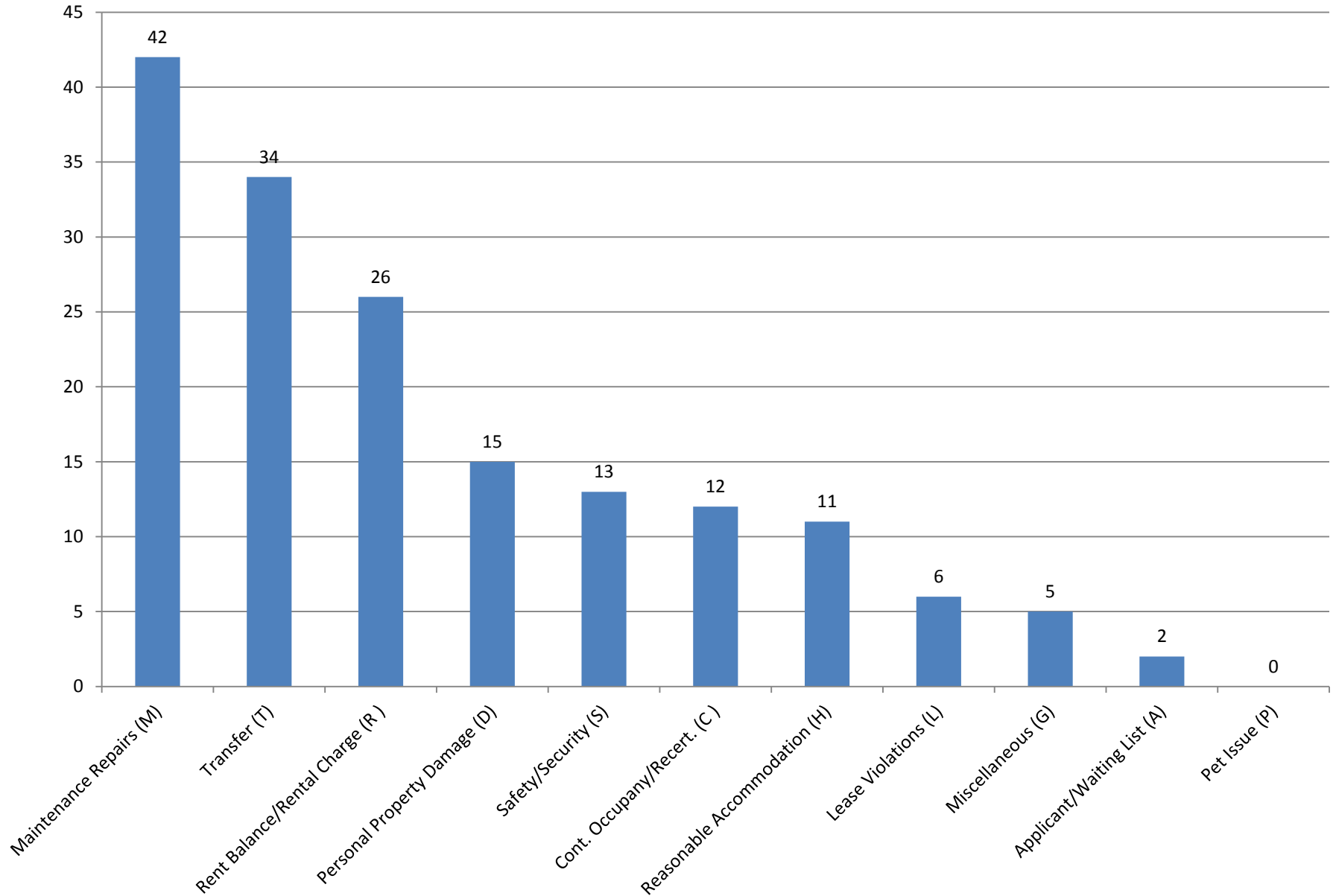
AWARD YEAR	PROJECT	Overall Project Status	WARD	ADDRESS	LRSP Units	BEDROOMS	BUDGET AUTHORITY	Projected Closing Date	Effective Date of contract	FY Online (actual or est)
13-NOFA	Phillis Wheatley	LTSC	2	901 Rhode Island Ave, NE	76	Eff-76	\$781,200.00		7/8/16	FY16
13-NOFA	SOME Benning Road - The Conway Center	LTSC	7	4414-4430 BENNING RD NE	142	Eff - 60; SRO- 72; 2BR-2; 3BR-6; 4BR-2	\$1,312,056.00		7/31/18	FY18
13-NOFA	The Beacon Center	LTSC	4	6120 Georgia Avenue NW	8	Eff -4 ; 1BR -4	\$215,352.00		7/15/19	FY19
13-NOFA	Weinberg Commons	LTSC	7	5066 Benning Road, SE	12	2BR-36	\$184,752.00		11/25/15	FY16
14-NOFA	Girard Street Community Partners	LTSC	1	1545 Girard Street, NW	25	1BR-25	\$393,000.00		6/10/16	FY16
14-NOFA	N Street Village & Eden House (Scattered Sites)	LTSC	2	1301 14TH STNW & 1333 N ST, NW	37	SRO -37	\$673,548.00		12/26/16	FY17
14-NOFA	Plaza West - Grandfamilies	LTSC	6	1035 4th & 307 K St NW	11	Eff-1; 1BR-7; 2BR-3	\$243,816.00		10/18/18	FY19
14-NOFA	WC Smith -Archer Park	LTSC	8	1200 - 1300 MISSISSIPPI AVE SE	10	1BR-6; 2BR -4	\$152,880.00		3/19/18	FY18
14-NOFA	West End - Square 50	LTSC	2	1211 23rd ST, NW	3	1BR-3	\$243,816.00		6/30/17	FY17
14-SA	North Capitol Commons	LTSC	6	1005 North Capitol Street, NE	17	Eff-17	\$196,248.00		4/10/17	FY17
15-NOFA	Sarah's Circle	LTSC	1	2551 17th Street	49	Eff -27; 1BR-22	\$913,644.00		2/19/19	FY19
15-NOFA	SOME's Walter Reed Building 17 Project	LTSC	4	1433-1435 SPRING ROAD, NW	36	2BR -18; 3BR -18	\$956,880.00		1/8/19	FY19
16-NOFA	FT Stevens Place Apartments	LTSC	4	1339 Ft. Stevens Dr NW	7	1BR -4; 2BR -3	\$113,664.00		12/21/18	FY19
16-NOFA	Langdon Apartments	LTSC	5	2613-2615 Bladensburg Rd, NE	5	1BR -5	\$69,360.00		10/11/17	FY18
16-NOFA	Partner Arms II-THC	LTSC	4	4506 Georgia Ave, NW	12	2BR-10; 3BR-2	\$272,304.00		2/19/19	FY19
14-NOFA	Texas & Minnesota Ave	cancelled	7	3500 MINNESOTA AVE SE, 2741 28th Street SE	17	Eff -4; 1BR -13	\$208,986.00			
15-NOFA	1431 E St NE	cancelled		1431 E St NE	1					
15-NOFA	1708 Good Hope	cancelled		1708 Good Hope Rd SE	7					
07-RFP-PB	Careco	Offline	1	1334 Harvard St NW	9				12/1/07	FY08
07-RFP-PB	Four Walls Development	Offline	5	208 T St NE	4				12/1/07	FY08
07-RFP-PB	Four Walls Development	Offline	8	2212 Naylor Road, SE	4				12/1/07	FY08
07-RFP-PB	Four Walls Development	Offline	5	1814 Hamlin St NE	22				12/1/07	FY08
07-RFP-SB	Sarah's Circle	Offline	1	2551 17th St NW	19				9/23/07	FY07
08-RFP-PB	Hacienda	Offline	7	100-110 58th st SE	10					
16-NOFA	City View	withdrawn	8	2850 Douglass Pl SE	6					

Legend	
Awarded	Won Bid
Reserved	Board Approved
Committed	Council Approved
ALTSC	Executed & Under Construction
LTSC	Project Online
Offline	Terminated
Cancelled	Awarded but did not proceed with Execution
Withdrawn	Developer withdrew application for consideration

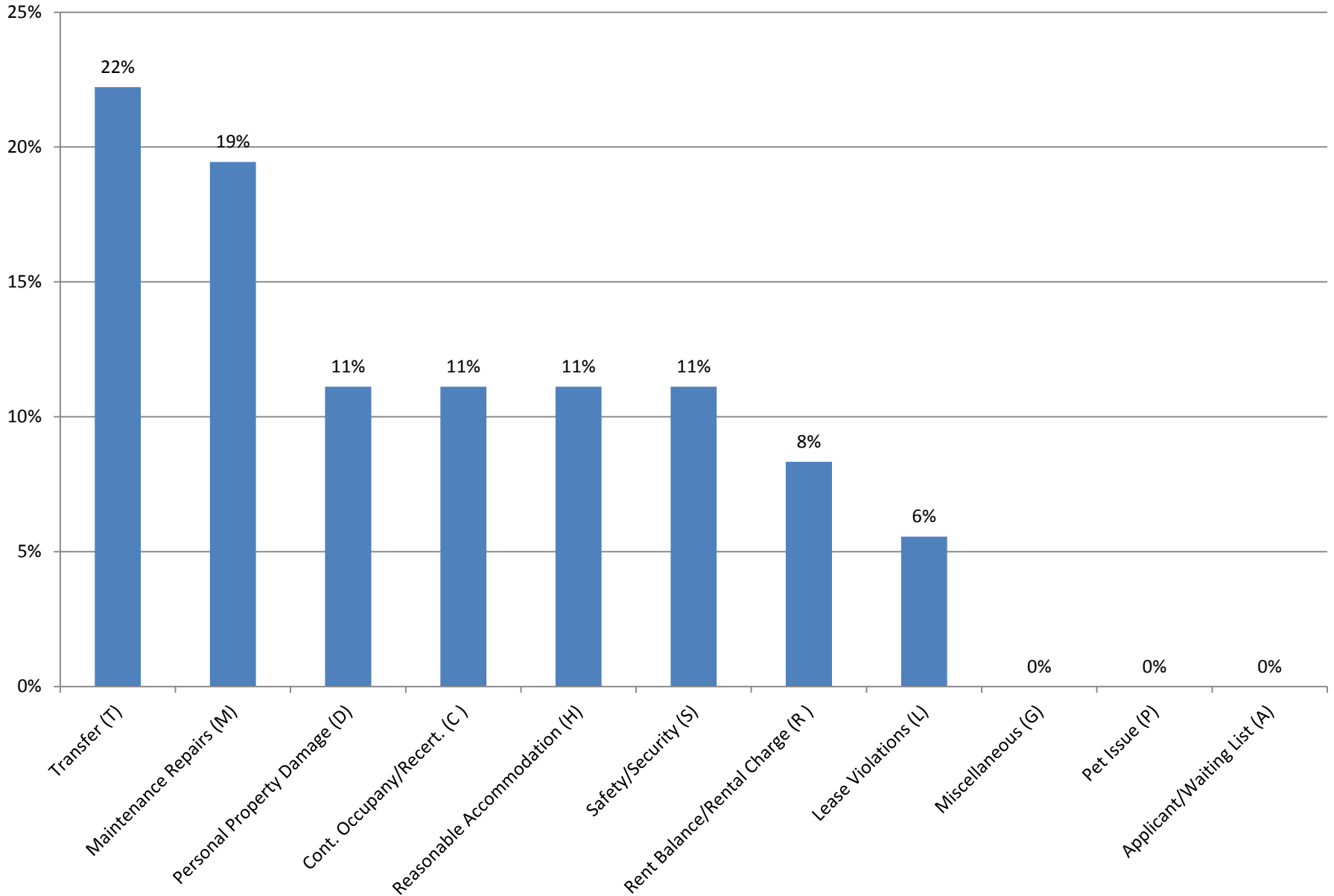
# LIPH - Grievance Types FY '19



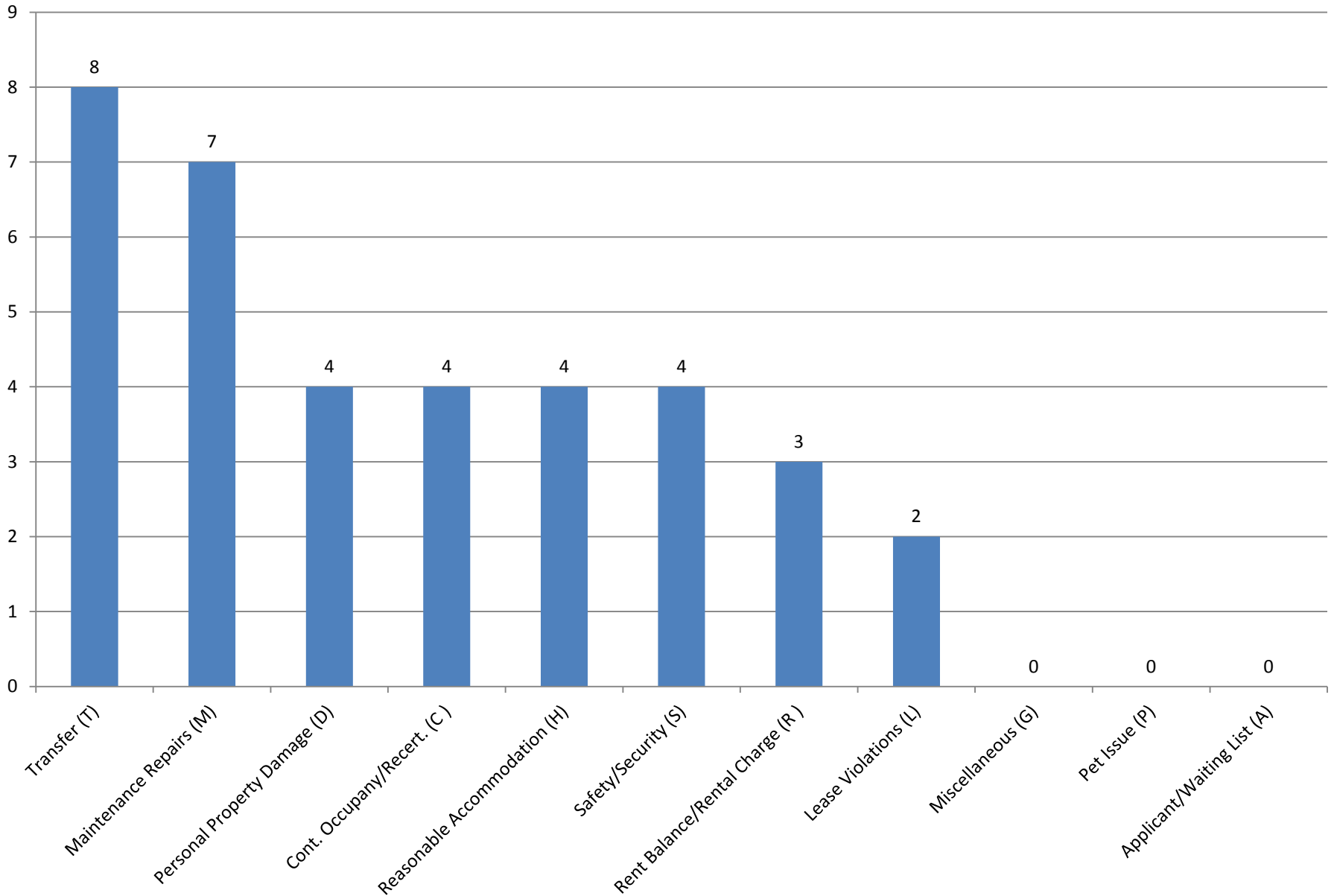
# LIPH - Grievance Types FY '19



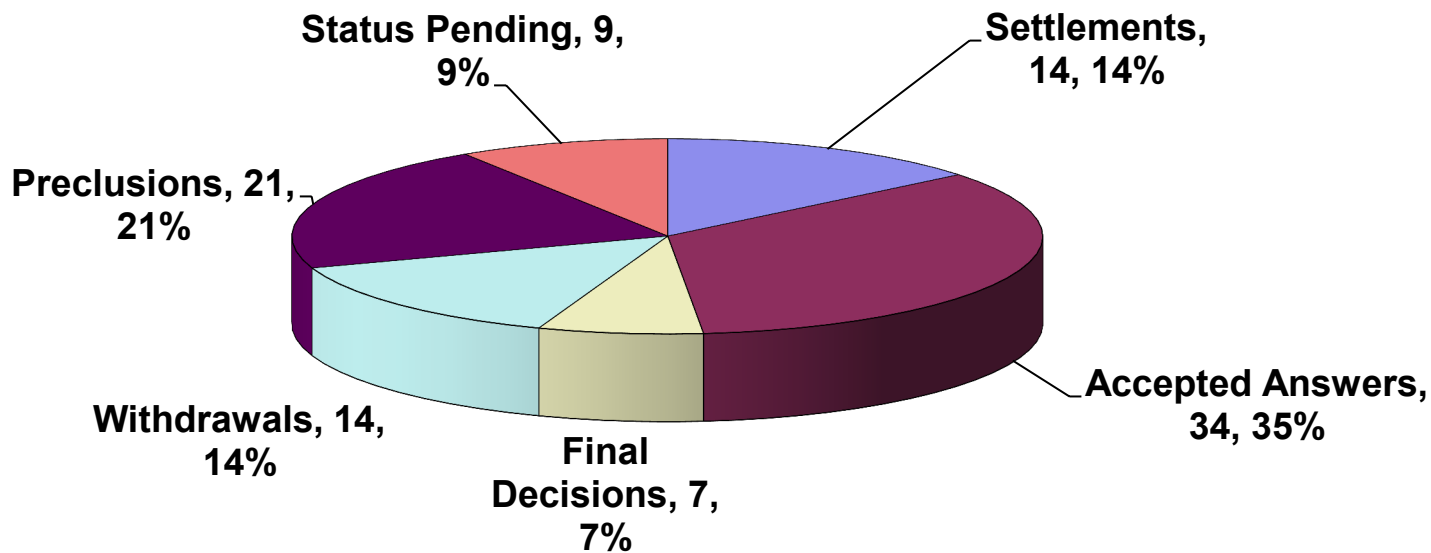
# LIPH - Grievance Types FY '20



# LIPH - Grievance Types FY '20

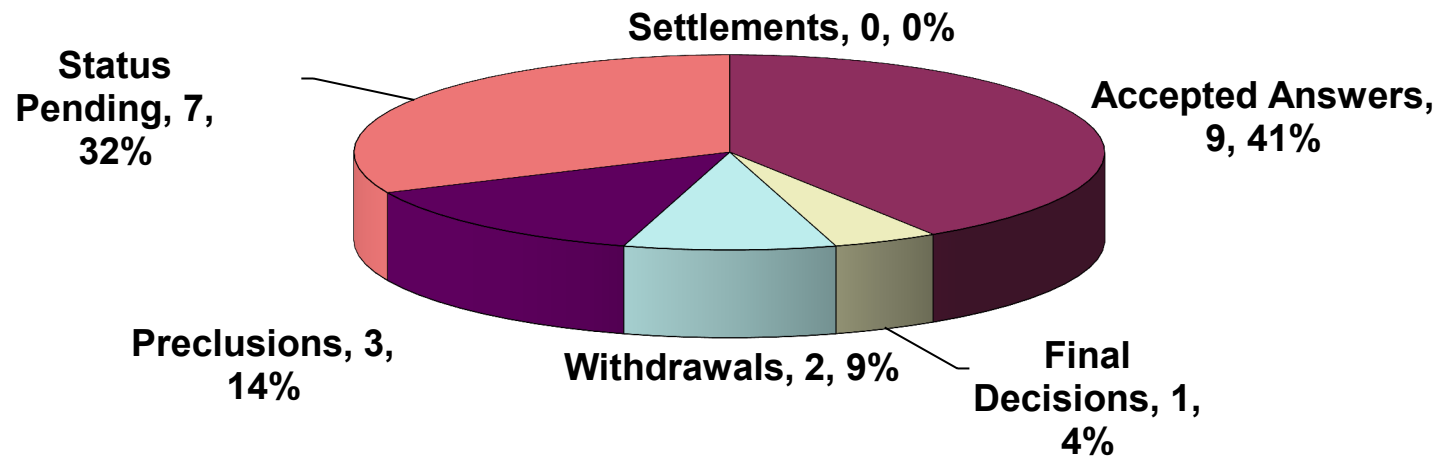


## Disposition of Cases FY 2019

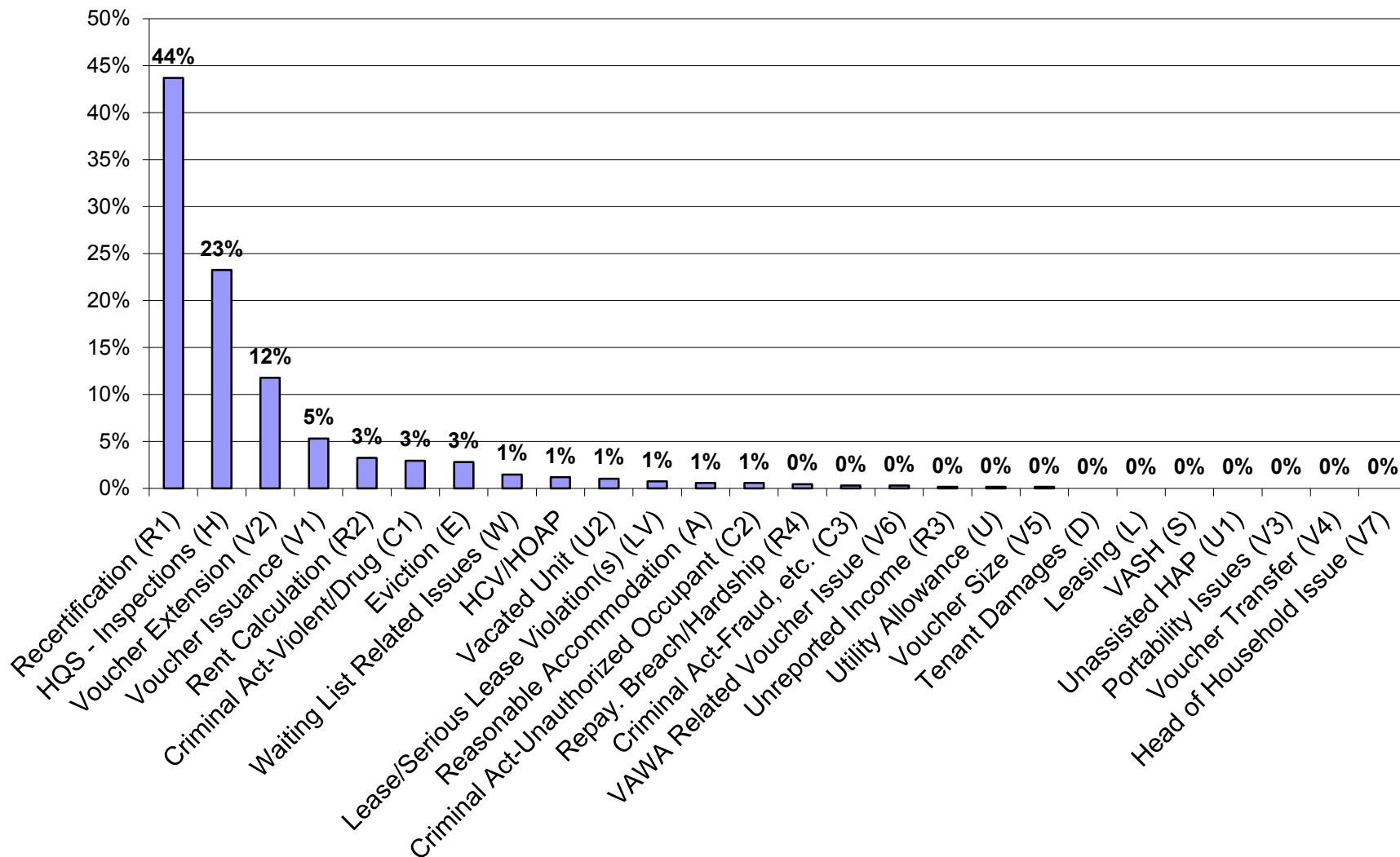




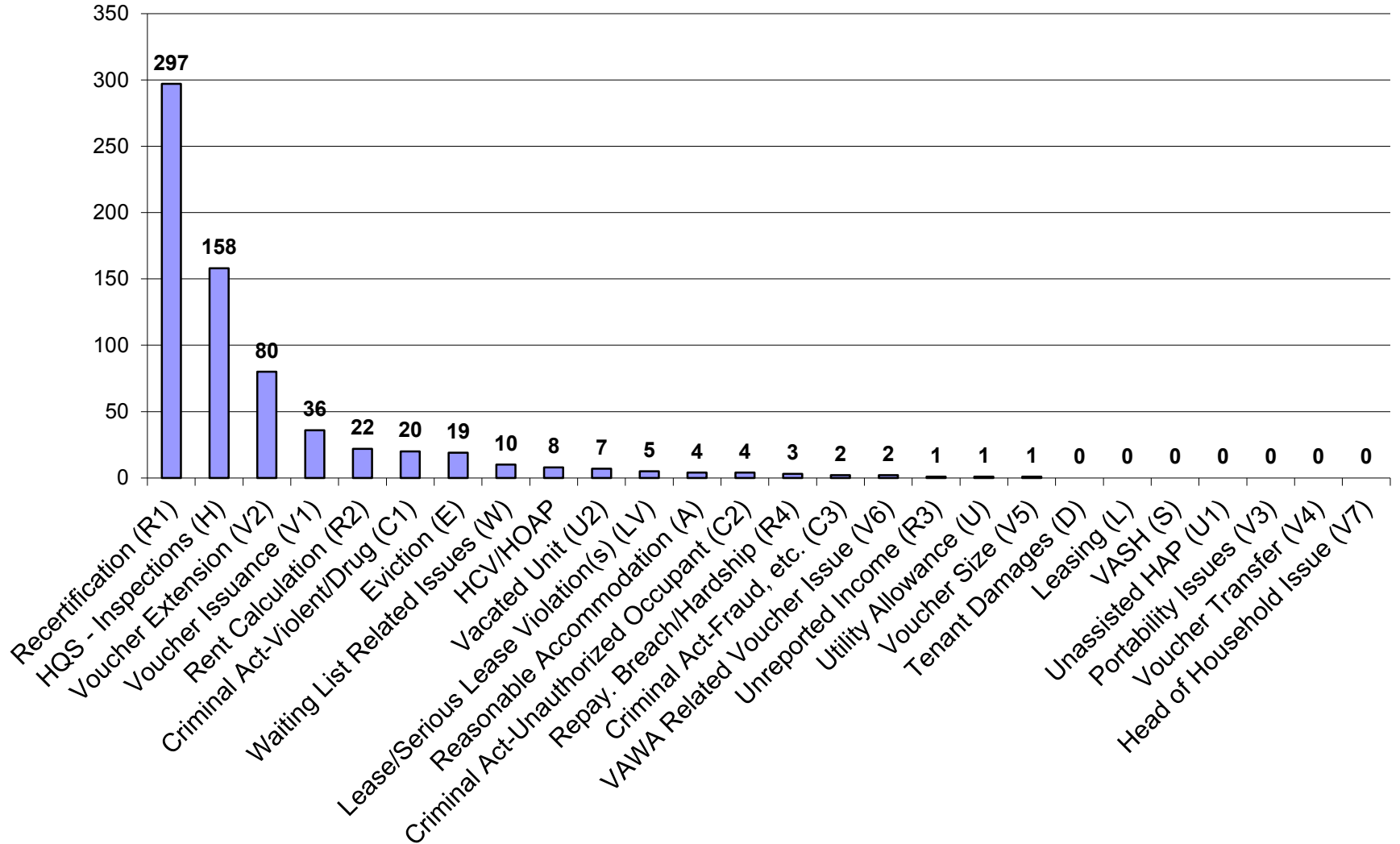
## Disposition of Cases FY 2020



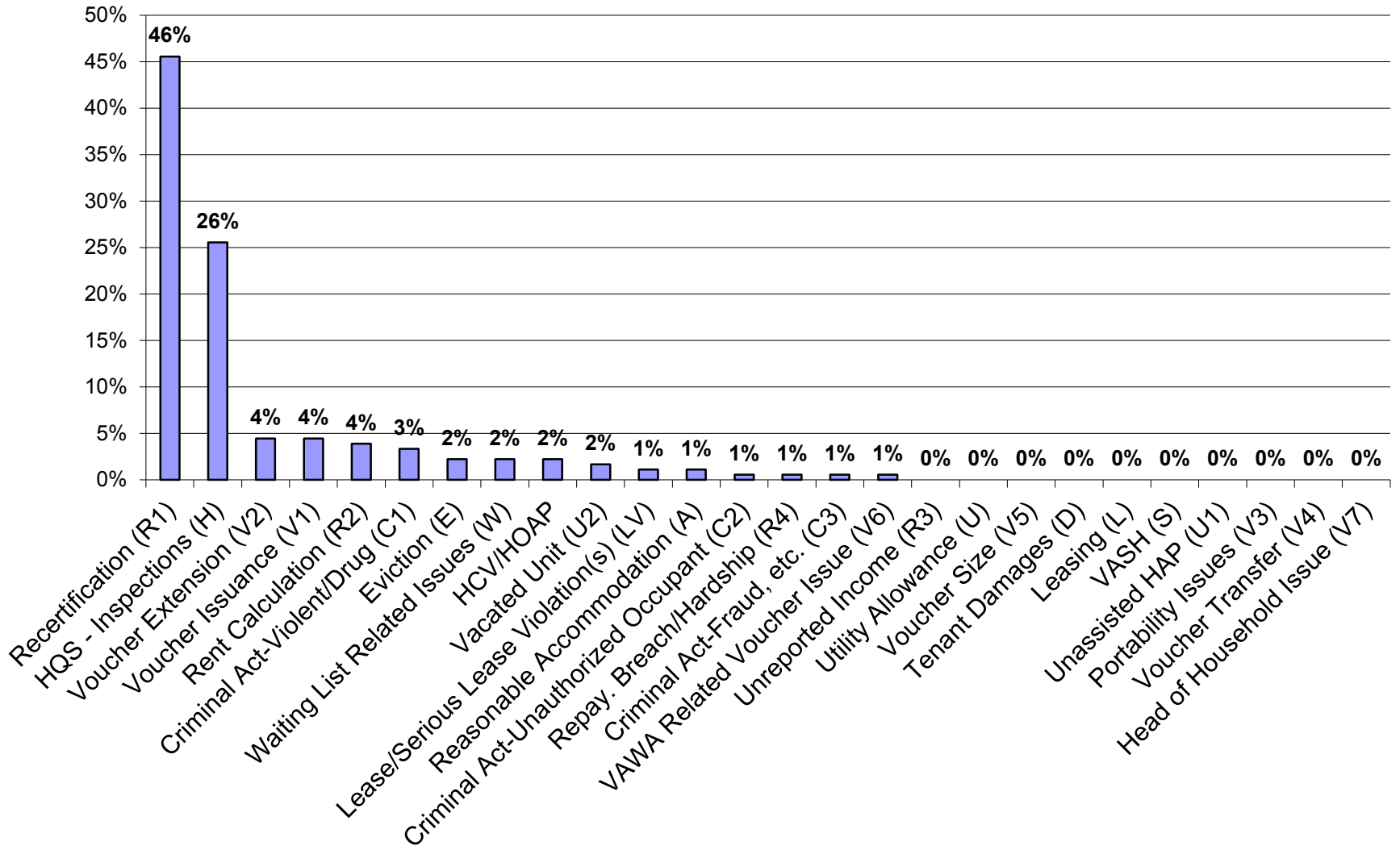
# HCVP Grievance Types FY '19



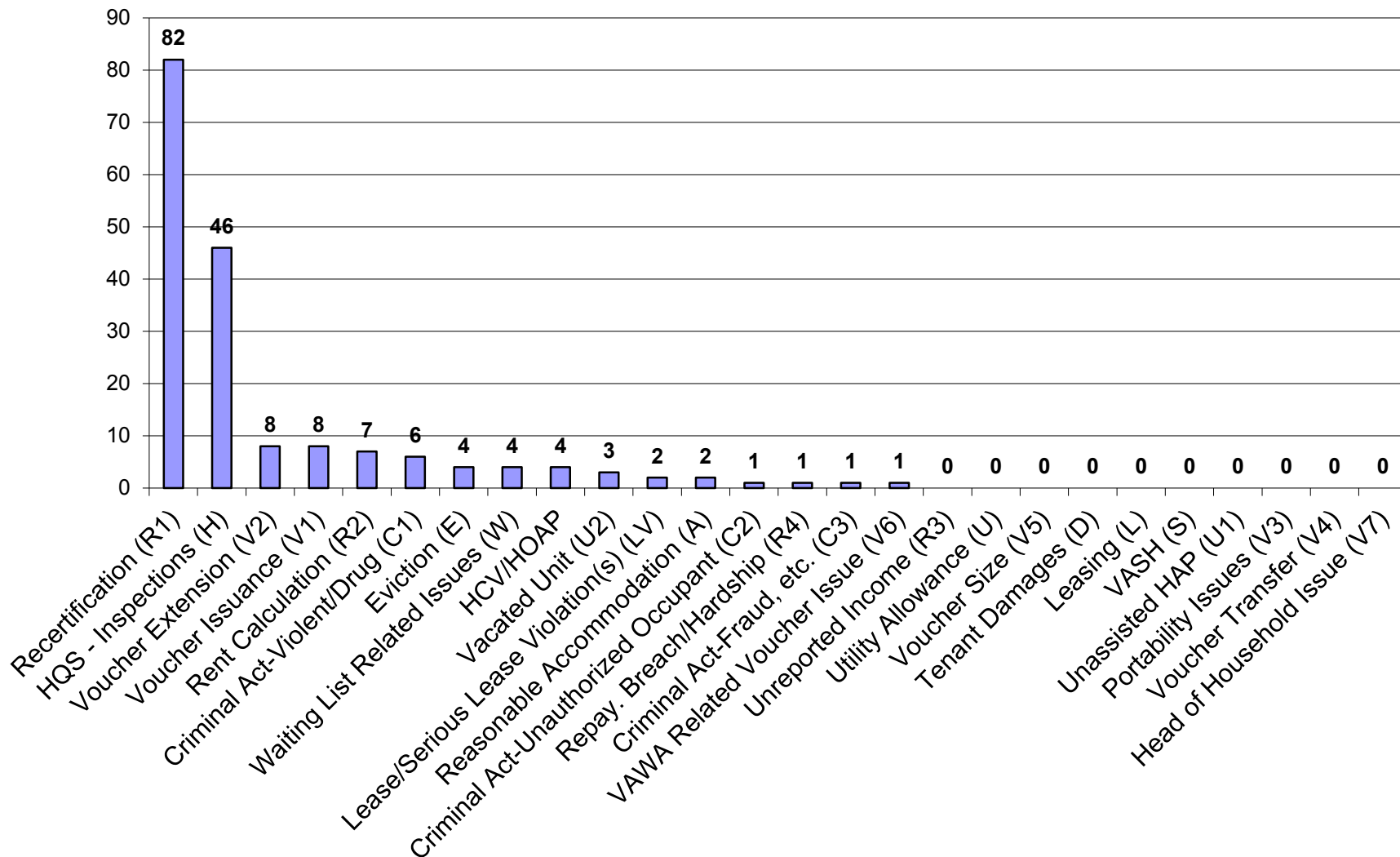
# HCVP Grievance Types FY '19



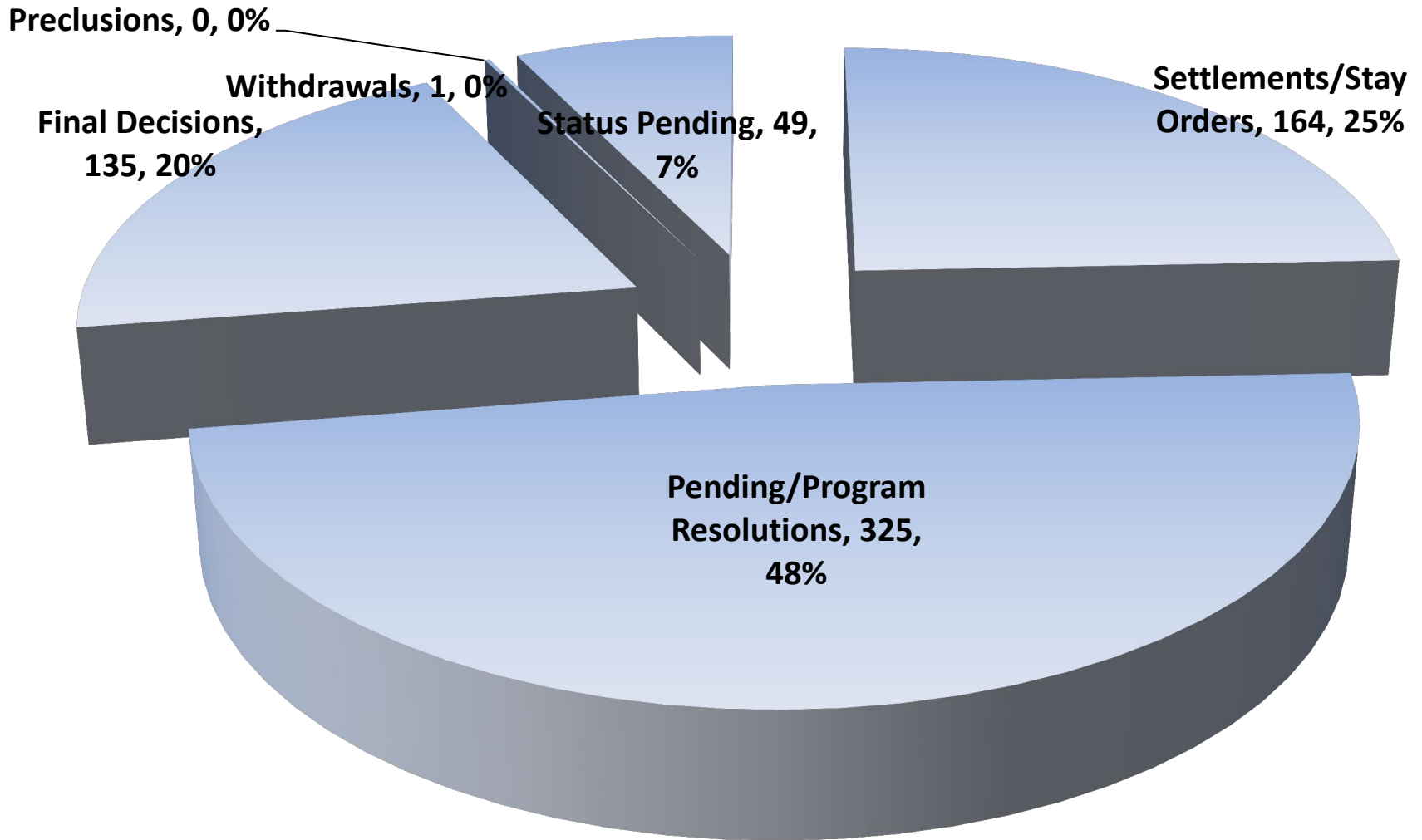
# HCVP Grievance Types FY '20



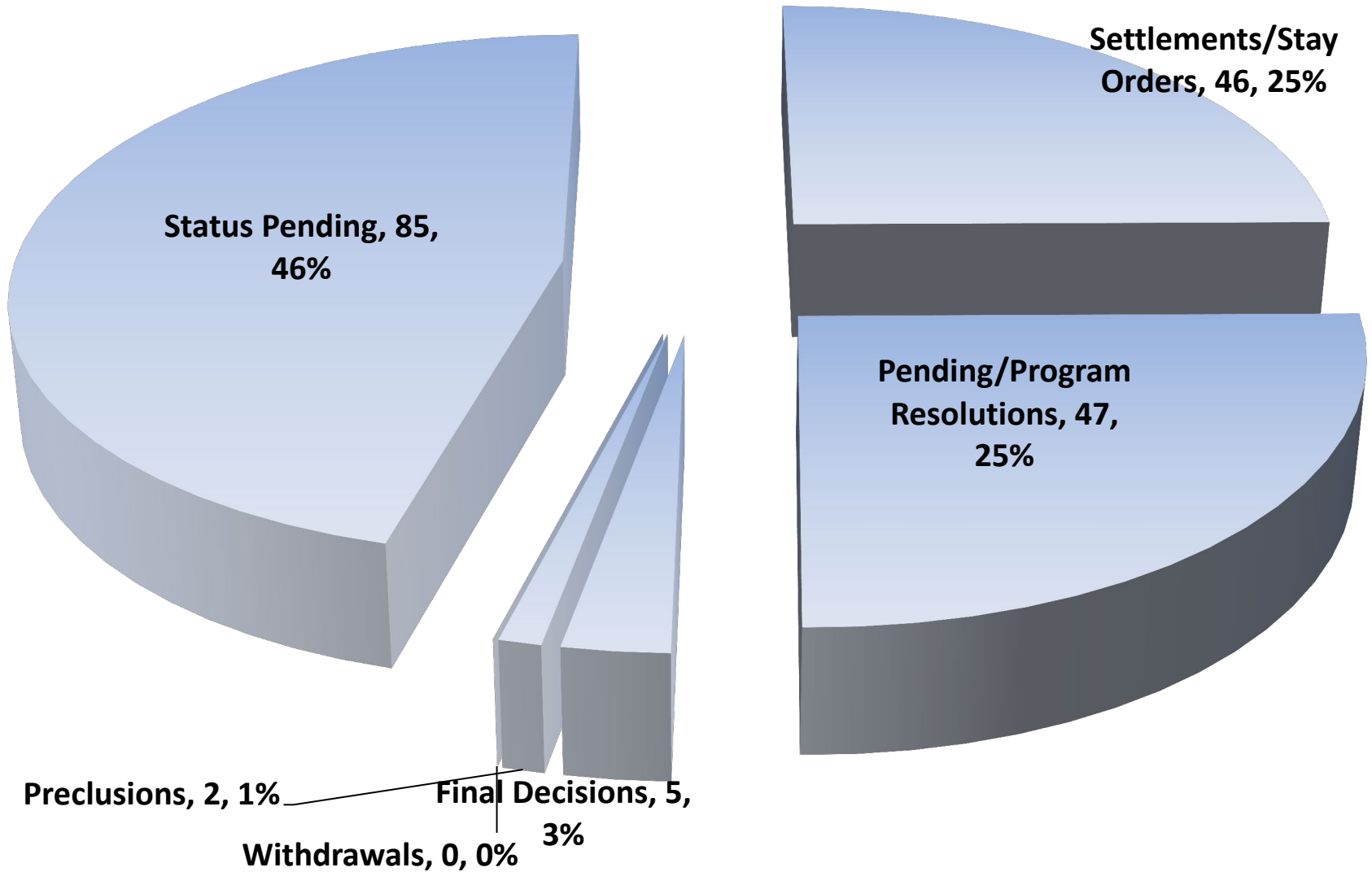
# HCVP Grievance Types FY '20



# Disposition of Cases - FY '19



# Disposition of Cases - FY '20



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## ***DISTRICT OF COLUMBIA HOUSING AUTHORITY***

### **RESIDENT GRIEVANCES (Quick Guide)**



A. The grievance procedures are contained in 14 District of Columbia Municipal Regulations (DCMR) Chapter 63. A copy of the regulations is available in each DCHA property management office. Copies are also available at the DCHA regional offices, and the central offices in the Office of Fair Hearings or the Client Placement Division. The grievance procedures apply to residents of DCHA properties and applicants to DCHA for housing.

B. If a resident believes that DCHA has taken an action or failed to take an action that adversely affects his/her rights, duties, welfare or status and you have tried unsuccessfully to resolve the issue directly with the housing manager or office involved s/he may file a grievance with the DCHA Office of Fair Hearings, 1133 N. Capitol St., NE or the management office of the property in which s/he resides within one year of the action to be grieved. For assistance call the Office of Fair Hearings at (202) 535-1245.

C. Only a public housing resident (head of household) may file a grievance. The grievance process cannot be used for the following: (1) to resolve disputes between residents not involving DCHA; (2) to bring class action grievances; (3) to resolve disputes about Notices to Vacate based on creation or maintenance of a threat to the health or safety of other residents or DCHA employees; or (4) to initiate or negotiate changes to DCHA policies. Moreover, you are not required to file a grievance to address your concerns; you may choose to resolve your dispute in court.

D. A resident who files a formal grievance has the right to a private hearing, unless the complainant requests a public hearing. The hearing will be in front of an impartial, disinterested licensed attorney assigned at random by DCHA. The grievance procedures can be divided as follows: (1) the informal settlement stage; (2) the formal hearing stage; (3) the hearing decision stage; and (4) the relief performance stage.

E. A resident who files a grievance may be represented by an attorney or other individual selected by the complainant and may examine documents, records and regulations of DCHA. DCHA will copy up to fifty pages of requested information at no charge. Thereafter, the cost is thirty-five (35) cents per page.



DISTRICT OF COLUMBIA HOUSING AUTHORITY  
OFFICE OF FAIR HEARINGS  
HOUSING CHOICE VOUCHER PROGRAM  
HEARING REQUEST (QUICK GUIDE)

A. The Office of Fair Hearings (OFH) is responsible for ensuring those grievances of the Housing Choice Voucher Program (HCVP) participants and applicants are addressed in a fair, expeditious and uniform manner. OFH is responsible for conducting and holding conciliatory meetings with HCVP participants and program officials, conducting Settlement Conferences, holding Informal Hearings as required in accordance with applicable laws and regulations. Further, OFH ensures compliance with Settlement Agreements and Informal Hearing Final Decisions.

B. HCVP Participants/Applicants may request an Informal Hearing, in writing, email or fax to resolve his/her disagreement within 35 days after notice of HCVP's intent to including but, not limited to:

- Deny issuance of a Housing Choice Voucher;
- Deny continued participation in the Housing Choice Voucher or Moderate Rehabilitation Program;
- Change the families' annual or adjusted income and the computation of the Housing Assistance Payment (HAP);
- Approve or deny an extension or suspension of a voucher term; and
- Deny a request for a reasonable accommodation.

C. A Participant can only request a Good Cause Hearing if the participant has been terminated from the HCVP:

- Participant may only request a Good Cause Hearing within 60 calendar days of the date of the termination notice for End of Participation (EOP);
- Participants are precluded from requesting a hearing if filed after 35 days of HCVP's notice of Recommendation for Termination (RFT);
- Participant must show Good Cause for filing a late hearing request; and
- If the participant demonstrates Good Cause the matter is then scheduled for a merit Hearing.

**Note: Requests for Informal Hearings or an extension of time must be reduced to writing and either mailed or delivered to DCHA Office of Fair Hearings, 1133 North Capitol St., NE, Suite 317, Washington, DC 20002, within the allotted 35-day time frame.**

D. No action on any matter listed in (B.) above shall be taken at least until such time as the 35-day period for requesting an informal hearing has expired. Also, no action shall be taken on the matter for which the Informal Hearing was requested is held. In addition, no action shall be taken on the matter until the 15-day time limit for an appeal of the initial decision has expired or a final determination is made.

E. OFH will issue notice of the scheduled informal hearing within 15-days of receipt of the complainant's request. Participants/Applicants will have the opportunity to review all documents that HCVP intends to introduce at the informal hearing, if requested at least 3-days prior to the hearing.

F. The assigned Hearing Officer will issue a (proposed) decision within 14 - days following the informal hearing or closure of hearing record, if applicable. Either party may request reconsideration of the Hearing Officer's decision by the Executive Director within 10 working days after the postmark on the proposed decision. In lieu of any requests the proposed decision becomes final routinely.

G. A Final Decision will be issued by the Executive Director within 15 - days after the receipt of a request for reconsideration. A Final Decision which requires the performance of a relief will be implemented within 30 -days following the issuance of the Final Decision unless otherwise stipulated in the decision.

# District of Columbia Housing Authority

## Office of Audit and Compliance



## Performance Oversight Hearing Office of Audit and Compliance Summary

Joanne Wallington, Vice President

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The summary below has been prepared for the Performance Oversight Hearing scheduled for February 22, 2019.

### Completed FY '19 and FY '20 Audits and Reviews to Date

The Office of Audit and Compliance has not completed any audits and reviews for FY '19 and FY '20, to date.

### Ongoing Audits and Reviews

Name	Description
<b>Review of DCHA Resident Council Participation and Vending Funds Usage</b>	This review covers all active Resident Councils that receive Resident Participation Funds and/or Vending Proceeds. The review is to determine whether funds are being used consistent with DCHA's Resident Council/Vending Funds policy.
<b>DCHA's Annual Compliance Review</b>	This assessment tests several areas of agency performance to identify compliance with federal regulations.

### FY '19 Investigations closed by the Office of Audit and Compliance

In FY '19, 46 cases were investigated and closed by the Office of Audit and Compliance. The summary of those cases is shown below.

Investigation Type	Number of Cases Closed	Number / % Substantiated	Number / % Unsubstantiated
<b>Abandoned Property</b>	9	7 / 78%	2 / 22%
<b>Criminal Activity</b>	3	2 / 67%	1 / 33%
<b>Double Subsidy</b>	1	-	1 / 100%
<b>Employee Misconduct</b>	2	1 / 50%	1 / 50%
<b>Fraud</b>	6	5 / 83%	1 / 17%
<b>Referral to Other Departments</b>	1	N/A	N/A
<b>Sublease</b>	7	4 / 57%	3 / 43%
<b>Unauthorized Occupant</b>	13	5 / 38%	8 / 62%
<b>Unreported Income</b>	4	2 / 50%	2 / 50%
<b>Total:</b>	<b>46</b>		

### FY '20 Investigations closed by the Office of Audit and Compliance

To date in FY '20, 7 cases were investigated and closed by the Office of Audit and Compliance. The summary of those cases is shown below.

Investigation Type	Number of Cases Closed	Number / % Substantiated	Number / % Unsubstantiated	Other
<b>Abandoned Property</b>	1	1 / 100%	-	-
<b>Employee Misconduct</b>	3	1 / 33%	1 / 33%	1 / 33% <sup>1</sup>
<b>Unauthorized Occupant</b>	3	2 / 67%	1 / 33%	-
<b>Total:</b>	<b>7</b>			

To date in FY '20, 21 cases are open investigations. The summary of those cases is shown below.

Investigation Type	Number of Cases
<b>Abandoned Property</b>	4
<b>Criminal Activity</b>	2
<b>Employee Misconduct</b>	1
<b>Fraud</b>	1
<b>Landlord Activity</b>	1
<b>Unauthorized Occupant</b>	7
<b>Sublease</b>	4
<b>Unreported Income</b>	1
<b>Total:</b>	<b>21</b>

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<sup>1</sup> Employee(s) terminated from the agency prior to the investigation being complete.

Date	Description	Department	Purpose	Method of Distribution
02/22/19	QR Code Half Sheet Flyer.pdf	OPAC	Access to DCHA website	Handout
02/22/19	DCHA Presentation Slide -01.jpg - DCHA Presentation Slide -10.jpg	OPAC	Repositioning	Presentation
03/06/19	Housing Graphic.jpg	OPAC	2400/10	Digital
03/12/19	BOC 8 24x36 April.pdf (May, Jul, Oct, Nov, Dec)	DCHA	8 24x36 BOC Announcement	Printed / Posted
03/12/19	BOC 2019 NOTICE - APR10.pdf (May, Jul, Oct, Nov, Dec)	DCHA	8 Letter Size BOC Announcement	Printed / Posted
03/13/19	Podcast Logo Final.pdf	OPAC	DCHA Anybody Home podcast logo	Digital
03/19/19	DCH18-07-TSP-Posters_LegalSized.pdf	TSP/OPAC	8 TSP Graduates Legal Size Posters	Printed / Posted
03/26/19	Meet and Lease April 3.pdf	HCVP	Meeting Landlords	Printed / Posted
03/26/19	Mixed Finance Cap Qtr flyer.jpg	OPS	Meeting	Printed / Posted
03/26/19	Staff Development Day Flier-01.jpg	DCHA	Event Announcement	Printed / Posted
03/27/19	2019 ATP Flyer.pdf	ORS	Training Announcement	Printed / Posted
03/28/19	DCHA Folder Presentation.pdf	OPAC	Folder Design Proposal	Digital
04/01/29	DCHA PD Recreation Comparison.jpg	OPS	DCHA Police Logo Recreation	Printed / Posted
04/06/19	FAQ Over Income Rule Vers 7.pdf	OPAC	Explanation of Over-Income Rule	Printed / Posted
04/08/19	DCHA Builds Logo.jpg	DCHA	DCHA Builds Logo	Printed / Posted, Digital
04/09/19	Bring Your Daughter To Work Day 2-01.jpg, Bring Your Daughter To Work Day 2-02.jpg	HR	Event Flyer	Printed / Posted
04/11/19	Human Resources Flier BLUE.pdf (RED, TAN)	HR	3 Blank HR Event Flyers	Printed / Posted
04/11/19	FY 2020 Budget Oversight Testimony_revised.pdf	DCHA	Testimony Report Document	Printed / Posted
04/11/19	DCHA-Parkway Ribbon Evite.pdf	OCP	Event evite	Digital
04/14/19	HR Presents_Business Etiquette.jpg	OPAC	Training Event Notice	Lobby Screen Display
04/14/19	HR Presents_Gossip Training.jpg	HR	Training Event Notice	Lobby Screen Display
04/14/19	HR Presents_Prop Mgt Cust Service .jpg	HR	Training Event Notice	Lobby Screen Display
04/14/19	HR Presents_Lunch and Learn.jpg	HR	Training Event Notice	Lobby Screen Display
04/14/19	HR Presents_Regan Associates.jpg	HR	Training Event Notice	Lobby Screen Display
04/14/19	Lead Paint Poster-01.jpg	OCP	Awareness Poster	Printed / Posted
04/15/19	Lead Paint Half Page Flyer v4.pdf	OCP	Awareness Half Sheet	Handout
04/16/19	DCHA-Parkway Ribbon Lobby Screen Redo.pdf	OCP	Event Flyer	Lobby Screen Display
04/18/19	DCHA Builds Invite Idea 1.jpg	DCHA	Event Flyer	eMail Invitation
04/18/19	DCHA Kronos Announcement Small.pdf	HR	Announcement (Kronos)	Printed / Posted
04/18/19	Easter Egg Hunt.pdf	ORS	Event Flyer	Printed / Posted
04/18/19	Mixed Finance_eMail Invites.jpg	DCHA	Event Flyer	eMail Invitation
04/24/19	Housing Choice Voucher.pdf	HCVP	SSAP Information Flyer	Printed / Posted
04/24/19	WFA Week Lobby Screen 2-01.jpg	OAC	1 of 8 WFA Week Information Flyers	Lobby Screen Display
04/26/19	Do Your Best Lobby Screen-01.jpg	ORS	Event Announcement	Lobby Screen Display
04/29/19	Waste Fraud Abuse Infographic.pdf	OAC	Information Flyer	Printed / Posted
05/02/19	DCHA Builds 1 Watermark.png	DCHA	Document Watermark	Print Use
05/02/19	Mixed Finance Infographic 2.pdf	DCHA	Information Flyer	Printed / Posted
05/08/19	Human Capital for Redevelopment 05082019.pdf	DCHA	Document	Printed / Posted
05/08/19	Human Capital for Redevelopment Graphic.jpg	DCHA	Chart	Printed / Posted
05/08/19	Human Capital for Redevelopment Graphic Org Chart.jpg	DCHA	Organizational Chart	Printed / Posted
05/14/19	New Employees Lobby Slide.jpg	HR	New Employees Announcement	Lobby Screen Display
05/14/19	DCHA Homeownership Invite.jpg	HCVP	Event Flyer	Printed / Posted

Date	Description	Department	Purpose	Method of Distribution
05/16/19	WFA Infographic Lobby Screen-01.jpg	OAC	Information Flyer (Waste, Fraud, Abuse)	Lobby Screen Display
05/17/19	Board of Commissioners_Aug 2019-01.jpg	OED	3 Screen DCHA Board of Commissioners Announcement	Lobby Screen Display
05/21/19	DCHA Simple Flyer Template.pdf	OPAC	Residents Meeting Flyer Template	Printed / Posted
05/22/19	MTW Plan Lobby Screen-01.jpg	DCHA	Moving to Work Information Flyer	Lobby Screen Display
05/22/19	DCHA Simple Flyer Template_Park Morton.pdf	OPAC	Interim Controls Meeting Flyer	Printed / Posted
05/22/19	Greenleaf Fact Sheet.pdf	OPAC	Information Flyer / Interim Controls	Printed / Posted
05/22/19	Park Morton How to Prep For Interim Control.pdf	DCHA	Information Flyer / Interim Controls	Printed / Posted
05/22/19	Park Morton Interim Building Schedule 2.pdf	DCHA	Information Flyer / Interim Controls	Printed / Posted
05/22/19	Park Morton Interim Building Schedule.pdf	DCHA	Information Flyer / Interim Controls	Printed / Posted
05/22/19	Park Morton Interim Controls In Your Unit.pdf	DCHA	Information Flyer / Interim Controls	Printed / Posted
05/28/19	DCHA Accountability.jpg	OPAC	3' x 7' Signage / Pop Up Banners for Events	Printed
05/29/19	Park Morton Fact Sheet.pdf	OPAC	Document	Printed
06/10/19	Staff Development Day 4-01.jpg	OPAC	Event Flyer	Printed / Posted
06/11/19	DCHA Brandmark.pdf	OPAC	DCHA Branded Tablecloth	Printed
06/12/19	DCHA OPACAssist Gamechangers Logo.pdf	OPAC	Team Logo	Unused
06/18/19	Capital Community News-01.jpg	OPAC	1 of 13 Juneteenth Newspaper Ads	Newspaper Advertisement
06/23/19	150 90-02.jpg	OPAC	Logo	Unused
07/10/19	NNO DCHA Lobby Screen-01.jpg	OPS	Event Flyer	Lobby Screen Display
07/15/19	DCHA Construction Signs.pdf	OCP	1 of 7 4' x 8' Property Construction Signs	Printed
07/24/19	Resident Preference Survey Questions.pdf	OPAC	Half Sheet Resident Survey	Handout
07/24/19	Washington City Paper Half Page_Job Fair-01.jpg	OPAC	1 of 15 DCHA Job Fair Newspaper Ads	Newspaper Advertisement
07/24/19	Capital Community News HALO.jpg	OPAC	1 of 14 DCHA HALO Newspaper Ads	Newspaper Advertisement
07/24/19	Capital Community News Print Homeownership-01.jpg	OPAC	1 of 14 DCHA Homeownership Newspaper Ads	Newspaper Advertisement
07/24/19	El Tiempo Latino Half Page_MATP-01.jpg	OPAC	1 of 14 DCHA MATP Newspaper Ads	Newspaper Advertisement
07/24/19	ORS Scholarship Award Flyer.pdf	OCE	Event Flyer	Printed / Posted
07/24/19	Summer of Safety Flyer version 4.pdf	OPS	Event Flyer	Printed / Posted
08/05/19	DCHA Back to School Event.pdf	HCVF	Event Flyer	Printed / Posted
08/06/19	Benning Terrace Property Brief v2.pdf	OPAC	Property Profile Document	Printed
08/06/19	Garfield Senior and Terrace.pdf	OPAC	Property Profile Document	Printed
08/06/19	Greenleaf Gardens.pdf	OPAC	Property Profile Document	Printed
08/13/19	DCHA WFDI Flyer.pdf	ORS	Event Flyer	Printed / Posted
08/16/19	DCHA 2020 Vision Regular.pdf	OED	DCHA 20/20 Vision Logo	Print Use
08/16/19	Business Plan Workshop.pdf	ORS	Event Flyer	Printed / Posted
08/28/19	Customer Service Engagement Flyer w/ ADA Language.pdf	OCE	Event Flyer	Printed / Posted
09/13/19	dcConnect Girls Flyer with ADA Language.pdf	ORS	Event Flyer	Printed / Posted
09/27/19	ORS Computer Literacy.pdf	ORS	Event Flyer	Printed / Posted

Date	Description	Department	Purpose	Method of Distribution
10/01/19	ORS Work Safety Lobby Screen-01.jpg	ORS	Event Flyer	Lobby Screen Display
10/04/19	Customer Service Week Flyer Red.pdf	OCE	Event Flyer	Printed / Posted
10/04/19	DC Comm Dev Week3.pdf	DCHA	Event Flyer	Printed / Posted
10/04/19	DCHA STEM Prog Flyer ADA Language.pdf	ORS	Event Flyer	Printed / Posted
10/07/19	Homeownership Tips_Purchasing A Home-01.jpg	HCVP	Information Graphic for Web	Digital
10/08/19	DCHA Fall Career Fair ADA Language.pdf	ORS	Event Flyer	Printed / Posted
10/21/19	DCHA 5k Run Poster Letter with ADA.pdf	OCE	Event Flyer	Printed / Posted
10/21/19	Sherwin Williams Training Flyer.pdf	ORS	Event Flyer	Printed / Posted
10/21/19	Food Handler's Certification.pdf	ORS	Event Flyer	Printed / Posted
10/28/19	DCHA Special Meeting Flyer Judiciary House v2.pdf	ORS	Event Flyer	Printed / Posted
10/28/19	DCHA Special Meeting Flyer Stoddert Ft Dupont.pdf	ORS	Event Announcement	Printed / Posted
11/01/19	Veterans Appreciation Event Large Format.pdf	OCE	Event Announcement	Printed / Posted
11/05/19	DCHA Senior Thanksgiving Dinner.pdf	OCE	Event Announcement	Printed / Posted
11/05/19	DCHA website Ad-01.jpg	OPAC	Information Graphic for Web	Digital
11/13/19	DCHA AAREP Gala-01.jpg	DCHA	Event Announcement	Printed / Posted
11/15/19	Census Espanol.jpg	ORS	Event Flyer	Printed / Posted
11/19/19	DCHA Fam Self Sufficiency Flyer.pdf	ORS	Event Flyer	Printed / Posted
11/21/19	BOC Meeting DEC 2019 Lobby Screen-01.jpg	DCHA	Event Flyer	Lobby Screen Display
11/21/19	Gift of Love Flyer Kenilworth Courts Flyer.pdf	OCE	Event Flyer	Printed / Posted
11/25/19	DCHA Greenleaf Gardens flyer v3.pdf	OPAC	Event Flyer	Printed / Posted
12/05/19	Bread for the City.pdf	ORS	1 of 17 FSS Certificates	Printed / Posted
12/13/19	Digital Literacy Jan Mar 2020 flyer.pdf	ORS	Event Flyer	Printed / Posted
12/13/19	Medical Off Admin Proff Course Flyer.pdf	ORS	Event Flyer	Printed / Posted
12/13/19	ORS First Aid CPR Training January 2020.pdf	ORS	Event Flyer	Printed / Posted
12/16/19	DCHA Offsite Meeting Lobby Screen-01.jpg	OPAC	Information Flyer	Lobby Screen Display
12/17/19	DCHA Header-01.jpg	OPAC	Document Header	Printed
12/17/19	DCHA Youth Programs.pdf	ORS	Event Flyer	Printed / Posted
12/20/19	DCHA Christmas Holiday Social Media_Facebook.jpg	OPAC	Social Media Graphic	Social Media
12/20/19	Highland Dwellings.pdf	ORS	Event Flyer	Printed / Posted

# DC Housing Authority Public Housing Property List

Property	Address	Units	Type	Ward
Columbia Road Apts	1845 Harvard Street NW 20009	23	Family	1
Garfield Terrace	2301 11th Street NW 20001	279	Family/Senior	
Harvard Towers	1845 Harvard Street NW 20009	193	Senior	
Kelly Miller Apartments	2101 4th Street NW 20001	160	Family	
LeDroit Apartments	2101 4th Street NW 20001	124	Family/Senior	
Park Morton Apts	617 Morton Street NW 20010	174	Family	
Ontario Road	2422 Ontario Road NW 20009	13		
<b>Total</b>		<b>966</b>	<b>14%</b>	
Claridge Towers	1221 M Street NW 20009	343	Senior	2
Horizon House	1150 12th Street NW 20009	105	Senior	
James Apartments	1425 N Street NW 20005	141	Senior	
Judiciary House	461 H St NW 20001	271	Senior	
<b>Total</b>		<b>860</b>	<b>12%</b>	
Regency House (Sr Only)	5201 Connecticut Ave NW 20015	160	Senior	3
<b>Total</b>		<b>160</b>	<b>2%</b>	
Colorado Apts	5336 Colorado Ave NW 20011	21	Senior	4
<b>Total</b>		<b>21</b>	<b>0.3%</b>	
Fort Lincoln	2855 Bladensburg Road NE 20018	120	Senior	5
Lincoln Road	11 R St NW 20002	20	Family	
Langston Terrace/Addition	2101 G St NE 20002	308	Family	
Montana Terrace	1625 Montana Ave NE 20018	64	Family	
<b>Total</b>		<b>512</b>	<b>7%</b>	
Carroll Apartments (Sr only)	410 M St SE 20003	60	Senior	6
Greenleaf Gardens	203 N St SW 20024	278	Family	
Greenleaf Senior	1200 Delaware Ave SE 20024	215	Senior	
Hopkins Apartment	1430 L St SE 20003	158	Family	
James Creek Dwellings	1265 Half St SW 20024	239	Family	
Kentucky Courts	340 13 <sup>th</sup> St SE 20003	118	Family	
Potomac Gardens	1225 G St SE 20003	208	Family	
Potomac Gardens Senior	1225 G St SE 20003	144	Senior	
Sibley Plaza	1140 N. Capitol St NW 20002	246	Senior	
Sursum Corda	97 K St NW 20002	28	Family	
Syphax Gardens	1510 Half St SW 20024	174	Family	
<b>Total</b>		<b>1,868</b>	<b>27%</b>	



# DC Housing Authority

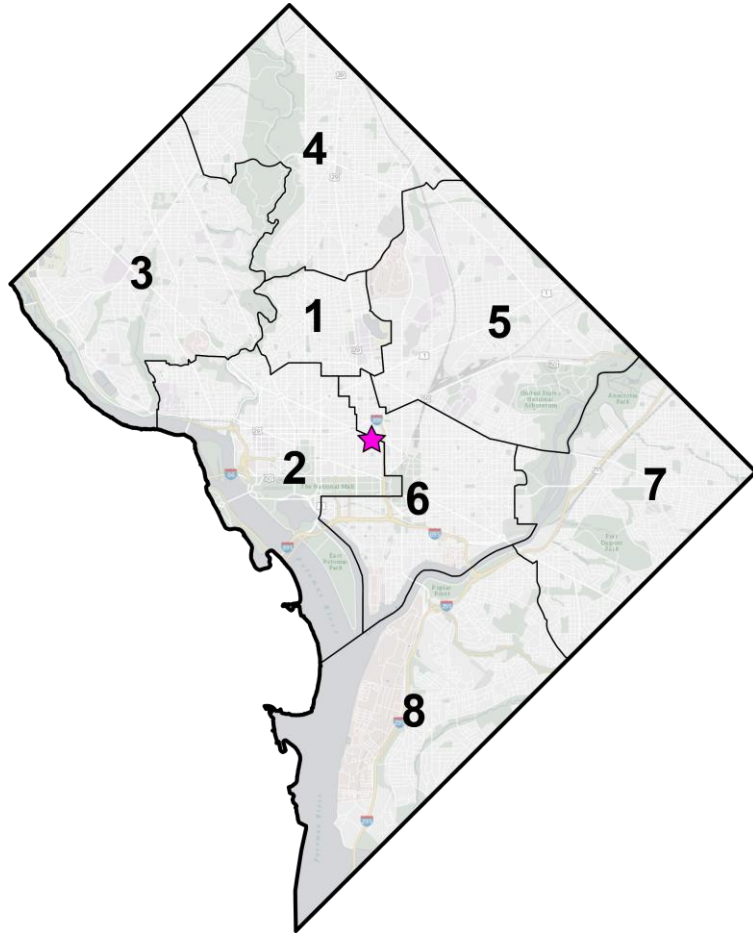
## Public Housing Property List

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Property	Address	Units	Type	Ward
Benning Terrace	4450 G Street SE 20019	273	Family	7
Ft Dupont Dwellings/Addition	155 Ridge Rd SE 20019	120	Family	
Kenilworth Courts	4500 Quarles St NE 20019	290	Family	
Lincoln Heights	400 50 <sup>th</sup> St NE 20019	440	Family	
Richardson Dwellings	5231 Cloud Place NE 20019	190	Family	
Stoddert Terrace	155 Ridge Rd SE 20019	158	Family	
The Villager	3810 Southern Ave SE 20020	20	Family	
<b>Total</b>		<b>1,491</b>	<b>21%</b>	
Barry Farm Dwellings	1292 Eaton Rd SE 20020	432	Family	8
Elvans Road	2440 Elvans Rd SE 20020	20	Family	
Highland Dwellings	400 Atlantic St SE 20032	208	Family	
Highland Addition	914 Wahler Pl SE 20032	118	Family	
Knox Hill (Sr Only)	2700 Jasper St SE 20020	122	Senior	
Wade Apartments	1249 Eaton Rd SE 20020	12	Family	
Woodland Terrace	2311 Ainger Pl SE 20020	234	Family	
<b>Total</b>		<b>1,146</b>	<b>16%</b>	

# Judiciary House

Extremely Urgent: 1 of 14

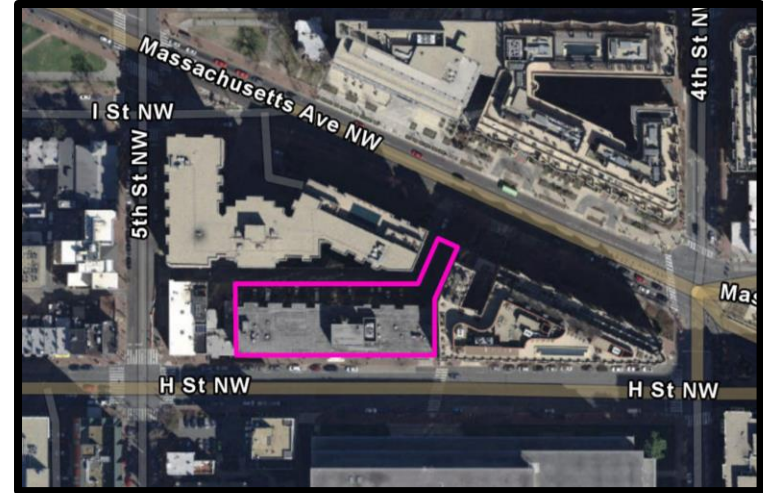


Ward: 2 | ANC 2C  
461 H Street NW  
Washington, DC 20001



Built: 1966  
Total units: 271

- Studio: 149
- 1 Bedroom: 120
- 2 Bedroom: 2



# Judiciary House

Extremely Urgent: 1 of 14

Slated for Completion: March 2023



**Ward: 2 | ANC 2C**  
Address: 461 H Street NW  
Washington, DC 20001



**Community Meetings: 2**

- July 12, 2019 - 75 residents
- Nov. 6, 2019- 75 residents



**Total residents: 214**

- Children: 0
- Seniors: 136
- Households: 208

**Status:**



- **Under Construction:** R&M
- **Planning:** RAD
- **Next Milestone:** March 2020 kick off for interior capital construction
- **Timeline for Completion:** 3 years



**Currently**

**Total units: 271**

- Studio: 149
- 1 Bedroom: 120
- 2 Bedroom: 2

Total vacant units: 61



**Post  
Renovation**

**Total units: 271**

- Studio: 149
- 1 Bedroom: 120
- 2 Bedroom: 2



**Rehabilitation & Maintenance**

- Capital Investment: \$15.6M
- Replaced Fire Alarm System (2018) \$100k
  - Replaced Roof (2020) \$900k
  - Repair Parking Garage (2020) \$950k
  - Full Rehabilitation of 118 Apartments (2020-2022) \$13.6M
- Other Capital Investment
- Replace Unit HVAC Systems (2020) \$1.7M
  - Replace Lighting with LED (2019) \$300K

**Phases: 2**

- Phase 1: R&M (capital investment)
  - Phase 2: RAD Conversion
- Build First: Not Applicable  
Section 18: No

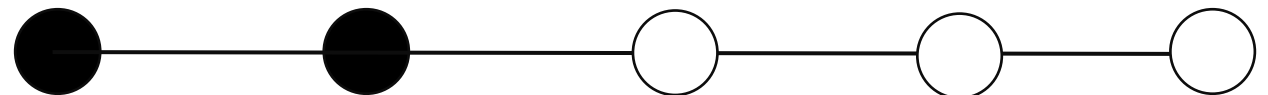


Condition Analysis      Planning      Development      Construction      Complete

R&M

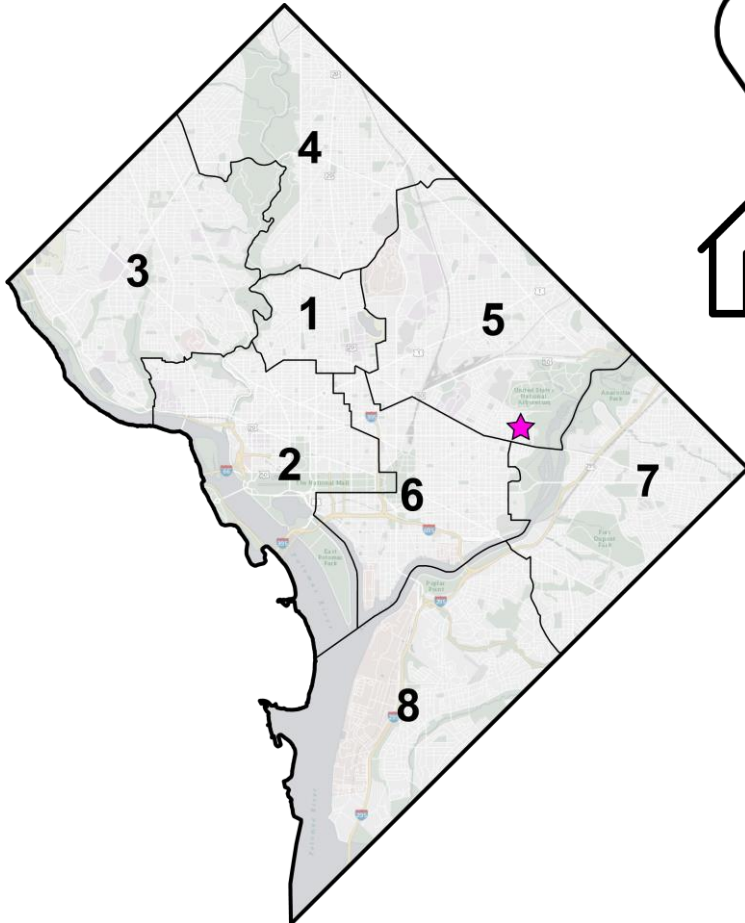


RAD



# Langston Additions

Extremely Urgent: 2 of 14



Ward: 5 | ANC 5D  
2101 G Street NE  
Washington, DC 20002



Built: 1965  
Total units: 34  
• 3 Bedroom: 27  
• 4 Bedroom: 7



# Langston Additions

Extremely Urgent: 2 of 14

Slated for Completion: February 2022



**Ward: 5** | ANC 5D  
Address: 2101 G Street NE  
Washington, DC 20002



**Community Meetings: 2**

- Aug. 19, 2019 – 40 Residents
- Feb. 13, 2020 – 20 Residents



**Total residents: 72**

- Children: 10
- Seniors: 14
- Households: 29



Currently

**Total units: 34**

- 3 Bedroom: 27
  - 4 Bedroom: 7
- Total vacant units: 5



Post  
Renovation

**Total units: 34**

- 3 Bedroom: 27
- 4 Bedroom: 7



**Rehabilitation & Maintenance**

Capital Investment: \$4.4M

- Roof Replacement (2020), \$225K
- Jet Sewer Lines (2020), \$80K
- Rehabilitate Apartments (2020) \$4.1M

Other Capital Investment

- Mechanical and Electrical Upgrades (2020) - \$1.5M

**Phases: 2**

- Phase 1: R&M
- Phase 2: RAD Conversion with Langston Terrace

Build First; N/A

RAD: Yes

Section 18: No



**Status:**



- **Under Construction:** R&M
- **Planning:** RAD
- **Next Milestone:** April 1 - start internal R&M rehab
- **Timeline for Completion:** 2 years

Condition Analysis

Planning

Development

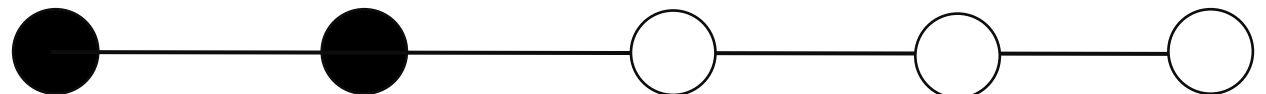
Construction

Complete

R&M



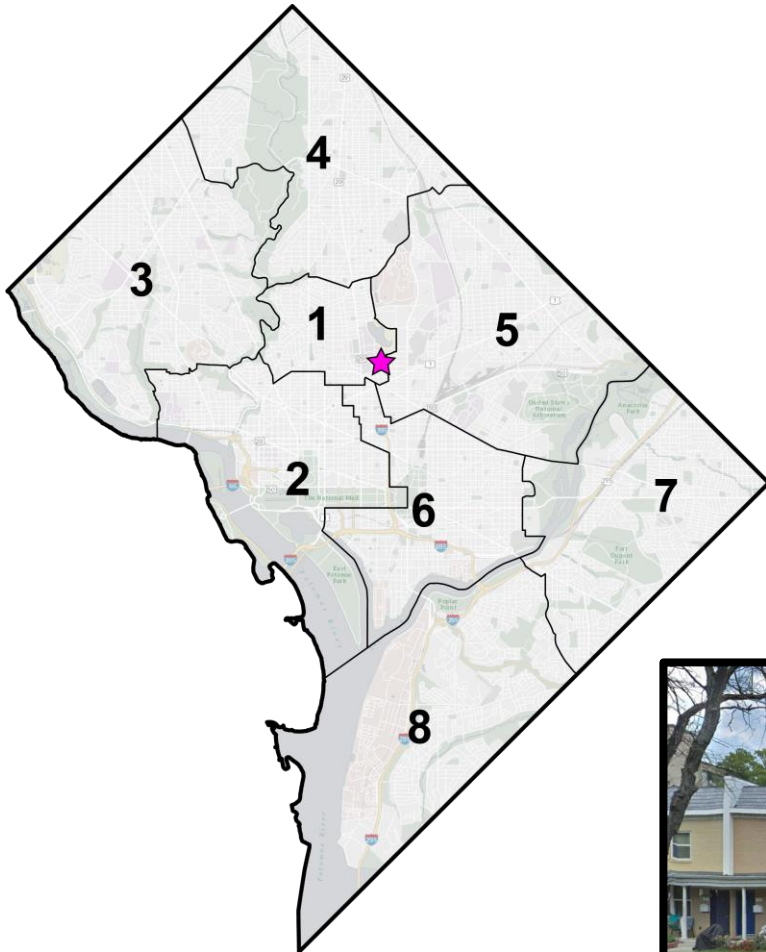
RAD





# Kelly-Miller Townhomes / LeDroit Senior

Extremely Urgent: 3 of 14

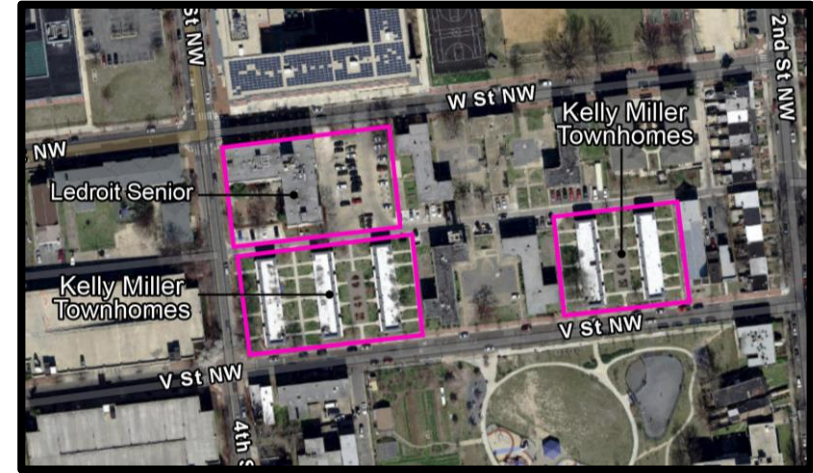


Ward: 1 | ANC 1B  
234 W Street, NW  
Washington, DC 20001



LeDroit Senior Built: 1965  
Total units: 106  
• 1 Bedroom: 106  
Total vacant units: 6

Kelly Miller Built: 1941  
Total units: 40  
• 1 Bedroom: 0  
• 2 Bedroom: 30  
• 3 Bedroom: 10





# Kelly-Miller Townhomes / LeDroit Senior

Extremely Urgent: 3 of 14

Slated for Completion: September 2021



**Ward: 1 | ANC 1B**  
 Kelly Miller: 2125 4<sup>th</sup> Street, NW  
 LeDroit: 234 W Street NW



**Community Meetings:**

- July 11, 2019 – over 75 residents at meeting
- February 27, 2020 (planned)



**Total residents:**

- Children: 17
- Seniors: 73
- Households: 150



**Kelly Miller**

**Total units: 40**

- 1 Bedroom: 0
- 2 Bedroom: 30
- 3 Bedroom: 10

Total vacant units: 0



**LeDroit**

**Total units: 106**

- 1 Bedroom: 106

Total vacant units: 6



**Post Renovation**

**Total units: 146**

- 1 Bedroom: 106
- 2 Bedroom: 30
- 3 Bedroom: 10



**Rehabilitation & Maintenance**

Capital Investment:

- Sitework and Parking (2020) - \$500K
- Replace Roofs and Paint Units (2020)- 910K (K-M, Completed)
- Unit Modernization (2020-21) - \$12.73M

Other Capital Investment

- LED Lighting and Water Savings (2019) - \$230K
- Replace Chiller (LeDroit) (2019) - \$270K



**Phases: 2**

- Phase 1: R&M
- Phase 2: RAD Conversion

Build First: No  
 RAD: Yes  
 Section 18: No

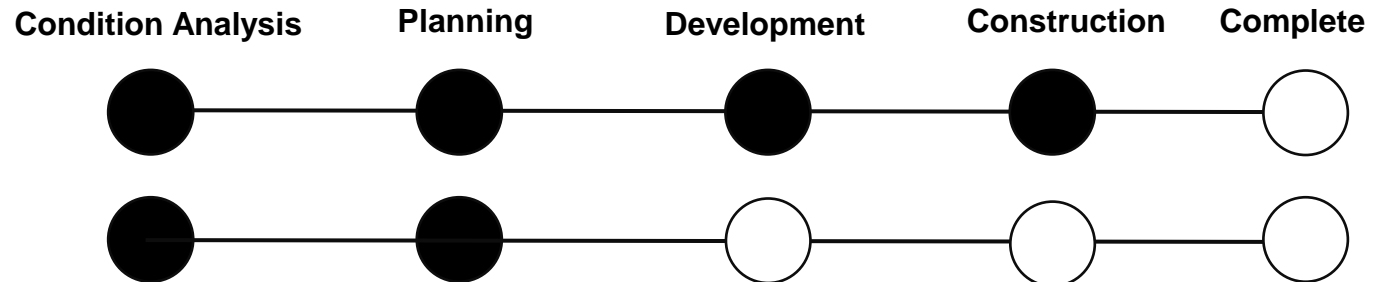
**Status:**



- Under Construction:** R&M
- Planning:** RAD Application to HUD
- Next Milestone:** Unit Modernization (April/May 2020)
- Timeline for Completion:** 1-1/2 years

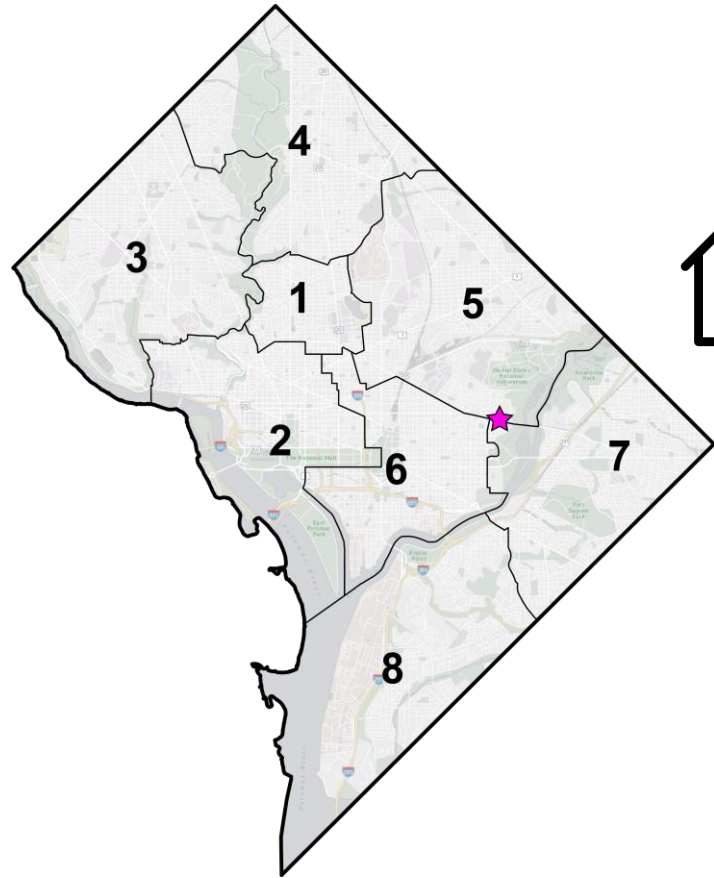
R&M

RAD

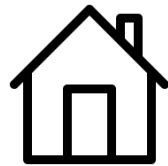


# Langston Terrace

Extremely Urgent: 4 of 14

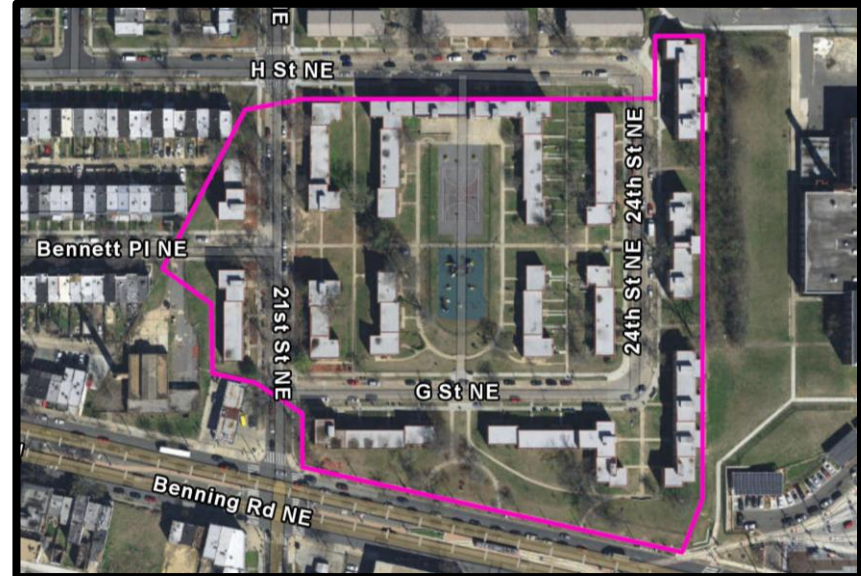


Ward: 5 | ANC 5D  
2101 G Street NE  
Washington, DC 20002



Built: 1937  
Total units: 274

- 2 Bedroom: 19
- 3 Bedroom: 161
- 4 Bedroom: 88
- 5 Bedroom: 6



# Langston Terrace

Extremely Urgent: 4 of 14



**Ward: 5 | ANC 5D**  
Address: 2101 G Street NE  
Washington, DC 20002



**Community Meetings: 2**

- Aug. 19, 2019 – 40 Residents
- Feb, 13, 2020 – 20 Residents



**Total residents: 243**

- Children: 19
- Seniors: 81
- Households: 196



Currently

**Total units: 274**

- 2 Bedroom: 19
- 3 Bedroom: 161
- 4 Bedroom: 88
- 5 Bedroom: 6

Total vacant units: 78



Post  
Renovation

**Total units: 274**

- 2 Bedroom: 19
- 3 Bedroom: 161
- 4 Bedroom: 88
- 5 Bedroom: 6



## Rehabilitation & Maintenance

Capital Investment: None to date  
Other Capital Investment:

- LED Lighting and Water Savings Investments (2019) - \$500K



## Phases: 3

- Phase 1: 91 RAD Conversion
- Phase 2: 91 RAD Conversion
- Phase 3: 92 RAD Conversion

Build First: TBD

RAD: Yes, to be done with Langston Additions

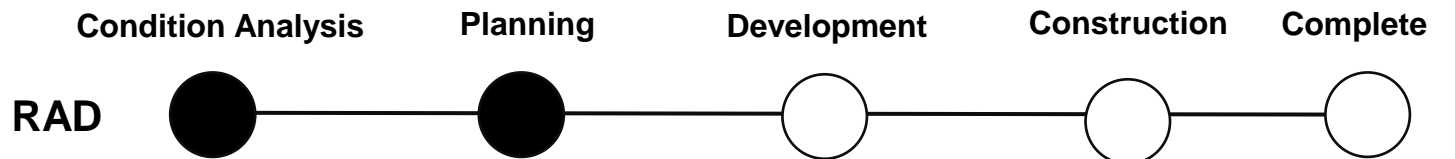
Section 18: No

HPRB: Designated Historic, requires approvals



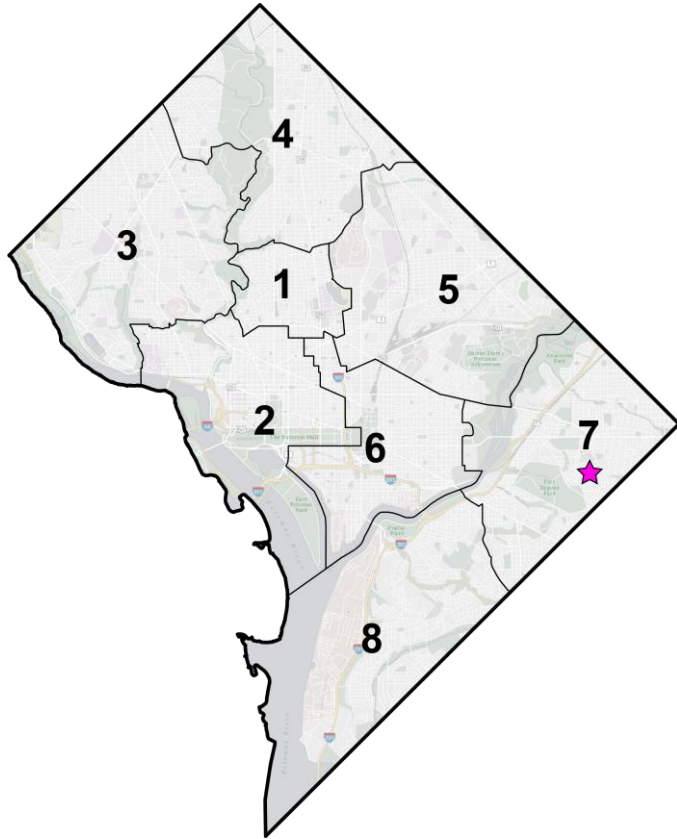
## Status:

- **Planning:** RAD
- **Next Milestone:** RAD Application
- **Timeline for Completion:** Less than 6 years



# Benning Terrace

Extremely Urgent: 5 of 14

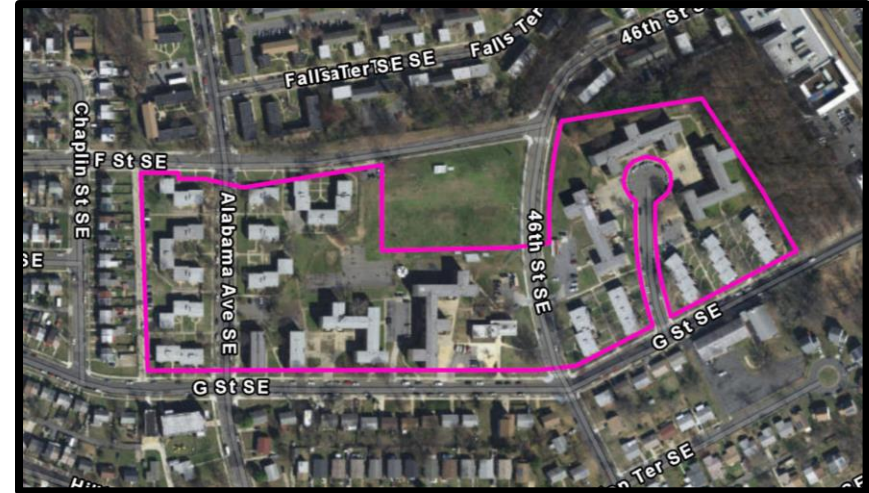


Ward: 7 | ANC 7F  
4450 G Street SE  
Washington, DC 20019



Built: 1958  
Total units: 274

- 2 Bedroom: 58
- 3 Bedroom: 172
- 4 Bedroom: 22
- 5 Bedroom: 21
- 6 Bedroom: 1



# Benning Terrace

Extremely Urgent: 5 of 14



**Ward: 7** | ANC 7F  
4450 G Street SE  
Washington, DC 20019



**Community Meetings: 1**  
• July 17, 2019 – 75 residents



**Total residents: 405**  
• Children: 89  
• Seniors: 36  
• Households: 159



**Status:**  
• **Planning:** Section 18 & RAD  
• **Next Milestone:** Section 18 Demo/Dispo Application  
• **Timeline for Completion:** 7 years\*



**Currently:**

**Total units: 274**  
• 2 Bedroom: 58  
• 3 Bedroom: 172  
• 4 Bedroom: 22  
• 5 Bedroom: 21  
• 6 Bedroom: 1  
Total vacant units:  
113



**Post  
Renovation\***

**Total units: 318**  
• 2 Bedroom: 68  
• 3 Bedroom: 206  
• 4 Bedroom: 22  
• 5 Bedroom: 22



## Rehabilitation & Maintenance

Capital Investment:

- Unit Renovations (2019) - \$700K
- Roof and Site Drainage Improvement (2019s - \$1.075K)

Other Capital Investment:

- DOE Weatherization (2019)

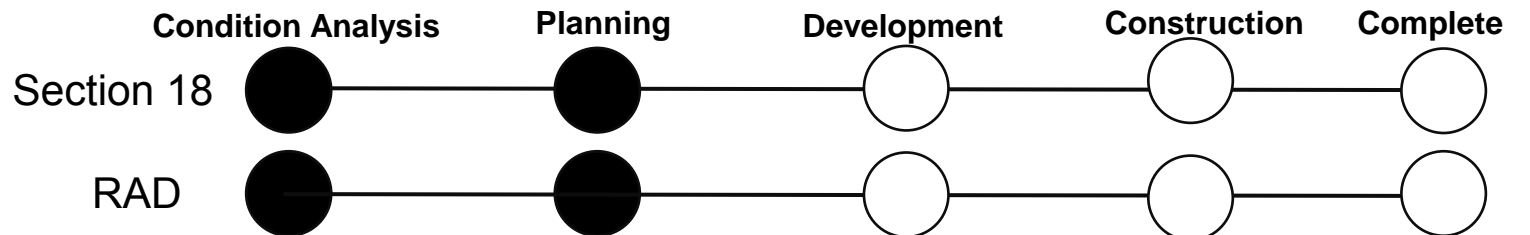
**Phases: 3**

- Phase 1: 150 Section 18
- Phase 2: 110 Section 18
- Phase 3: 58 RAD Conversion

Build First: TBD

RAD: Yes

Section 18: Yes

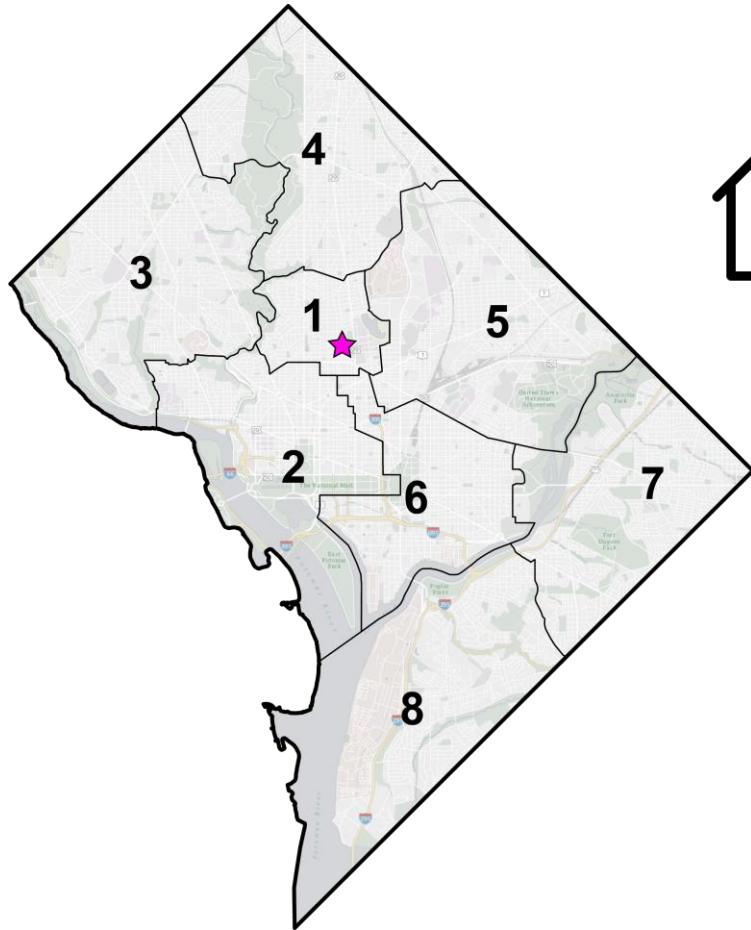


\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change



# Garfield Senior

Extremely Urgent: 6 of 14



Ward: 1 | ANC 1B  
2301 11<sup>th</sup> Street NW  
Washington, DC 20001



Built: 1960  
Total units: 228  
• 1 Bedroom: 228





# Garfield Senior

Extremely Urgent: 6 of 14



**Ward: 1** | ANC 1B  
2301 11<sup>th</sup> Street NW  
Washington, DC 20001



**Community Meetings:**  
• July 23, 2019- 75 residents



**Total residents:** 201  
• Seniors: 141  
• Children: 1  
• Households: 185



**Status:**  
• **Planning:** RAD  
• **Next Milestone:** RAD Application to HUD  
• **Timeline for Completion:** 5 years\*



**Currently:**

**Total units: 228**  
• 1 Bedroom: 228 (all senior)  
Total vacant units: 43



**Post Renovation\***

**Total units: 198**  
• 1 Bedroom: 162  
• 2 Bedroom: 36



**Rehabilitation & Maintenance**  
Capital Investment:  
• Repair sewer line (2019) - \$85K  
Other Capital Investment:  
• Elevator Modernization (2021) \$200k



**Phases: 1**  
• Phase 1: RAD conversion  
Build First: Yes  
RAD: Yes  
Section 18: No  
HPRB: TBD

Condition Analysis

Planning

Development

Construction

Complete

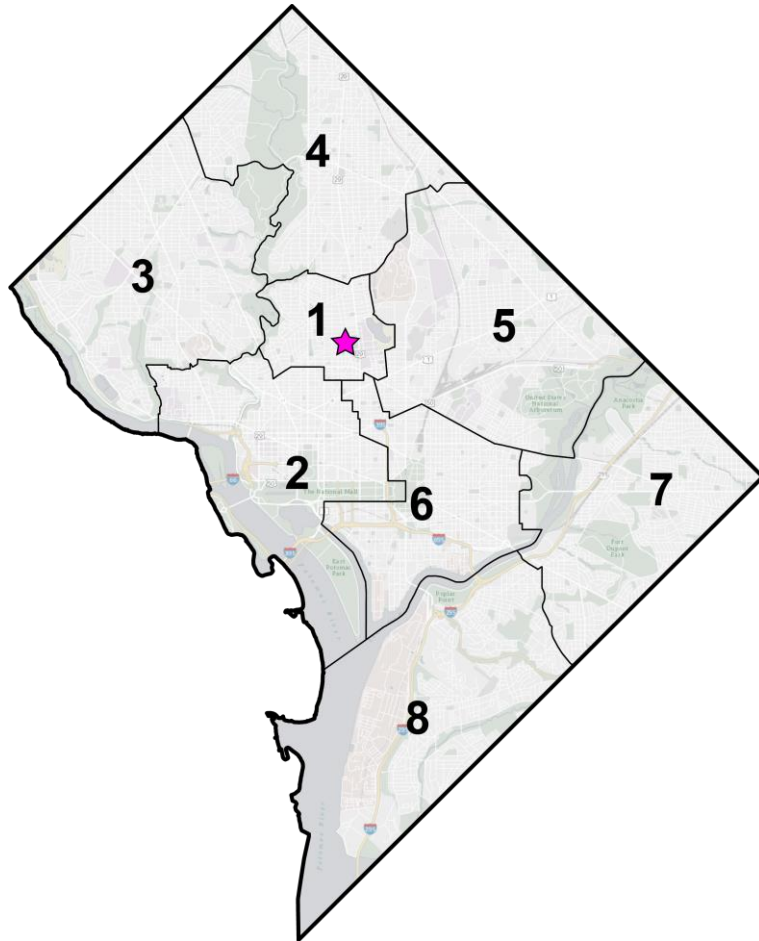


**RAD**

\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change

# Garfield Terrace

Extremely Urgent: 7 of 14



Ward: 1 | ANC 1B  
2301 11<sup>th</sup> Street NW  
Washington, DC 20001



Built 1960  
Total units: 50

- 2 Bedroom: 4
- 3 Bedroom: 37
- 4 Bedroom: 8
- 5 Bedroom: 1



# Garfield Terrace

Extremely Urgent: 7 of 14



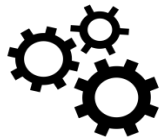
**Ward: 1** | ANC 1B  
2301 11<sup>th</sup> Street NW  
Washington, DC 20001



**Community Meetings:**  
• July 23, 2019- 75 residents



**Total residents:** 70  
• Seniors: 4  
• Children: 20  
• Households: 22



**Status:**  
• **Planning:** Section 18  
• **Next Milestone:** Section 18 Demo/Dispo Application to HUD  
• **Timeline for Completion:** 5 years\*



**Currently:**

**Total units: 50**  
2 Bedroom: 4  
3 Bedroom: 37  
4 Bedroom: 8  
5 Bedroom: 1  
Total vacant units: 28



**Redevelopment\***

**Total units: 228**  
1 Bedroom: 228 senior



**Rehabilitation & Maintenance**  
Capital Investment:  
• Restoration of fire-damaged unit (2016) - \$60K  
• Repair sewer line (2019) - \$85K



**Phases: 1**  
• Phase 1: Section 18  
Build First: TBD  
RAD: Yes  
Section 18: Yes  
HPRB: TBD

Condition Analysis

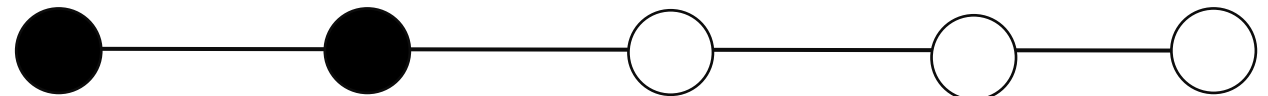
Planning

Development

Construction

Complete

**Section 18**

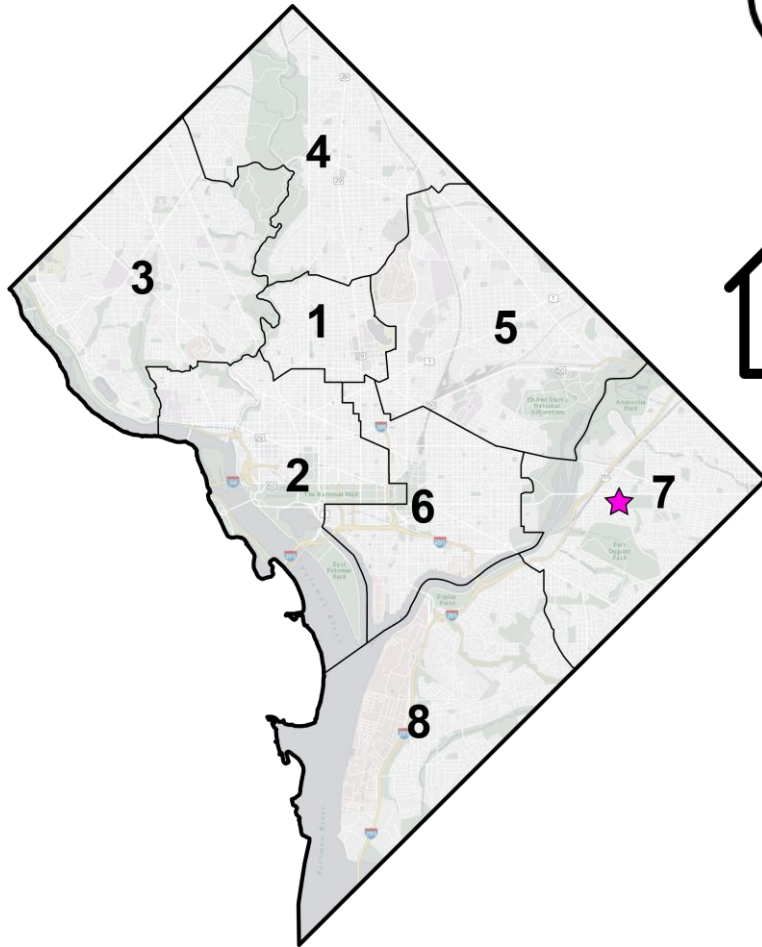


\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change



# Fort Dupont Dwellings

Extremely Urgent: 8 of 14

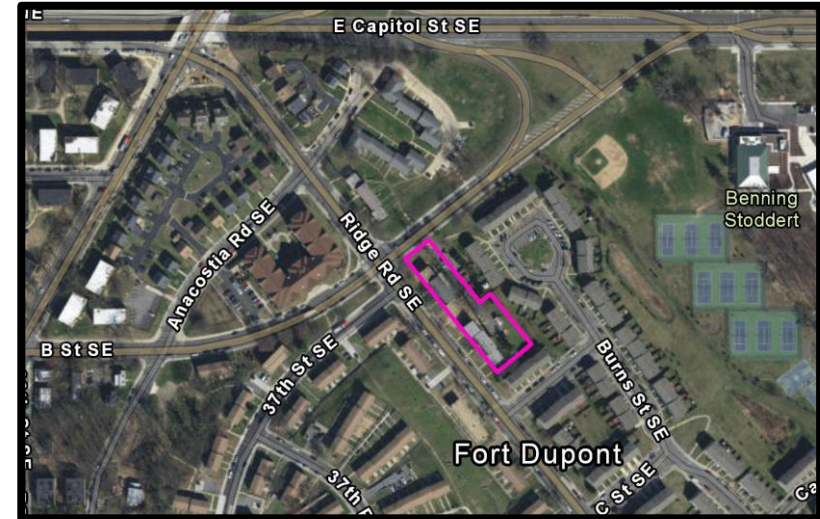


Ward: 7 | ANC 7A  
155 Ridge Road SE  
Washington, DC 20019



Built: 1940  
Total units: 111

- Studio: 2
- 1 Bedroom: 34
- 2 Bedroom: 48
- 3 Bedroom: 27



# Fort Dupont Dwellings

Extremely Urgent: 8 of 14



**Ward: 7** | ANC 7A  
155 Ridge Road SE  
Washington, DC 20019



**Community Meetings: 2**

- July 10, 2019 – 75+ attendees
- Nov. 5, 2019 – 75+ attendees



**Total residents: 143**

- Children: 29
- Seniors: 29
- Households: 81



**Status:**

**Planning:** Section 18

**Next Milestone:** Section 18

Demo/Dispo Application to HUD

**Timeline for Completion:** 6-10 years\*



**Currently:**

**Total units: 111**

- Studio: 2
- 1 Bedroom: 34
- 2 Bedroom: 48
- 3 Bedroom: 27

Total vacant units: 30



**Redevelopment:\***

**Ft Dupont Additions,  
Ft Dupont Dwellings,  
& Stoddart Terrace**

**Total units: 307**

- 1 Bedroom: 42
- 2 Bedroom: 64
- 3 Bedroom: 96
- 4 Bedroom: 105



**Rehabilitation & Maintenance**

**Capital Investment:**

- Repair Heating System (2019) - \$85K
- Other Capital Investment
- LED Lighting & Water System Upgrades (2019) - \$215K
- Heating and Domestic HW Upgrades - \$200K
- Sewer Line Camera and Upgrades - \$20K



**Phases: 3** (with Ft. Dupont, Ft. Dwelling, & Stoddert Terrace)

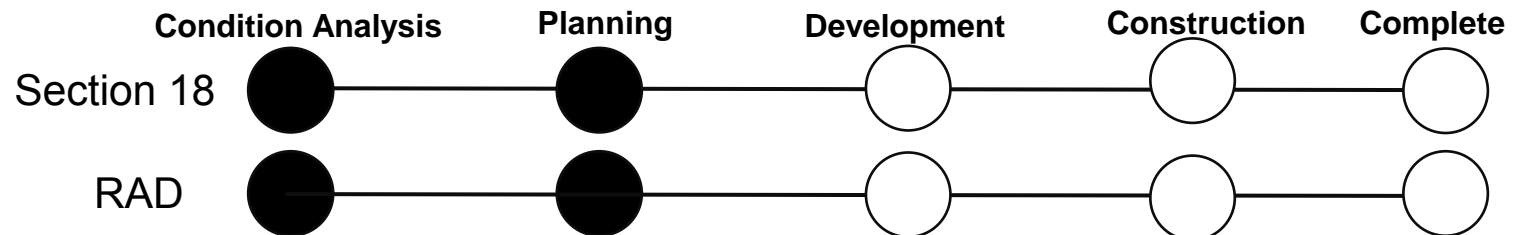
- Phase 1: 98 Units Section 18
- Phase 2: 51 Unit RAD conversion
- Phase 3: 158 Units Section 18

Build First: TBD

RAD: Yes, Phase 2

Section 18: Yes, Phases 1 and 3

Zoning: Zoning changes may be required

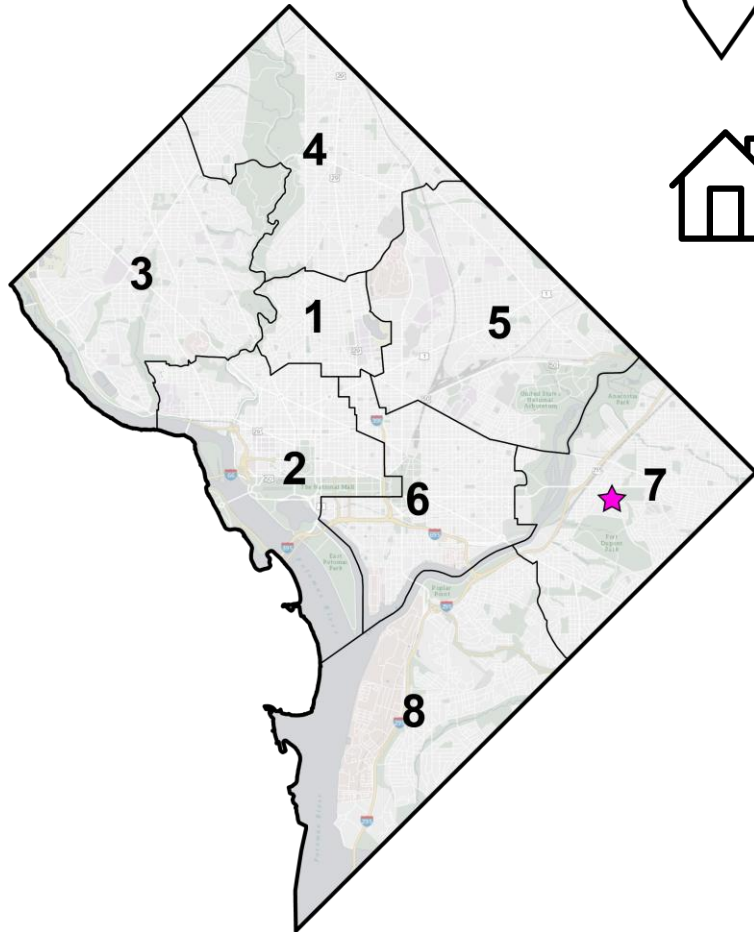


\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change



# Ft DuPont Addition

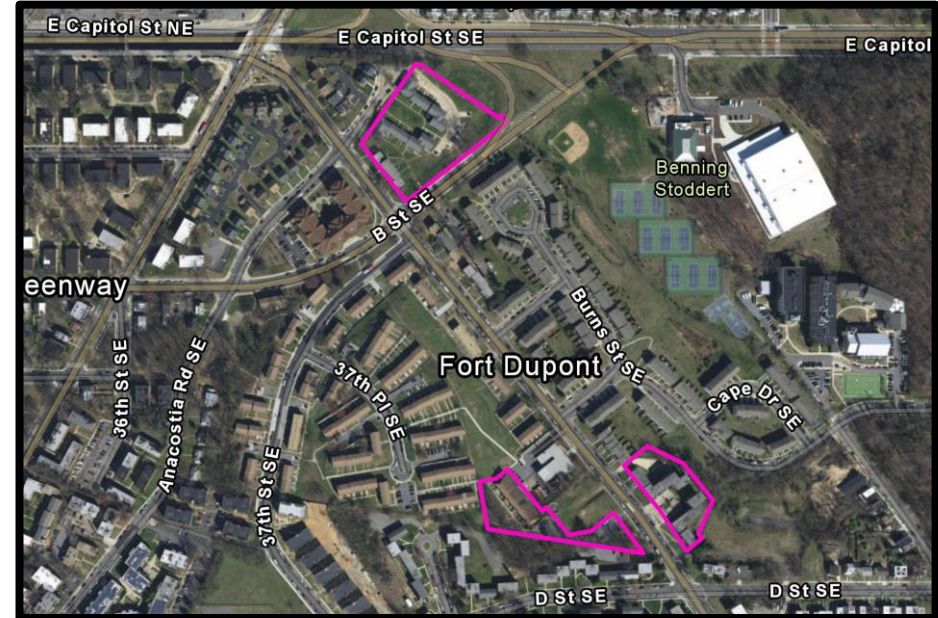
Extremely Urgent: 9 of 14



Ward: 7 | ANC 7A  
155 Ridge Road SE  
Washington, DC 20019



Built: 1962  
Total units: 16  
• 3 Bedroom: 16





# Ft DuPont Addition

Extremely Urgent: 9 of 14



**Ward: 7 | ANC 7A**  
155 Ridge Road SE  
Washington, DC 20019



**Community Meetings: 2**

- July 10, 2019 – 75+ attendees
- Nov. 5, 2019 – 75+ attendees



**Total residents: 25**

- Seniors: 2
- Children: 2
- Households: 10



**Currently:**

**Total units: 16**

- 3 Bedroom: 16
- Total vacant units: 6



**Redevelopment:\***  
**Fort Dupont**  
**Additions, Fort**  
**Dupont Dwellings,**  
**& Stoddart Terrace**

**Total units: 307**

- 1 Bedroom: 42
- 2 Bedroom: 64
- 3 Bedroom: 96
- 4 Bedroom: 105



**Rehabilitation & Maintenance**

Capital Investment:

- Miscellaneous Upgrades to property (2017)- \$350K



**Phases: 3 (with Ft. Dupont, Ft. Dwelling, & Stoddert Terrace)**

- Phase 1: 98 Units Section 18
- Phase 2: 51 Unit RAD conversion
- Phase 3: 158 Units Section 18

Build First: TBD

RAD: Yes, Phase 2

Section 18: Yes, Phases 1 and 3

Zoning: changes may be required

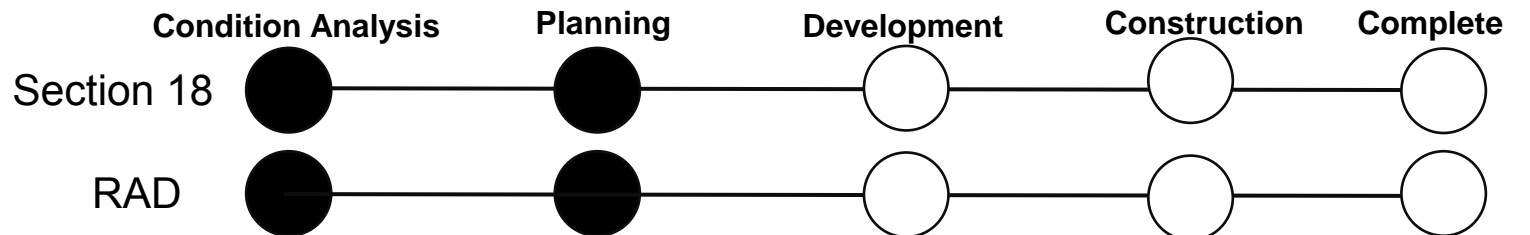
**Status:**

Planning: Section 18 & RAD

Next Milestone: Section 18

Demo/Dispo Application to HUD

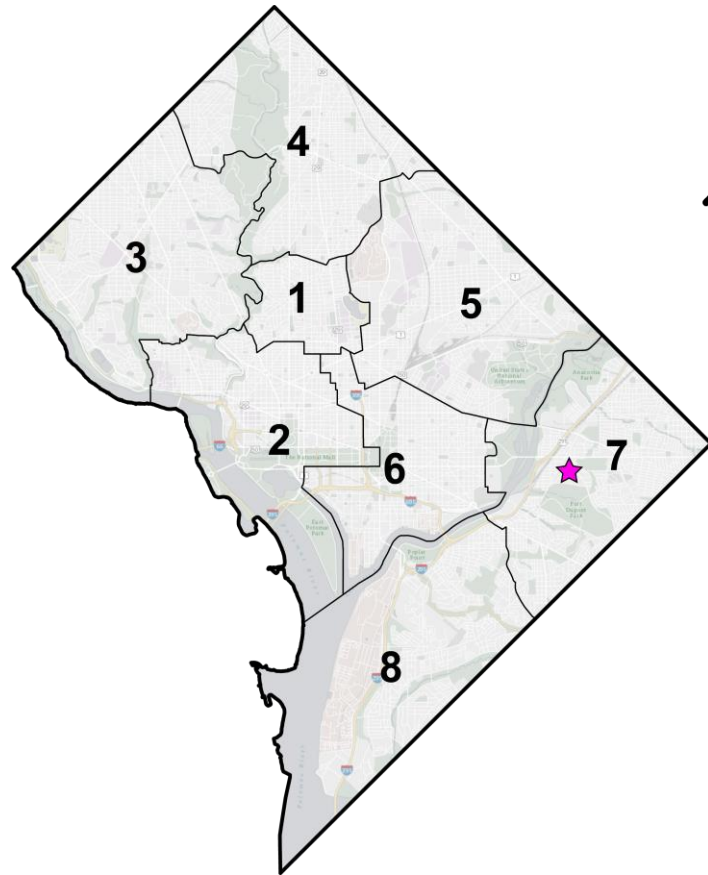
Timeline for Completion: 6-10 years\*



\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change

# Stoddart Terrace

Extremely Urgent: 10 of 14

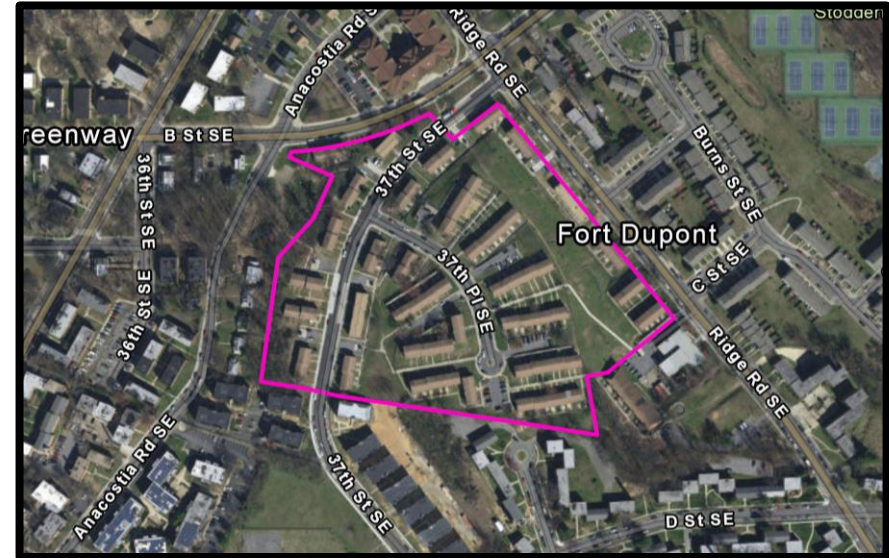


Ward: 7 | ANC 7A  
155 Ridge Road SE  
Washington, DC 20019



Built: 1960  
Total units: 159

- Studio: 1
- 2 Bedroom: 8
- 3 Bedroom: 56
- 4 Bedroom: 65
- 5 Bedroom: 29



# Stoddart Terrace

Extremely Urgent: 10 of 14



**Ward: 7 | ANC 7A**  
155 Ridge Road SE  
Washington, DC 20019



**Community Meetings: 2**

- July 10, 19 – 75 attendees
- Nov. 5, 2019 -- 75 attendees



**Total residents: 507**

- Seniors: 38
- Children: 167
- Households: 138



**Status:**

**Planning:** Section 18 & RAD

**Next Milestone:** Section 18  
Demo/Dispo Application to HUD

**Timeline for Completion:** 6-10 years



**Currently:**

**Total units: 159**

- 2 Bedroom: 8
  - 3 Bedroom: 56
  - 4 Bedroom: 65
  - 5 Bedroom: 29
- Total vacant units: 21



**Redevelopment\***  
**Fort Dupont**  
**Additions, Fort**  
**Dupont Dwellings,**  
**& Stoddart Terrace**

**Total units: 307**

- 1 Bedroom: 42
- 2 Bedroom: 64
- 3 Bedroom: 96
- 4 Bedroom: 105



**Rehabilitation & Maintenance**

**Capital Investment:**

- Roofing, Fascia and Soffit Replacement (2020) - \$1.7M
  - Window Replacement (2020)-- \$950K
- Other Capital Investment**
- LED Lighting and Water Improvements (2019) - \$400K
  - General Facility Upgrades (2017) - \$350K



**Phases: 3 (with Ft. Dupont, Ft. Dwelling, & Stoddert Terrace)**

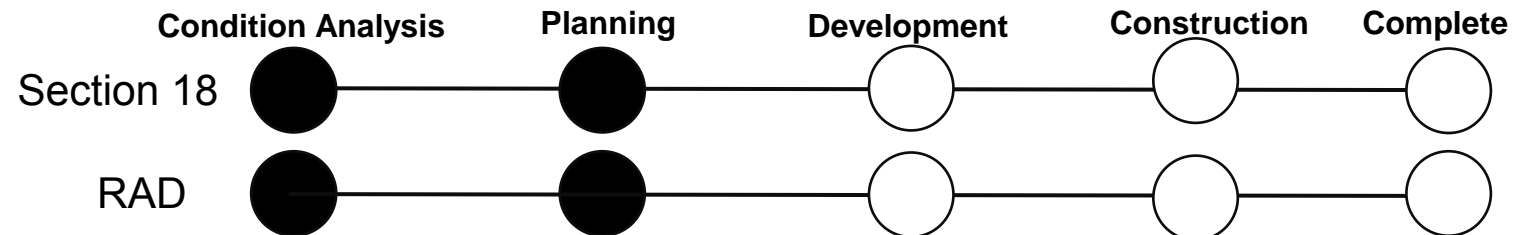
- Phase 1: 98 Units Section 18
- Phase 2: 51 Unit RAD conversion
- Phase 3: 158 Units Section 18

Build First: TBD

RAD: Yes, Phase 2

Section 18: Yes, Phases 1 and 3

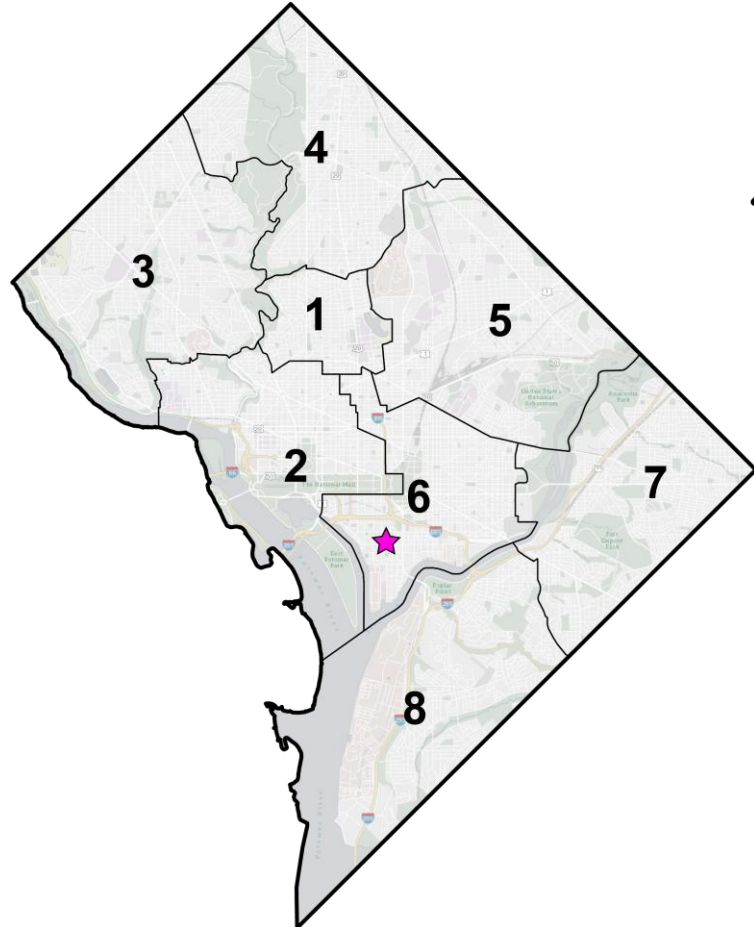
Zoning: Zoning changes may be required



\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change

# Greenleaf Senior & Gardens

Extremely Urgent: 11 of 14



Ward: 6 | ANC 6D  
203 N Street SW  
Washington, DC 20024

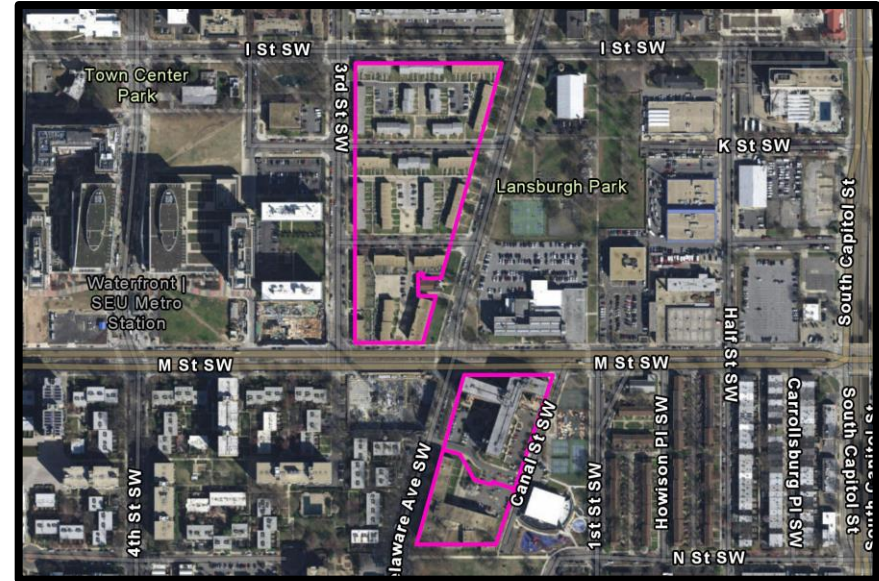


Garden's Built: 1949  
Total units 277

- 1 Bedroom: 7
- 2 Bedroom: 121
- 3 Bedroom: 82
- 4 Bedroom: 47
- 5 Bedroom: 20

Senior Homes Built: 1949  
Total units: 216


- 1 Bedroom: 59
- 2 Bedroom: 157








# Greenleaf Senior & Gardens

Extremely Urgent: 11 of 14

 **Ward: 6** | ANC 6D  
203 N Street SW  
Washington, DC 20024

 **Community Meetings: 1**  
• July 19, 2019 – 70+ People

 Total residents: 732  
• Children: 156  
• Seniors: 181  
• Households: 357

 **Status:**  
• **Planning:** Section 18 Demo/Dispo App to HUD  
• **Next Milestone:** Developer Selection  
• **Timeline for Completion:** 12-15 years



**Current:**



**Current:**



**Redevelopment:**

**Senior Homes: Total units: 216**

- 1 Bedroom: 59
  - 2 Bedroom: 157
- Total vacant units: 56

**Gardens: Total units 277**

- 1 Bedroom: 7
  - 2 Bedroom: 121
  - 3 Bedroom: 82
  - 4 Bedroom: 47
  - 5 Bedroom: 20
- Total vacant units: 80

Final Unit mix for Greenleaf Gardens will be determined with DCHA's co-development partner after detailed review of DCHA's replacement housing needs for Greenleaf, along with DCHA's waiting list and market demand. The full build-out is anticipated to produce over 1,800 mixed-income units, including 1:1 replacement of all existing 493 DCHA public housing units.



**Rehabilitation & Maintenance**

Capital Investment:

- Renovate 9 Units - \$300K (2018)
- Repair Sewer Line and Retaining Wall - \$85K (2020)

Other Capital Investments:

- LED Lighting and Water Savings - \$350K (2019)

**Phases:** 6 (estimates)

- Phase 1: 150 units Section 18 (Delivery Approx. 2024)

Build First: Yes

RAD: No

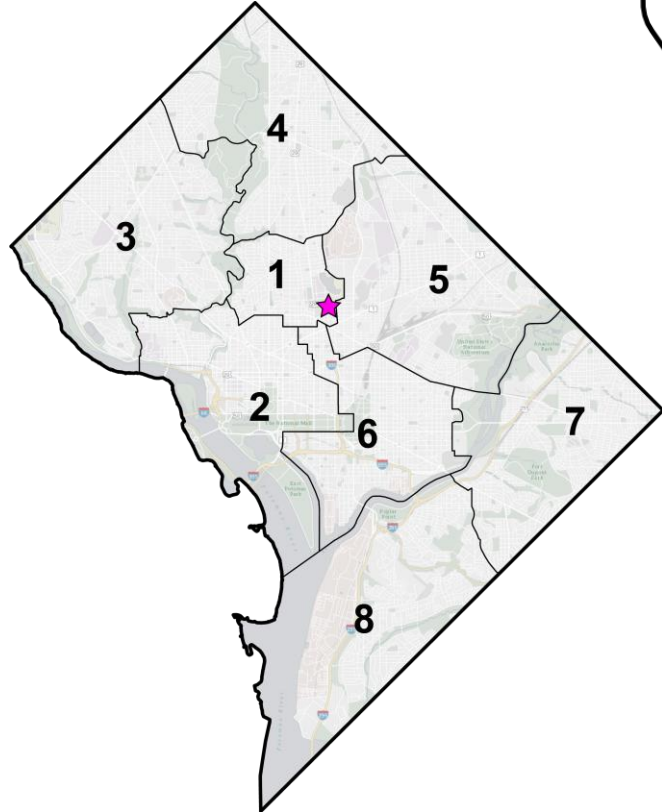
Section 18: Yes

Zoning: Need changes or PUD



# Kelly-Miller Walkups | LeDroit Walkups

Extremely Urgent: 12 of 14



Ward: 1 | ANC 1B  
Kelly Miller: 2125 4<sup>th</sup> Street, NW  
LeDroit: 234 W Street NW

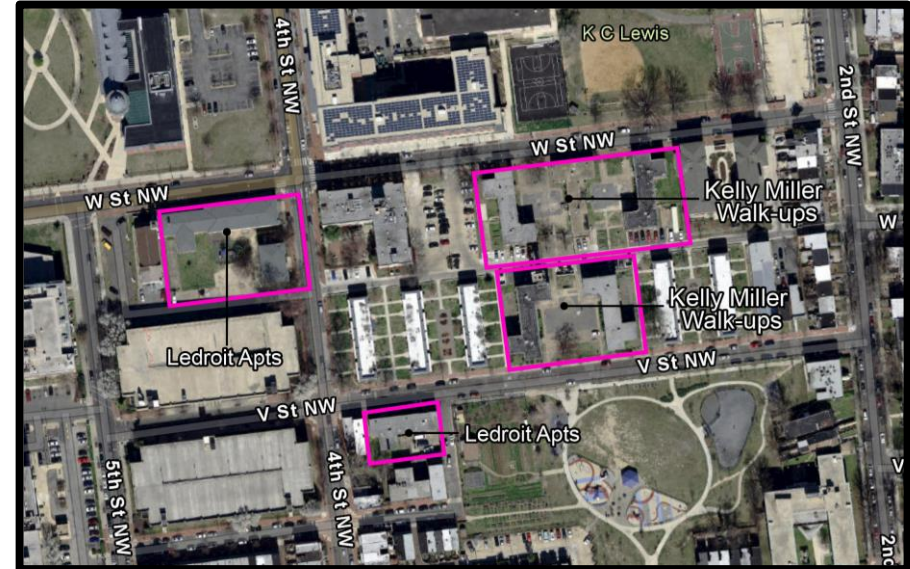


Kelly Miller Built: 1941  
Total units: 105

- Studio: 18
- 1 Bedroom: 24
- 2 Bedroom: 51
- 3 Bedroom: 12

LeDroit Built: 1965  
Total units: 18

- 3 Bedroom: 18





# Kelly-Miller Walkups | LeDroit Walk Ups

Extremely Urgent: 12 of 14



**Ward: 1** | ANC 1B  
 Kelly Miller: 2125 4<sup>th</sup> Street, NW  
 LeDroit: 234 W Street NW



**Community Meetings: 1**  
 • July 11, 2019 –75 residents



**Total residents: 251**  
 • Children: 80  
 • Seniors: 17  
 • Households: 103

**Status:**



- **Planning:** Section 18
- **Next Milestone:** Section 18 Demo/Dispo Application to HUD
- **Timeline for Completion:** 10 years\*



**Kelly Miller**  
 Currently

**Total Units: 105**

- Studio: 18
  - 1 Bedroom: 24
  - 2 Bedroom: 51
  - 3 Bedroom: 12
- Total vacant units: 19



**LeDroit**  
 Currently

**Total units: 18**

- 3 Bedroom: 18
- Total vacant units: 1



**Redevelopment**

**Total units: 144**

- 1 Bedroom: 50
- 2 Bedroom: 44
- 3 Bedroom: 50



**Rehabilitation & Maintenance**

Capital Investment:

- Stabilize Smokestack (2017) - \$250K
- Renovate 4 Units (2017) - \$200K
- Soil Remediation (2017) - \$80K

**Phases: 1**

- Phase 1: Section 18



Build First: TBD

RAD: No

Section 18: Yes

Zoning: Up-zoning may be required depending upon final development plan

Condition Analysis

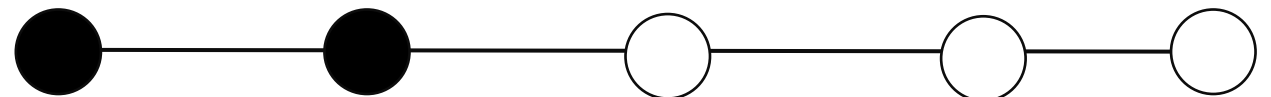
Planning

Development

Construction

Complete

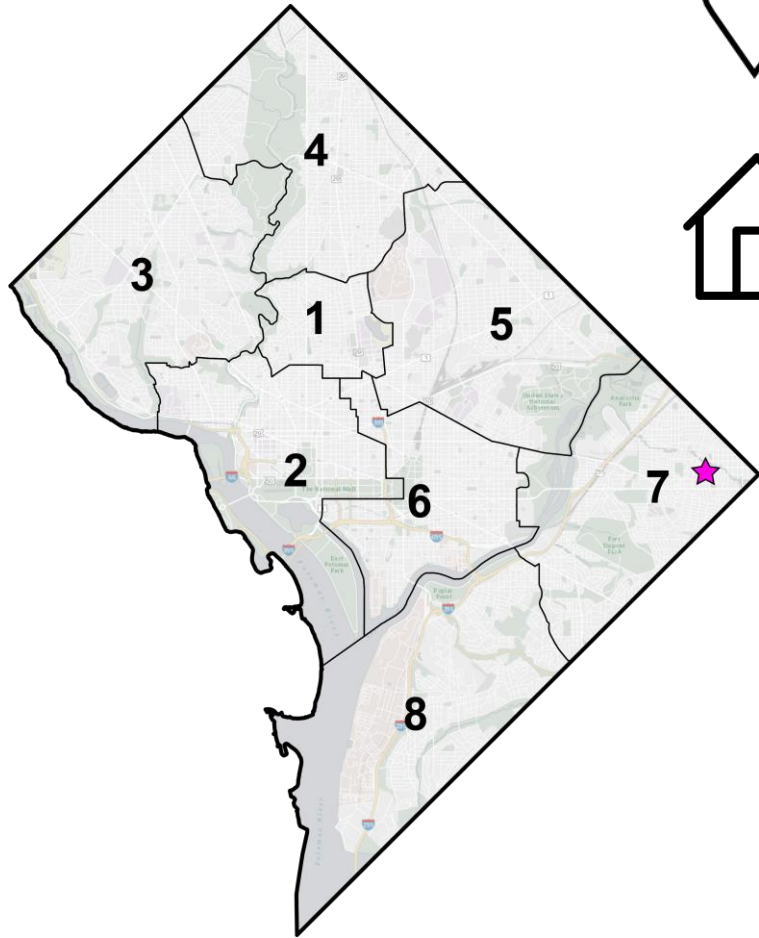
Section 18



\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change

# Richardson Dwellings

Extremely Urgent: 13 of 14



Ward: 7 | ANC 7C  
5231 Cloud Place NE  
Washington, DC 20019



Built: 1945  
Total units: 190

- 2 Bedroom: 68
- 3 Bedroom: 80
- 4 Bedroom: 18
- 5 Bedroom: 24



# Richardson Dwellings

Extremely Urgent: 13 of 14



**Ward: 7** | ANC 7C  
5231 Cloud Place NE  
Washington, DC 20019



**Community Meetings:**  
• June 6, 2019 - 35 Residents



**Total Residents: 332**  
• Children: 84  
• Seniors: 26  
• Households: 111



**Currently:**

**Total units: 190**  
• 2 Bedroom: 68  
• 3 Bedroom: 80  
• 4 Bedroom: 18  
• 5 Bedroom: 24  
**Total vacant units: 79**



**Redevelopment**

**Total units: 309**  
• 1 Bedroom: 130  
• 2 Bedroom: 130  
• 3 Bedroom: 42  
• 4 Bedroom: 7



## Rehabilitation & Maintenance

**Capital Investment:**  
• None planned  
**Other Capital Investment:**  
• Replace Sewer Line - \$20K (planned)



## Phases: 2

• Phase 1: 184 units Section 18  
• Phase 2: 125 units Section 18  
**Build First: TBD**  
**RAD: No**  
**Section 18: Yes**  
**Zoning: Planned to be as-of-right**

## Status:



- **Planning:** Section 18 App is complete
- **Next Milestone:** Letter of support for HUD application
- **Timeline for Completion:** 5-6 Years\*

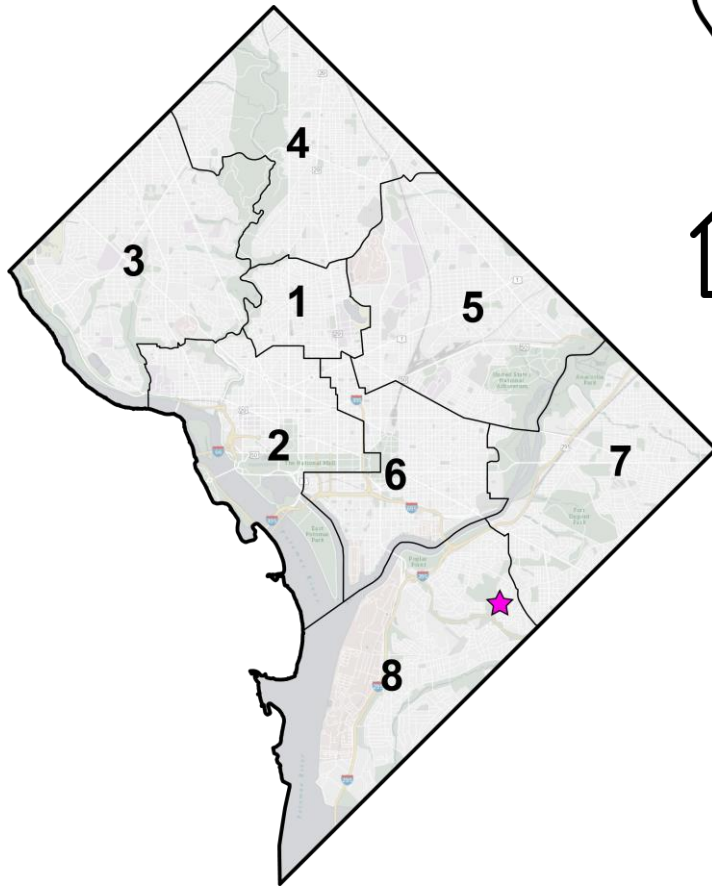


\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change



# Woodland Terrace

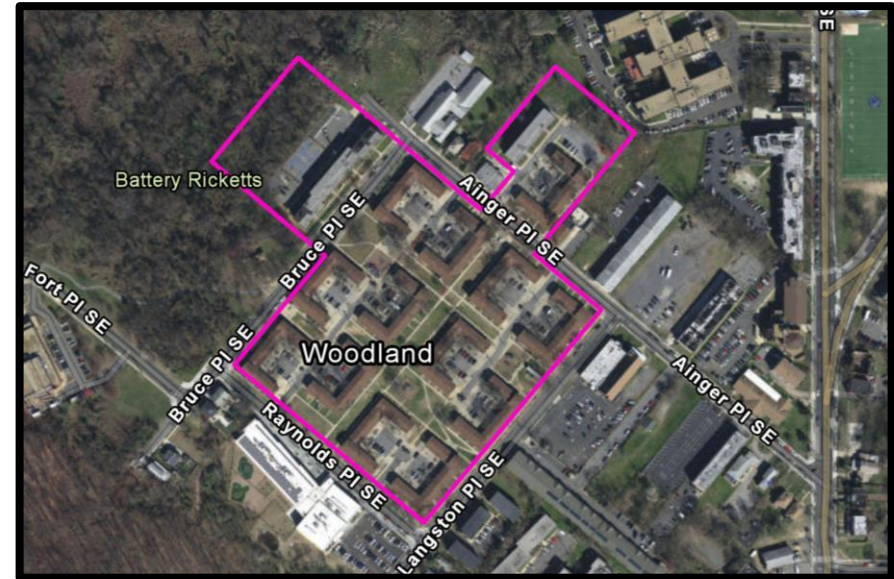
Extremely Urgent: 14 of 14



Ward: 8 | ANC 8D  
2311 Ainger Place SE  
Washington, DC 20020



Built: 1962  
Total units: 234  
1 Bedroom: 36  
2 Bedroom: 42  
3 Bedroom: 78  
4 Bedroom: 39  
5 Bedroom: 26  
6 Bedroom: 13



# Woodland Terrace

Extremely Urgent: 14 of 14



**Ward: 8** | ANC 8D  
2311 Ainger Place SE  
Washington, DC 20020



**Community Meetings: 1**  
• July 12, 2019 – 50 attendees



**Total residents: 566**  
• Children: 205  
• Seniors: 34  
• Households: 173



**Status:**  
• **Planning:** Section 18  
• **Next Milestone:** Section 18 Demo/Dispo Application to HUD  
• **Timeline for Completion:** 6 Years\*



**Currently:**

**Total units: 234**  
• 1 Bedroom: 36  
• 2 Bedroom: 42  
• 3 Bedroom: 78  
• 4 Bedroom: 39  
• 5 Bedroom: 26  
• 6 Bedroom: 13  
Total vacant units: 61



**Redevelopment**

**Total units: 284**  
• 1 Bedroom: 44  
• 2 Bedroom: 54  
• 3 Bedroom: 96  
• 4 Bedroom: 90



**Rehabilitation & Maintenance**  
Capital Investment:  
• Unit renovations - \$250K (2017)



**Phases: 3**  
• Phase 1 75 units Section 18  
• Phase 2 104 units Section 18  
• Phase 3 104 units Section 18  
Build First: TBD  
RAD: No  
Section 18: Yes  
Zoning: Planned to be as-of-right



\* Numbers per the August 2019 Draft 20-Year Transformation Plan, and are subject to change





# District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

202-535-1000

Tyrone Garrett, Executive Director

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## DC Housing Authority Board of Commissioners

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**Neil Albert**

Chairman  
Mayoral Appointee  
July 2023

**Kenneth Council**

Resident Commissioner  
October 2021

**Dyana Forester**

Labor Commissioner  
July 2021

**Franselene St. Jean  
Vice Chairman**

Mayoral Appointee,  
HCVP Participant  
July 2020

**Jose Ortiz Gaud**

Mayoral Appointee  
July 2020

**LeJuan Strickland**

Mayoral Appointee  
July 2020

**Bill Slover**

Advocate Representative  
April 2020

**Antonio Taliaferro**

Resident Commissioner  
October 2021

**Nakeisha Neal Jones**

Mayoral Appointee  
July 2020

**Aquarius Vann-Ghasri**

Resident Commissioner  
October 2021

**John Falcicchio**

Deputy Mayor (ex officio)  
Term remains as long as DMPED

Board members attend monthly Board meetings, monthly committee meetings and special meetings (as necessary).

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**Neil Albert**, Chairman, Mayoral appointee is President and Executive Director of the Downtown DC Business Improvement District (Downtown BID). He is a former senior policy advisor for Holland & Knight's Public Policy & Regulation Practice Group. Prior to joining Holland & Knight in 2011, Neil served as city administrator and as deputy mayor for planning and economic development for Mayor Adrian Fenty. Neil co-founded and served as CEO of educational services firm, EdBuild in the District. He also served under Mayor Anthony Williams as deputy mayor for children, youth, families and elders and director of the District's Department of Parks and Recreation. Albert is currently a board member of Safe Shores, the DC Children's Advocacy Center and Step Afrika. He previously served on the board of DCHA, D.C. Water, and the Washington Metropolitan Area Transit Authority.

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**Franselene St. Jean**, Vice Chairman, Mayoral appointee and HCVP Commissioner, is a 12 year veteran of the United States Navy and served one tour in Afghanistan. St. Jean is one of the graduates of the District of Columbia Housing Authority's homeownership programs. St. Jean, who is still in the U.S. Navy Reserves, learned each step in the process of buying her home which included everything from pre-approvals to inspections. Commissioner St. Jean currently works as a Senior Surgical technician.

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**Kenneth Council**, Resident Commissioner has lived in Fort Dupont Dwellings public housing development for forty eight years. He attended Washington, DC Public Schools. After high school graduation, he studied at the Fashion Institute of Design and Merchandising in Los Angeles, California. Commissioner Council is very involved with his church community and is devoted to his family as a caregiver and strong anchor. He had a distinguished career in public service at the Pentagon where he worked as a database management assistant for the Department of Navy. He also served as a Foreign Liaison Officer for the Department of Army. In 2008, Commissioner Council received the Executive Leadership award from the Executive Director of the District of Columbia Housing Authority. He was elected to the Board of Commissioners of the DC Housing Authority where he will serve a term of three years as the At-Large Resident Commissioner. He is currently Vice-President of the Citywide Advisory Board of the DC Housing Authority and President of the Fort Dupont Resident Council. He is Chairman of the Health Committee on the DC Housing Authority Citywide Advisory Board Health Needs Assessment Project whose mission is to address the health ills of public housing residents. He also serves on the Board of Trustees of East of the River Family Strengthening Collaborative, Inc.

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**Dyana Forester**, Labor Commissioner is a Ward 7 resident and a member of the D.C. Paid Family Leave steering committee for the United Food & Commercial Workers Union (UFCW), Local 400. She is a native Washingtonian, a graduate of DC Public Schools and former ANC.

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**Bill Slover**, Advocate Representative has more than 25 years of experience in real estate investment, asset management, Mergers, Acquisitions, and business development work, in both the private and public sector. He is currently a principal with AVCO Interests, a real estate development and consulting firm based in Washington, DC. Having previously served on the board from 2009 – 2011 as a Mayoral appointee, Bill was appointed to the board in May of 2015 by D.C. Consortium of Legal Services Providers. Bill received his undergraduate degree from Union College in Schenectady, NY.

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**Jose Arnaldo Ortiz Gaud**, Mayoral appointee began his entrepreneurial experiences in the flooring industry in early 1991. Working as a subcontractor for national flooring companies, he earned a reputation as a reliable, honest person who performed quality work. Using those skills and his savings as capital, he began a flooring business, Allstate Carpet, which later became Allstate Floors & Construction Inc. with a focus on government, hospitality, educational, mixed use and commercial facilities. In 2014, Allstate Floors was recognized by the District's Department of General Services as a successful Certified Business Enterprise for its work with D.C. government. Ortiz Gaud has received many awards of recognition and service over the years for his business. Ortiz Gaud has supported and served the community as a member of the board of Centro de la Comunidad, an outreach program for the Hispanic community. He has mentored children and young adults in the USHYEE (United States Hispanic Youth Enterprise Education) programs sponsored by Johns Hopkins University and Towson University. He has also served as a volunteer for The Helping Up Mission and the Back on Your Feet programs, community organizations committed to giving a helping hand to the homeless and less fortunate.

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**Antonio Taliaferro**, Resident Commissioner is a DC native and moved into public housing in April 2011. Upon moving into public housing, Mr. Taliaferro began serving in the capacity of Secretary on the Resident Council Executive Board for a number of years. Although Mr. Taliaferro moved from one property to another, he continued to extend himself to assist in whatever capacity in order to benefit the residents. Mr. Taliaferro describes himself as determined, very strong willed and dedicated to the work of improving the quality of life for all residents. He is also very supportive of the vision and mission of the District of Columbia Housing Authority.

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**Nakeisha Neal Jones**, Mayoral appointee, a native Washingtonian Neal Jones has been Executive Director of Public Allies D.C. for the past six years, where she leads a movement of young adults from diverse and underrepresented backgrounds to careers working for community and social change. An alumna of the Public Allies D.C. apprenticeship, Neal Jones supports Public Allies' mission to create a just and equitable society and the diverse leadership needed to sustain it. Its work is grounded in the conviction that everyone can lead. Through a rigorous 10-month AmeriCorps program, apprentices gain work experience and, a lasting relationship with nonprofit and community work. Neal Jones' deep knowledge

of and involvement in the work of with community-based organizations and D.C. government stems from a long history of service with serving both sectors. This nonprofits and the District government, which includes working in D.C.'s Office of the Deputy Mayor for Planning and Economic Development. There she managed human services strategies for the New Communities Initiative. She also managed grants for over more than \$3 million in federal funds focused on juvenile justice and delinquency prevention in the Office of the Deputy Mayor for Public Safety. Additionally, Neal Jones also was also on the founding team for the Georgetown Executive Nonprofit Certificate Program and trained hundreds of low- and moderate -income homebuyers and homeowners. Neal Jones was appointed to the DCHA Board of Commissioners in May 2016. She also serves on NPR affiliate WAMU 88.5's community advisory board (the WAMU Community Council), which represents the interests of the listening public. Neal Jones earned her undergraduate degree in public policy from Duke University, and received a master's degree in public policy from Georgetown University's McCourt School of Public Policy.

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**Aquarius Vann Ghasri**, Resident Commissioner is a past recipient of the DCHA Executive Director Leadership Award, has served as the Vice President of the Potomac Gardens Resident Council, on the Executive Board of the DCHA Citywide Advisory Board, and has worked with numerous nonprofit organizations throughout the metropolitan area. She holds several certificates for nonprofit leadership. Ms. Vann Ghasri studied to become a paralegal at the Antioch School of Law, Urban Law Institute. She graduated with honors from the DCHA Community Monitoring Program. She served for two years with AmeriCorp Vista, and has worked with local groups such as Community Vision, Inc., National People Action, United Public Housing, and DC Justice for Youth and the National Coalition for Homelessness. Ms. Vann Ghasri represents the resident community on the District of Columbia Housing Authority Board of Commissioners.

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**LeJuan Strickland**, Mayoral appointee, is the owner of Metropolitan Strategies and Solutions, LLC. Metropolitan Strategies & Solutions LLC was established in 2010 to provide excellent consultation for small businesses and government clients in the areas of diversity inclusion, business development, project management, community outreach, and organizational design. Strickland has served in several senior roles throughout Washington, D.C. government with D.C. Department of Small and Local Business Development, D.C. Council, and D.C. Department of Employment Services. In addition to running Metropolitan Strategies and Solutions, LLC, Strickland is an officer in the D.C. Army National Guard serving as HHC (Headquarters and Headquarters Company) Commander. A Ward 5 Resident, Strickland received his Master of Business Administration from Fontbonne College.

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**John Falcicchio**, Interim Deputy Mayor (Ex Officio) Mr.Falcicchio has served as the Mayor's Chief of Staff since the start of the Bowser Administration after volunteering as a campaign advisor and director of Mayor-elect Bowser's transition. Mr. Falcicchio previously served as a Senior Vice President of DKC, a New York based public relations firm; as a Regional Political Director for the Democratic National Committee during the re-election of President Obama; and as a long-time aide to former Mayor Adrian Fenty.

# DCHA Board Resolutions

## FY2019 and FY2020 to date

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Fiscal Year	Title of Resolution
2019	To Approve the Use of Local Subsidies to Support the Creation of Affordable Housing in the District of Columbia for FY 2018
2019	To Approve the District of Columbia Housing Authority Fiscal Year 2018 Capital Fund
2019	To Adopt Emergency Regulations to Amend the HCVP Limited Local Preferences for Arthur Capper Senior I
2019	To Authorize the Execution of a Contract for Consulting Services to Facilitate an Agency Strategic Planning Process
2019	To Authorize the Executive Director to Charge Off Tenant Accounts Receivable for Vacated Units
2019	To Adopt Final Regulations Implementing the Violence Against Women Act (VAWA)
2019	To Authorize a Memorandum of Understanding with the District of Columbia Department of Housing and Community Development for Vacant and Abandoned Property Maintenance Services for FY 2019
2019	To Adopt the Fiscal Year 2019 Payment Schedule for All Programs funded by the Housing Choice Voucher Program (HCVP)
2019	To Authorize the Execution of a Contract for Capper Carrollsburg Master Planner
2019	To Authorize the Execution of a Contract for Roofing Consulting Services
2019	To Adopt a Framework for the Stabilization and Repositioning of DCHA's Portfolio of Properties
2019	To Authorize the Execution of Legal Services Contracts
2019	To Authorize the Executive Director to Execute Contract Modifications For Private Management Services
2019	To Authorize Executive Director to Enter into Memorandum of Understanding with the Office of Deputy Mayor for Planning and Economic Development to Provide Funding for Park Morton Interim Controls
2019	To Adopt Emergency Regulations to Amend the HCVP Limited Local Preferences to Provide Project-Based Units as a Housing Option
2019	To Authorize the Execution of Contracts for Vacant Unit Repair/Make Ready Services
2019	To Approve the Use of Local Subsidies to Support the Creation of Affordable Housing in the District of Columbia for the Providence Place New Communities Initiative Project
2019	To Accept Final Audit of DCHA for Fiscal Year 2018
2019	To Authorize Financing Activities for the Rental Assistance Demonstration (RAD) Program Conversion of Montana Terrace, Elvans Road, The Villager, Lincoln Road, and Ontario Road
2019	To Approve the Removing the Mixed Finance Amendment to the Annual Allocations Contract and Authorize the Execution of Other Related Documents for Capper Square 769N
2019	To Adopt Final Regulations to Amend the HCVP Limited Local Preferences for Public Housing Tenants in Units with Emergency Conditions
2019	To Adopt Final Regulations to Amend the HCVP Limited Local Preferences to Provide Project-Based Units as a Housing Option



<b>Fiscal Year</b>	<b>Title of Resolution</b>
2019	To Adopt Final Regulations to Amend Regulations Implementing HUD Requirements Regarding Over-Income Households
2019	To Adopt Final Regulations to Amend Regulations for the Rental Assistance Demonstration Program
2019	To Authorize Modifications for Environmental Initiative Contracts
2019	To Approve an Allocation of Local Subsidies to Support the Creation of Affordable Housing in the District of Columbia for the Strand New Communities Initiative Project
2019	To Create a Standing Committee on the Housing Choice Voucher Program
2019	To Authorize the Executive Director to Execute a Contract for Architectural/Engineering Services
2019	To Authorize the Executive Director to Enter into Contracts for Construction Services Through the Job Order Contracting (JOC) Program
2019	To Approve the District of Columbia Housing Authority Fiscal Year 2020 Moving to Work Plan
2019	To Authorize the Executive Director to Execute a Contract Modification for the Payroll and Human Resources Management System
2019	To Authorize the Executive Director to Execute a Contract for Trash Collection and Disposal Services
2019	To Authorize the Execution of Documents to Enable a Closing of Financing for Redevelopment of the First Phase of Kenilworth Courts
2019	To Readopt Resolution 18-17 to Authorize the Submission of an Application to HUD for the Demolition and/or Disposition of Sursum Corda and Sibley Townhomes
2019	To Approve the District of Columbia Housing Authority Operating Budget for Fiscal Year 2020
2019	To Approve the Renewal of DCHA Insurance Policies with the Housing Authority Risk Retention Group
2019	To Authorize the Execution of a Contract for Uniforms and Personal Protection Equipment
2019	To Authorize the Executive Director to Execute a Contract Modification for Pest Control Services Authority-Wide
2019	To Approve the Acceptance of HUD Capital Fund Grant for Lead Hazards Clean Up in the District of Columbia Housing Authority, Grant #: DC39L00150119
2019	To Authorize an Allocation of Local Rent Supplement Program Project-Based Vouchers for Existing Units
2019	To Authorize Rehabilitation Work to Stabilize Judiciary House; Kelly Miller Townhomes; Langston Additions; and LeDroit Apartments
2019	To Authorize Modifications for Environmental Initiative Contracts
2020	To Approve the Use of Local Subsidies to Support the Creation of Affordable Housing in the District of Columbia for the Hill East Parcel F-1 Project
2020	To Authorize the Execution of a Contract for Appliance Fulfillment, Delivery and Removal Services
2020	To Authorize the Executive Director to Execute a Contract Modification for the Payroll and Human Resources Management System (Kronos)
2020	To Authorize a Memorandum of Understanding for Infrastructure and Demolition Pre Development Financing for Barry Farm Redevelopment
2020	To Authorize the Execution of Ground Leases for the Redevelopment of the District of

Fiscal Year	Title of Resolution
	Columbia Housing Authority Headquarters Site
2020	To Authorize a Memorandum of Understanding with the District of Columbia Department of Housing and Community Development for Vacant and Abandoned Property Maintenance Services for FY 2020
2020	To Approve the Use of Fiscal Year 2019 Local Subsidies to Support the Creation of Affordable Housing in the District of Columbia for FY 2019