

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

## PART A: AGENCY-SPECIFIC QUESTIONS

### **Financial management**

1. On May 2, 2025, Director Pettigrew sent Committee Chair White a letter with a chart detailing when and how DCHA intended to resolve each of the 19 material weaknesses and significant deficiencies that the accounting firm SBC identified in its audit of DCHA's Fiscal Year 2024 financial statements.<sup>1</sup> Please provide an updated version of that chart that keeps the original timing estimates and management responses from the May chart, and adds 2 new columns as follows:

- a. If DCHA considers the item resolved, the date the work was completed; or, if DCHA considers the item open, the current estimated completion date.
- b. Any updates to the substance of management's approach to resolving the item.

**The attached chart has the latest update on findings and DCHA's work to resolve them. The FY25 Audit is due to be completed June 1, 2026**

[Q01.DCHA\(HY0\) FY2026 POH Response - FY2024 Audit Findings Status](#)

2. Please detail DCHA's practices for ensuring that local funds, including public housing rehabilitation and maintenance funds, are maintained distinctly from DCHA's general fund and used for their allocated purpose. Please note any significant departures from these practices in FY 25 and FY 26, to date, including when and how DCHA remedied them. If applicable, describe any planned changes to the agency's financial management practices and provide the rationale.

**All HCVP local funds have their own bank accounts. The funds come into the General Fund, subsidy is transferred to the individual accounts, and admin fees are transferred into DC Admin fee bank account. All local subsidy expenses are paid out of the individual bank accounts. There are no changes to these procedures in FY25 and FY26.**

**DC Government advances funds, all other programs including all Rehabilitation/Maintenance programs and DCCFPs, are deposited into Wells Fargo Repair Maintenance account. Rehabilitation and Maintenance bank account would have a cash transfer to General Fund account to cover the invoices being paid.**

3. When and how does DCHA anticipate hiring a permanent Chief Financial Officer?

**The District of Columbia Housing Authority recognizes the critical importance of having a permanent Chief Financial Officer in place to support financial stability, regulatory compliance, and long-term organizational sustainability.**

**DCHA is currently in the recruitment process with executive level interviews having occurred**

---

<sup>1</sup> <https://lms.dccouncil.gov/downloads/LIMS/57366/Introduction/IG26-0025-Introduction.pdf?Id=209750>.

# **DC Housing Authority (HY0)**

## **FY2026 Performance Oversight**

### **Response to Pre-Hearing Questions**

for a permanent Chief Financial Officer. Once a candidate is selected, we will follow established DCHA hiring for executive appointments. DCHA will notify stakeholders once a candidate has been selected.

In the interim, DCHA has implemented continuity measures to maintain sound financial management, ensure uninterrupted fiscal operations, and meet all HUD, District, and internal reporting requirements. These measures are designed to provide stability while the Authority conducts a deliberate, competitive, and transparent recruitment process. This includes the temporary detail of a senior manager, and the acquiring of a consultant with DCHA historical financial background.

4. To the extent not covered in your response to the standard question in Part C regarding databases, please describe the software and other systems that DCHA uses for grant management, and to store and track information regarding applicants and tenants.

**Yardi – Yardi is used to store and manage information and interactions for residents and voucher program participants**

**Rent Café Module – Applicants, public housing residents and voucher program participants (voucher holders and landlords) have access to this online portal that allows for access and management of their information.**

**Applicants can update their information and check their status on the waiting list. Residents and voucher holders can re-certify, request support, apply to programs, see and pay rent (PH residents only), and submit work orders (PH residents only).**

**Landlords can manage the Request for Tenancy Application (RFTA) process, see rent rolls, and review unit information.**

**VendorCafe – Vendors have access to this online portal that allows for access and management of their information. This allows them to submit invoices and see the status of payment.**

#### **General governance and operations**

5. Please attach copies of all public written updates that DCHA has released to date regarding implementation of the Executive Director’s Three-Year Recovery Plan.<sup>2</sup> The January 2025 report was not published until March 2025. Please explain the reason for this delay and describe how DCHA plans to fulfill its commitment to provide public written updates every 6 months.

---

<sup>2</sup> To the extent the actual date an update became available to the public does not match the date printed on the update (e.g. the “January 2025” update that was not yet available at the time of the agency’s March 2025 performance oversight pre-hearing responses), please specify the actual release date.

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

The Recovery Plan went live on June 27, 2024. The Plan includes blueprint with defined strategic goals and specific objectives to prioritize over the next three years to shepherd the agency’s turnaround.

[Update #1](#) released March 2025

[Update #2](#) released November 2025

Update #3 release date February 2026

6. Please prepare a final close-out summary report for the Committee and public that covers each separate item of the 103 findings, observations, and recommendations from the 2022 federal Department of Housing and Urban Development assessment report<sup>3</sup> and includes the following at minimum for each item:

- a. Please briefly restate the original problem.
- b. If HUD considers the item closed, please summarize the changes that DCHA has made since 2022 to close it, indicate the date when HUD confirmed that it was closed, and summarize any further changes DCHA has made to ensure that it will not recur.
- c. If HUD still considers the problem unresolved, please describe all remaining steps to completion and provide the estimated timing for each step.

- a. **The 2022 HUD report, issued September 2022, details the results of HUD’s assessment of the District of Columbia Housing Authority (DCHA) after an on-site assessment on March 7 through March 11, 2022. The review assessed DCHA’s performance from the period of October 1, 2019, to March 2022. The findings, observations, and recommendations serve as the foundation for the development of strategies and plans for improvement in any deficient areas.**
- b. **To date, DCHA has confirmed closure of 93% of the Findings, Observations and Recommendations.**

Findings, Observations, Recommendations	%	
96	93%	Closed
7	7%	Open
103	Total	

- c. Accompanying this response is a chart identifying each of the HUD findings, recommendations, and observations, and the status of each. As indicated, all recommendations and observations are closed and only 7 findings remain, all of which pertain to the ACOP and Administrative Plan, which are being finalized. DCHA believes that the management team that has joined DCHA since the 2022 review, as well as the new policies and procedures and other corrective actions reviewed and confirmed by HUD as it closed each finding, recommendation and observation, will help prevent these issues from occurring in the future

<sup>3</sup> [https://oag.dc.gov/sites/default/files/2022-10/DCReview\\_Final%209302022%20%281%29.pdf](https://oag.dc.gov/sites/default/files/2022-10/DCReview_Final%209302022%20%281%29.pdf).

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

[Q6.DCHA\(HY0\) FY2026 POH - HUD Findings Tracker 01.30.26 v2.xlsx](#)

7. Please provide a list of meetings of the Stabilization and Reform Board or Board of Commissioners in FY 25 and FY 26, to date. For each, please note the date, time, meeting type (annual, regular, special, etc.), and quorum. (See 2025 performance oversight pre-hearing response 77).

[Q07. DCHA\(HY0\) FY26 POH-Board Meetings FY25-26.docx](#)

8. Please detail the Board and Executive Director's compliance with the training requirements that have been in effect in FY 25 and FY 26, to date, any similar training that other members of the senior staff have completed, and the impact of these trainings on performance.

**The Commissioners completed education trainings every quarter of FY 25 and FY 26 on various topics relevant to their roles. Specific dates are attached.**

**DCHA staff have also attended conferences or completed trainings relevant to their roles.**

[Q08. DCHA\(HY0\) FY2026 POH Response - BOC Symposia.docx](#)

[Q08. DCHA\(HY0\) FY26 POH Response.xlsx](#)

9. Please provide a status update on DCHA's implementation of resident Commissioner elections pursuant to the RENTAL Act.

**DCHA has solicited and selected an independent third party monitor for the elections. The timeline will be rolled out to include information sessions, time to accept nominations, campaign and then election and certification. To allow adequate time for outreach and engagement, the resident commissioner election is projected to be completed Q2 2026.**

10. Does the Board plan to allow in-person public participation at any meetings in 2026? If so, when?

**The Board planned to do a series of listening sessions toward the end of 2025 however, once emergency legislation went into effect plans to do so were put on hold. Once the new Board is fully established, we will schedule sessions that will allow for in-person public sessions with the Board.**

11. Please provide a statistical update on DCHA's waiting list or lists for various housing assistance program, including the details listed below. To the extent possible, please disaggregate by demographic data such as race/ethnicity, gender, age category (minor, adult, senior), and disability.

- a. Households currently on the list, broken down by program.
- b. A waiting list aging report (e.g. # waiting for 13-14 years, # for 14-15 years, etc.)
- c. Households invited off the waiting list (i.e. "pulled") or otherwise removed from each program's list in FY 25 and FY 26, to date, broken down by outcome (e.g., removed for failure to respond, pending eligibility review, ineligible, approved, leased).
- d. Details regarding the "purge" mentioned on page 22 of the Three-Year Recovery Plan 1-year update.
- e. Anticipated schedule of future pulls, including how many people DCHA may include in each pull.

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

[Q11.DCHA\(HY0\) FY2026 POH Response - HCVP Waitlist](#)

[Q11.DCHA\(HY0\) FY2026 POH Response - Public Housing Waitlist](#)

**Public Housing - Currently, all 980 applicants have been pulled/selected off the public housing waiting list. (details attached)**

**DCHA's policy provides that applicants on the public housing waiting list are contacted twice for eligibility interviews and screenings. If an applicant fails to respond after two attempts, the applicant is removed from the waiting. If there are mitigating circumstances, an applicant may be reinstated to the waiting list for public housing.**

**All applicants have been pulled from DCHA's centralized public housing waiting list.**

12. DCHA is currently operating under its 11<sup>th</sup> consecutive round of "emergency" Administrative Plan regulations for the voucher program and 9<sup>th</sup> consecutive round of "emergency" Admissions and Continued Occupancy Policy regulations for the public housing program. Please provide an update on DCHA's efforts to adopt final permanent<sup>4</sup> regulations, including:

- a. How has DCHA updated its draft regulations to ensure they adhere to local law?
- b. Please summarize any major policy areas where commenters or advocate working group participants argued that DCHA's proposed rules contradict local law but DCHA disagreed with their recommendations.
- c. When does the executive team anticipate submitting final rules to the Board? Please list all reasons DCHA has not been able to finalize the regulations since releasing the initial update in Spring 2023 and explain what steps the agency is taking to complete the final rules.
- d. How will DCHA ensure that affected tenants, voucher landlords, and support service providers are promptly informed of changes in the final rulemakings and their implications?

**DCHA acknowledges that it has had to publish its Admissions and Continued Occupancy Plan (ACOP) for public housing and Administrative Plan for the voucher program as emergency regulations multiple times. This was because we had been awaiting HUD comments on both documents for a very long period of time, and were hesitant to publish final regulations without receiving those comments. During that period, DCHA met regularly for more than a year with advocates to discuss their comments on the two documents and to hold informal discussions on them. While we do not always agree, we believe this discussion is important so we can share viewpoints and solve problems.**

**Because the ACOP and Administrative Plan were initially published as emergency and**

---

<sup>4</sup> "Permanent" as opposed to emergency; we understand the agency will need to continue making relatively small changes periodically to keep up with changing circumstances and comply with federal best practices. See <https://www.dchousing.org/wordpress/about-us/administrative-plan/#proposed-changes-to-admin-plan>; <https://www.dchousing.org/wordpress/about-us/admissions-and-continued-occupancy-plan/>.

## DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

proposed regulations in 2023, and because many changes have been necessitated since then, DCHA has had to issue the ACOP first for a minimum 30-day HUD-required public comment period, review comments received (which takes some time), then come to the Board to adopt as emergency proposed regulations, and subsequently as final regulations. This has been cumbersome but has also ensured a fulsome public comment process. Indeed, at both the request of advocates and residents, the ACOP was ultimately out for public comment for months prior to adoption (see below).

- a. DCHA complies with both federal and local law, and its ACOP and Administrative Plan are drafted and implemented to comply with both. Our main areas of disagreement with advocates typically arise when advocates ask DCHA to repeat local law in the federally-required ACOP and Administrative Plan, and DCHA declines to do so. DCHA does not view this as a contradiction but rather a duplication; there is no need to repeat laws or regulations that can be found elsewhere in DC Code.
- b. Please see Attachment [Q12-FY26 POH-Response to Advocate Comments on the ACOP FINAL 09 09 2025.docx](#), which provides a response to all advocate comments on the ACOP, including any discussions of local law. This was posted on DCHA's website, along with responses to resident comments. The response to advocate comments on the Administrative Plan will similarly be posted on DCHA's website once completed; DCHA is presently reviewing those comments.
- c. The ACOP was finalized and adopted by the Board as final permanent regulations at its December 2025 meeting, pending publication by the Office of Documents. The Office of Documents has been delayed in publishing the final ACOP for a number of months but based on recent conversations we are hopeful the final emergency/proposed regulations version should be published prior to the Oversight Hearing. The Administrative Plan was issued for a HUD-required public comment period in November 2025 and DCHA anticipates taking it to the Board in February or March 2026 for approval as one final set of emergency regulations, before ultimately asking the Board to adopt as final regulations in accordance with the above-described process.
- d. DCHA has developed informational materials to update its tenants, participants and stakeholders of changes to the policies during public comment periods for both policies and will continue to make those available as policies are implemented. The policies are publicly available on DCHA's website and upon request. In addition, DCHA has and will continue to provide information about its key requirements on its website and in other materials in plain language; the policies themselves are in regulatory language and can be difficult to understand so DCHA recognizes the importance of communicating key information in straightforward language. DCHA also holds regular meetings with stakeholders, advocates, and resident leaders, during which information about new policies can be discussed and questions answered.

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

13. At its September 2025 meeting, the Board indicated that it had directed the staff to develop proposals to create or reinstate homelessness history weighting factors for allocating housing assistance. What is the status of this effort? What portions of new or existing vouchers and newly rehabilitated or existing public housing units does DCHA anticipate reserving for people with documented histories of homelessness, and on what timeframe?

**DCHA published for public comment in November 2025 an update to its voucher Administrative Plan that would create two preferences that would serve homeless and formerly homeless families. One is a preference for families currently assisted through DCHA's emergency housing voucher (EHV) program, which has been de-funded by the federal government. It would allow them to receive vouchers so they are not terminated from the voucher program. The second is a preference for currently homeless families and is described in the proposed Administrative Plan update as follows:**

**DCHA will establish a limited local preference on the HCV waiting list for families who are presently receiving housing or related services through the District of Columbia Continuum of Care (COC), as verified in the District of Columbia's Homeless Management Information System (HMIS).**

**(a) The preference will only apply to current applicants on the existing HCV waiting list; the preference will not apply once the current HCV waiting list has been exhausted.**

**(b) Up to 25% of applicants drawn each year from the existing HCV waiting list will be applicants who are receiving housing or related services through the COC. Applicants cannot self-certify or otherwise verify their qualification for this preference; DCHA will only verify that an HCV applicant qualifies for this preference through DC's HMIS system.**

**DCHA is working on text for a homeless preference for its public housing program, which has not yet been issued for public comment. We anticipate issuing that preference for public comment in the first half of 2026.**

**DCHA anticipates amending its public housing Admissions and Continued Occupancy Plan (ACOP) to establish a limited local preference for single member households. It is anticipated that 50% of the recently turned move-in ready zero-bedroom units will be set-aside for this limited local preference. Finalizing the amended ACOP is slated for Summer 2026.**

**DCHA will accept applications from a partner agency under this limited local preference continuously until reaching the established limit identified regardless of whether the waiting**

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

list is closed to other applicants.

**If a household is on DCHA's waiting list and separately is referred by a partner agency the family will be removed from the waiting list if and when they are housed pursuant to the preference.**

14. Has DCHA requested permission from HUD to modify any Housing Quality Standard criteria? For each request, please describe the request, rationale, and HUD's response.

**DCHA does not have any requests submitted to HUD to request permission to modify Housing Quality Standard (HQS) criteria.**

15. Please describe DCHA's relationship with the Department of Buildings regarding housing code inspections and/or enforcement, including any major areas of overlapping responsibility for housing quality compliance and enforcement, and any policies or agreements that clarify for staff or residents which agency is responsible for which aspects of housing quality compliance and enforcement (e.g., circumstances for enforcement of federal Housing Quality Standards vs. local building codes).

**The standards for Housing Code and HUD's Housing Quality Standards have some similarities but do not measure the same metrics. While DOB has enforcement authority and jurisdiction over all dwellings, the Housing Authority's role is only specific to properties that are intended to or are currently receiving rental assistance funds to support a resident or housing choice voucher recipient.**

**DCHA inspects its public housing units for housekeeping and compliance with HUD standards and inspects voucher-subsidized units for compliance with housing quality standards (HQS). HQS inspections occur prior to leasing units, biannually, and when complaints are received from participants or others. DCHA is not always alerted when DOB inspects a privately-owned unit unless the tenant, or another party alerts us to an issue; we therefore encourage our participants to notify DCHA when there is a problem with their unit that may necessitate a DCHA or DOB inspection so we can work to rectify it. DCHA's enforcement mechanism under its voucher program is denying subsidy to the unit.**

**Public Housing: Department of Buildings (DOB) and DCHA's collaborative relationship is established through an executed Memorandum of Agreement (MOA). DOB conducts (1) complaint-based and (2) proactive inspections at DCHA public housing sites and DOB documents all identified housing code violations. If violations are identified during DOB's inspection a Notice of Infractions (NOIs) is issued to DCHA and said infractions are abated by DCHA Property Management Operations' (PMO) maintenance staff. DCHA's maintenance staff also conduct inspections of public housing units using the National Standards for the Physical Inspection of Real Estate (NSPIRE), which replaced Uniform Physical Condition Standards (UPCS). Code violations are noted by the maintenance team, work orders are generated and repairs are made. Additionally, HUD's Real Estate Assessment Center (REAC) conducts NSPIRE inspections and deficiencies must be cured by DCHA's maintenance staff.**

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

**Voucher Programs:** In cases where there are significant housing code violations and the landlord or tenant indicate they have a connection to DCHA, DOB or OTA will contact DCHA to validate connection and provide relevant assistance to impacted households. Landlord caused violations may result in Housing Assistance Payment (HAP) contract terminations and the impacted household will receive support to move to another property. Tenant caused violations may result in termination of voucher assistance.

16. According to the first Three-Year Recovery Plan update report, DCHA reduced average call center wait times from 3 hours to 19 minutes as of CY24 Q4.

- a. Has DCHA continued to track call center wait times during CY25? If so, please provide data and an analysis of any trends in call times. If not, please explain why not.
- b. How else is DCHA monitoring and working to improve the services provided through its call center and at each of its in-person service centers and public housing management offices? Please report out any key metrics that the agency is tracking, such as case volume, staff-to-case ratios, wait times, or caller/visitor feedback. How do DCHA's metrics compare to public housing authority best practices? (See 2025 performance oversight pre-hearing response 72.)

**DCHA continues to track call center wait times. The chart below offers a comparison of our call handle and wait times for CY24 in comparison to CY25. This improvement is due to changes that have been implemented including, but not limited to, call agents weekly program training, mock calls/training, and upgrades to systems along with business process improvements.**

**Our average call wait times for CY25 was 15 minutes. Our average handle times for CY25 (the amount of time spent on each call) was 8 minutes.**

**Additional information is available - [Q16.DCHA\(HY0\) FY26 POH Response - Call Center Data.docx](#)**

17. Please summarize how many reasonable accommodation requests DCHA received in FY 25 and FY 26, to date, broken down by program.

- a. How many of these requests were denied and what were the reasons for the denials?
- b. How many were approved but with modifications from the initial request and what were those modifications?
- c. How many were approved without modification?
- d. How many remain pending?

## DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

FY 2025 – Total of 544 requests received.

	Requests Received	Denied	Approved
Applicants	103	8	75
HCVP Participants	299	36	219
Public Housing Residents	142	11	108

FY 2026 – Total of 160 requests received YTD (Jan 2026).

	Requests Received	Denied	Approved
Applicants	14	0	7
HCVP Participants	82	7	45
Public Housing Residents	64	3	37

- a. Reasons for denials include:
  - Clients did not meet the criteria for the accommodation;
  - Requests submitted on behalf of persons that were not part of the household composition;
  - Lack of nexus between the client’s disability and reasonable accommodation request.
- b. Approvals: Approvals are not documented based on whether a modification to the initial request was made. Administrative closures / Withdrawals can also occur when there is a duplicate request submitted, if there is no response from the health care provider after follow up, if the requestor withdraws their request, or if requestor does not provide contact information for designated provider
- c. See response b
- d. There are currently 29 requests pending from FY2025 and 63 from FY2026

18. What efforts has DCHA undertaken in FY 25 and FY 26, to date, and what efforts are planned in the remainder of FY 26, to improve recertification processing? Please provide a statistical update on recertification metrics such as median and average processing times per program and an analysis of trends in this data.

**A recertification schedule was implemented in FY 2025 to detail the entire recertification process, including established deadlines for sending first and second notification letters, processing completed recertifications, and referring participants for termination. Contractors were hired for the federal program to address a recertification backlog. The federal program had a backlog of 1,640 outstanding recertifications and the contractors have addressed 1,024**

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

of that back log to date. The local program had a backlog of 1,734 and have addressed 523 to date.

The recertification process begins 150 days prior to the recertification due date (anniversary), at which time participants are notified to complete their recertification either by mail or through Rent Café. Participants are given 30 days to return the completed packet. As packets are received, specialists review them for completeness and process them accordingly. Delays in processing recertifications may occur if packets are incomplete or additional information is required. Since packets are submitted by email or in person, tracking processing timelines is challenging. As more participants enroll in Rent Café, however, this technology is expected to streamline submissions and improve recertification processing timelines.

19. In practice, how many staff positions does the Executive Director consider part of the senior leadership team (e.g. for purposes of regular key staff meetings)? Of those positions, how many have turned over in the past year? How many have become vacant?

**The Executive Director relies on a combination of department directors, deputies and select support staff to review, monitor, report on and discuss key areas of DCHA operations. While attendance can vary depending on the agenda, there are 15 positions that are considered part of the senior leadership team. During the past year, DCHA welcomed a new SVP Property Management Operations. The Director of Capitol Construction and Design and the Chief Financial Officer resigned in 2025. Both positions are currently filled with acting appointments of senior managers while a permanent hire is in process.**

## Voucher programs

20. Please prepare a table of proposed action items from Allecca Consulting's November 2025 report on the facilitated meetings regarding local voucher system improvements that Allecca, DCHA, DHS, and service provider contractors held in July and September 2025. For each proposed intervention, please provide a status update including the dates of any significant steps taken to date, impact, and the estimated dates of any remaining significant steps toward implementation.

**As part of the facilitation sessions and discussion, Allecca team compiled a list of action items with estimated timelines for completion. The attached document provides an update on status for the actions identified.**

[Q20.DCHA\(HY0\) FY2026 POH Response - DCHA DHS Action Items Timeline updated 01-31-26.xlsx](#)

21. When does DCHA anticipate reopening the federal voucher waiting list?

**DCHA does not anticipate opening the wait list during calendar year 26. Voucher utilization is currently at 100% and there are approximately 17,000 applicants remaining on the wait list.**

22. Please provide a snapshot breakdown of voucher program participation and rents by program and Ward. That is, for each Ward, how many households are using each type of voucher, and what is the average per-unit rent for each bedroom size for each type of voucher?

**Please see attachment— [Q22.DCHA\(HY0\) FY2026 POH Response - Voucher Program Participation.docx](#)**

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

23. Please provide a list of project- and sponsor-based sites added or in development in FY 25 and FY 26, to date, and the status and voucher unit count for each.

**There were no new projects awarded by DHCD in FY25 and thus far in FY26.**

**See below the list of projects delivered and in development in FY25 and FY26**

LRSP Project / Sponsor Portfolio	Projects	Units
Delivered FY2025	14	422
Projected FY2026	11	297

	Project Name	Ward	# LRSP Units on Contract
FY 2025	Hanover Courts Apartment	8	4
	The Clara on MLK	8	20
	MDXL Flats Apartments	6	21
	Terrace Manor Apartments	8	14
	Kenilworth 166 Phase I	7	17
	Worthington Woods Apartments	8	40
	Paxton (Benning Road Apartments)	6	15
	3450 Eads Street Apartments	7	5
	The Faircliff (Faircliff Plaza East Apartments)	1	9
	Beech Tree (7428 Georgia Avenue Apartments)	4	13
	Barry Farms Redevelopment - Building 1B (The Asberry)	8	33
	Mary's House	8	3
	Alabama Ave Apts - The Aspire	8	18
	Belmont Crossing (Phase 1A)	8	34
FY2026	H.R. Crawford	7	16
	Villages-East of the River (VER) Apartments	8	41
	Carl F. West	1	25
	Jubilee-Euckal Apartments	1	34
	Small Rental Preservation Project	4	13
	1 Hawaii	5	8

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

24. How many households did DCHA terminate from each voucher program in FY24, FY25, and FY26 to date (broken down by year and program)? 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.

**Please see attached –**

**[Q24.DCHA\(HY0\) FY2026 POH Response - Voucher Program Terminations](#)**

25. How many federal vouchers does DCHA have available to distribute in 2026?

**At this time, DCHA will continue to provide assistance through its special population federal voucher programs, including VASH, FUP, NED, and Mainstream. In 2026, DCHA plans to add approximately 200 households to the NED program from its waiting list and will continue to accept referrals for VASH through the VA, FUP through CFSA, and Mainstream through the Department of Aging and Community Living. Replacement referrals may be accepted through attrition, up to the HUD-awarded voucher amounts and within available funding. Due to successful leasing initiatives in FY24 and FY25 and anticipated funding constraints in FY26, DCHA does not have additional capacity to issue federal vouchers beyond these programs.**

26. Please provide an update on DCHA's recent announcement of a pause in voucher rent increases.<sup>5</sup>

**Effective December 1, 2025 DC Housing Authority (DCHA) is pausing voucher rental increases. Any rental increases received on or before November 30, 2025 will be processed and honored. DCHA will provide landlords and partner when an update is available.**

27. Please provide an update on the Local Rent Supplement Program Eligibility legislation that took effect in March 2025,<sup>6</sup> including the following:

- a. Please describe any challenges has DCHA encountered or anticipates in ensuring that local voucher program participants are permitted to self-certify eligibility factors when neither DCHA nor participants can easily obtain verification documentation.
- b. Please provide updated statistics on adverse actions taken based on criminal history in FY 25 and FY 26 to date under each program, including public housing (see 2024 performance oversight pre-hearing response 66a). Please distinguish between types of criminal background information (convictions, arrests, etc.).

---

<sup>5</sup> <https://www.dchousing.org/wordpress/notice-of-rental-increase-pause-in-hcv-program/>.

<sup>6</sup> For a discussion of the final legislation's effects and how they differ from recent local emergency and temporary bills, please see the Committee's report on the legislation, [https://lims.dccouncil.gov/downloads/LIMS/52109/Committee\\_Report/B25-0049-Committee\\_Report1.pdf?Id=198968](https://lims.dccouncil.gov/downloads/LIMS/52109/Committee_Report/B25-0049-Committee_Report1.pdf?Id=198968), and Councilmember Robert White's final reading amendment, <https://lims.dccouncil.gov/downloads/LIMS/52109/Meeting2/Amendment/B25-0049-Amendment1.pdf?Id=200379>.

**DC Housing Authority (HY0)  
FY2026 Performance Oversight  
Response to Pre-Hearing Questions**

- a. LRSP applicants and participants may provide self-certification for any required eligibility factors that cannot be obtained, including, but not limited to, verification of income, identity, or employment verification.

There is no LRSP self-certification on immigration or criminal background since DCHA is not permitted to check that for the program. While local participants can self-certify as to eligibility factors, one of the challenges is that, if they reside in certain types of developments - in particular low-income housing tax credit sites - they will still have to provide income information and identification. As such, while DCHA may not need the information to process eligibility, the participants will still need to provide the information to landlords in many cases. Their leasing may be delayed if they cannot timely provide the information, whereas they would have it readily available had it been provided to DCHA in the first place. While we understand that the LRSP legislation had good intentions of trying to streamline processes and minimizing document production by applicants, these applicants still may not be able to access certain types of housing - in particular newer LIHTC developments.

- b. DCHA's public housing program performs criminal history checks through local and national law enforcement for all adult household members. The public housing program also uses the Dru Sjodin National Sex Offender database to screen all adult household members to determine if anyone is subject to registering as a sex offender, making them ineligible for federal housing subsidy. During FY2025 and FY2026 the public housing program has deemed applicants' ineligible to for federal subsidy based on criminal history. Additionally, during the recertification process residents have been deemed ineligible for public housing subsidy because of recent criminal activity including those who appeared on the sex offender's registry.

28. Regarding voucher unit inspections, in FY 25 and FY 26 to date:

- a. How many total inspections did DCHA conduct? Please include a breakdown by type of inspection.  
b. How many units passed their initial lease-up inspection on the first try, passed on the second try, passed on a later try, or never passed?  
c. Please estimate how many inspectors DCHA needs to hire above its current staffing levels to be able to complete all initial inspections within 7 days of a unit being approved for inspection.

a. Inspection report is attached (a-b). [Q28.DCHA\(HY0\) FY2026 POH Response - Inspection Summary Report For 2025-2026](#)

- c. To ensure timely completion of initial and biennial inspections, the HCVP Department estimates that three additional inspectors above current staffing levels will prevent inspection backlogs and delays caused by staff call-outs or increased workload.

## **DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions**

29. Please describe in detail DCHA's efforts in FY 25 and FY 26, to date, to make the voucher eligibility, housing search, and lease-up processes easier to understand for tenants, landlords, and support personnel such as case managers and attorneys. Please include copies of updated briefing materials, online explainers, dates and attendance statistics from information sessions, and an analysis on the impact of these efforts.

**DCHA's Housing Choice Voucher Program (HCVP) provides comprehensive guidance and support to make the voucher eligibility, housing search, and lease-up processes more transparent and easier to navigate for tenants, landlords, and support personnel, including case managers and attorneys.**

**HCVP staff deliver detailed information to new voucher holders about the lease-up process, including housing search strategies, affordability considerations, and the availability of Housing Locators who assist families in identifying suitable units. Families are provided with tools such as affordability worksheets, utility allowance charts, and rent reasonableness explanations to guide their search and decision-making. Voucher eligibility applications are tracked in the CVR SharePoint to promote transparency and ensure accurate, timely monitoring of participant progress.**

### **FY 25 Efforts:**

**Landlord and Tenant Town Hall Meetings: Conducted with support from AffordableHousing.com, these sessions focused on rent reasonableness standards, voucher affordability, and other key program rules. Demonstrations of the rent reasonableness tool were provided, and participants were encouraged to ask questions and raise concerns.**

**Meet and Lease Events: Staff conducted on-site rent reasonableness reviews while facilitating discussions between landlords and prospective tenants, allowing real-time negotiation and better understanding of voucher limitations.**

**Voucher Briefings: Briefings for participants were conducted both in person and virtually, providing flexibility for families while ensuring comprehensive instruction on program requirements.**

**Online Resources and Briefing Materials: Families and support personnel were provided with updated briefing materials, including guides on eligibility, affordability calculations, and step-by-step instructions for completing Requests for Tenancy Approval (RFTA).**

### **FY 26 Efforts (to date):**

**HCVP continues to host Town Hall and Meet and Lease events to reinforce voucher policies and procedures.**

**Housing Locators actively assist families with housing searches and expedite rent reasonableness negotiations with landlords.**

## **DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions**

Case managers and attorneys are encouraged to review online explainers and utilize briefing materials to better support families during the housing search and lease-up process.

**Technology Enhancements:** Beginning in FY 26, participants will have the ability to initiate and track the entire leasing process through Rent Café and the new Landlord Portal, which is expected to significantly improve transparency, reduce delays, and streamline communications between families, landlords, and staff.

These efforts have improved participant and landlord understanding of the program. Families report increased clarity regarding affordability and the lease-up process, while landlords demonstrate greater awareness of voucher calculations and rent reasonableness requirements. Staff observations indicate that Meet and Lease events and Town Halls reduce delays associated with incomplete RFAs and failed inspections. Tracking voucher eligibility applications in CVR ensures transparency and allows staff to monitor participant progress closely. The addition of Rent Café and the Landlord Portal in FY 26 is expected to further enhance efficiency, communication, and the overall participant experience. Formal attendance statistics and copies of updated briefing materials are maintained internally and can be provided upon request.

30. Residents have indicated that the process of transferring to a new apartment with a voucher remains challenging. What detailed metrics is DCHA tracking to determine the extent of the problem and identify possible solutions?

**DCHA is actively monitoring key performance metrics to better understand challenges associated with voucher transfers and to identify opportunities for process improvements. The Housing Choice Voucher Program (HCVP) tracks the total time it takes for transfer families to successfully lease a new unit, measured from transfer voucher issuance and briefing through move-in and lease execution.**

**Specific metrics tracked include: the date of Request for Tenancy Approval (RFTA) submission; the number of days from RFTA submission to staff assignment; the timeframe for completion of affordability and rent reasonableness determinations; inspection scheduling timelines once rent reasonableness is approved; and the completion status of required documentation required to proceed to leasing. DCHA also reviews packet completeness prior to scheduling inspections and briefings to minimize processing delays.**

**Data trends show a slight increase in lease-up timeframes, from an average of 62 days in FY 24 to approximately 74 days in FY 25 from voucher briefing to executed lease. DCHA recognizes that this increase is largely attributable to external market conditions, including a limited supply of affordable units, increased rental rates, and heightened competition within the local housing market. Additional contributing factors include family housing search timelines, unit readiness, and rent reasonableness and affordability negotiations.**

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

To help mitigate these challenges, DCHA employs Housing Locators to assist families with identifying affordable units and to help expedite rent reasonableness negotiations with landlords. In addition, landlords are provided with an inspection pre-checklist to support unit readiness and reduce failed or delayed inspections. While these services are strongly encouraged to support timely lease-up, participation by families and landlords is voluntary and not mandatory.

31. What is the status of the HUD-mandated rent reasonableness re-analysis and re-inspection of preexisting voucher rents that were initially exempted from the July 2023 rent reasonableness policy change? How many landlords and participants needed to transfer?

**Landlords whose units were over the rent reasonableness determined by DCHA using affordablehousing.com software were offered the new rent amounts. If a landlord did not agree with the lowered amount, they were allowed to appeal the new rent and had to provide their own rent comparables. After the appeal process, if the rent comparables matched, then the rents were adjusted. No participant families had to move as a result of the rent reasonableness reviews.**

32. Please detail any improvements to the rent reasonableness protocol in FY 25 or FY 26, to date, or planned for FY 26, including:

- a. AffordableHousing.com data cleanup efforts.
- b. Efforts to allow tenants and (if applicable) case managers to determine whether a prospective home meets the rent reasonableness standard before submitting a RFTA.
- c. Efforts to prevent unit owners from overcharging the agency by converting 1- or 2-bedroom units into 4- or 5-bedroom units through the use of simple partition walls, in neighborhoods where the units that AffordableHousing.com identifies as “comparable” are much larger and more valuable.

#### **Improvements to Rent Reasonableness Protocols (FY 25–FY 26)**

##### **a. AffordableHousing.com Data Cleanup Efforts**

**In FY 25 and continuing into FY 26, AffordableHousing.com has undertaken ongoing data quality improvement efforts to strengthen the accuracy of rent comparable used in rent reasonableness determinations. These efforts include the systematic removal of duplicate listings, the exclusion of subsidized units, and the exclusion of rent-stabilized units from the comparable dataset to ensure that rent reasonableness analyses are based on appropriate, market-rate units. In addition, DCHA incorporates a Features and Amenities form as part of the rent reasonableness review to ensure that all unit characteristics are fully captured and accurately reflected when identifying comparable units.**

##### **b. Efforts to Enable Tenants and Case Managers to Assess Rent Reasonableness Prior to RFTA Submission**

**To assist families in determining whether a prospective unit is likely to meet rent reasonableness standards before submitting a Request for Tenancy Approval (RFTA), HCV**

## **DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions**

Program staff perform rent reasonableness reviews upon family request. In addition, DCHA has hired Housing Locators to support families in identifying affordable units and to assist with preliminary rent reasonableness assessments during the housing search process.

During agency-hosted “Meet and Lease” events, HCV Program staff conduct on-site rent reasonableness surveys while applicants and landlords are present, allowing families and property owners to evaluate affordability parameters in real time and adjust proposed rents as needed to facilitate successful lease-up. Additionally, the Department of Human Services (DHS) has access to the AffordableHousing.com rent reasonableness tool, and DHS caseworkers are encouraged to conduct rent reasonableness checks prior to submitting an RFTA to DCHA, further reducing processing delays and improving outcomes for participating households.

### **c. Measures to Prevent Overcharging Through Improper Bedroom Conversions**

To prevent unit owners from improperly increasing rents by converting one- or two-bedroom units into higher-bedroom units through the use of temporary or noncompliant partition walls, HCV Program housing inspectors are required to verify that all designated bedrooms meet HUD and District of Columbia standards where applicable. These standards include minimum square footage, the presence of a closet, at least one window, and both primary and secondary means of egress. Landlords are educated on bedroom requirements during landlord briefings and again at the time of inspection, reinforcing compliance expectations and ensuring accurate bedroom designation for rent reasonableness determinations.

33. Residents have indicated that the distinctions between the amounts listed on the face of each voucher, rent reasonableness, household affordability, and payment standards remain confusing despite the mandatory briefing that participants must receive. Please detail any efforts to improve tenant and landlord education on these factors completed in FY 25 and FY 26, to date, or planned for FY 26.

**In FY 25, the agency implemented several targeted initiatives to improve tenant and landlord understanding of voucher amounts, rent reasonableness, household affordability, and payment standards. Applicant and participant families were provided with a preliminary affordability calculation worksheet that explained how subsidy amounts are determined and demonstrated the interaction between voucher size, utility allowances, rent reasonableness, and tenant rent portions. Housing Specialists reinforced during mandatory briefings that the amount listed on the face of the voucher is intended as a planning tool only and should not be the sole factor guiding a family’s housing search. Participants were also provided with utility allowance charts to assist them in evaluating whether a prospective unit’s rent and utility costs would be affordable under program guidelines.**

**Additionally, in FY 25 the agency conducted Landlord and Tenant Town Hall meetings, with support from AffordableHousing.com, that specifically addressed rent reasonableness standards and affordability requirements. These sessions included demonstrations of the rent**

## **DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions**

reasonableness tool and provided opportunities for residents and landlords to ask questions and raise concerns. The agency also hosted “Meet and Lease” events, during which staff conducted on-site rent reasonableness reviews and facilitated discussions between landlords and prospective tenants, allowing both parties to better understand subsidy limitations and negotiate rents in real time.

**These efforts continue in FY 26. HCV Program staff will maintain enhanced tenant and landlord education through individualized counseling, affordability calculations provided at voucher briefings, distribution of utility allowance information, collaboration with AffordableHousing.com, landlord outreach activities, and ongoing Meet and Lease events to further reduce confusion and improve program compliance and participant outcomes.**

34. Please detail any improvements to detecting and stopping source of income discrimination against voucher program participants in FY 25 or FY 26, to date, or planned for FY 26.

**Applicant and participant families are given information at voucher briefings. Families are advised to notify their housing specialist of any discrimination that occurs. Housing specialist then provide the family with the contact information to the District's Fair Housing office and work with the family to file a formal complaint.**

35. Please provide an update on DCHA’s coordination with the Child and Family Services Agency (CFSA) to administer Family Unification Program (FUP) vouchers. What, if any, changes has DCHA made to the administration of FUP vouchers in FY25 and FY26, to date, to decrease the time between FUP voucher application submission and lease up for youth aging out of foster care? To the extent possible, provide the following information or any equivalent data for FY25 and FY26 to date:

- a. The number of FUP voucher applications submitted to DCHA;
- b. The number of FUP vouchers issued;
- c. The number of FUP voucher applicants found ineligible, broken down by basis;
- d. The number of FUP recipients who leased up;
- e. The number of FUP voucher applications currently available to match to eligible applicants; and
- f. The average number of days for each step of the process (e.g., application submitted to DCHA; assigned to eligibility specialist for review; eligibility determination issued; briefing; voucher issuance; lease-up).

**DCHA continues to meet on a monthly basis with the Child and Family Services Agency (CFSA) reviewing utilization reports and eligibility application concerns. The CFSA readily have access to the CVR portal where applications are submitted, reviewed, and processed. They can communicate directly with the assigned DCHA staff regarding outstanding documents, any needed application review extensions, statuses, and any urgent requests and needs as applicable.**

Please see attached – [Q35.DCHA\(HY0\) FY2026 POH Response - FUP Voucher Update.docx](#)

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

## Public housing

36. Please provide a breakdown by site of units removed from DCHA's public housing ACC total in FY 24 and FY 25. For each site, please list the number of removed units, the nature of the removal (demolition, Rental Assistance Demonstration conversion, etc.), and whether the units have been or will be replaced with other forms of affordable housing program units and when.

Please see attached – [Q36.DCHA\(HY0\) FY2026 POH Response - ACC Unit Removals.docx](#)

37. Last year DCHA indicated a goal of 70 public housing unit leases per month in FY 25 (response 44a). How has monthly leasing activity compared to this goal in FY 26 to date? What is DCHA's projected monthly public housing unit lease rate in FY 26? If DCHA has not reached this goal, explain why and what steps the agency is taking to meet it.

**During FY2025 applicants pulled from the public housing waitlist continued to reject unit offers, at a high rate, based on location and unit configuration. Additionally, in an effort to prepare for repositioning/conversion of public housing units DCHA recalibrated its leasing efforts mid-way through FY2025. DCHA continued to pull from its public housing waiting list, but at a slower rate than projected so that it could ensure that public housing residents in need of mandatory transfers based on reasonable accommodation, VAWA protection, public safety, and environmental concerns were appropriately addressed. These efforts resulted in an average of 34 new lease-ups per month in contrast to 70 new lease-ups per month. DCHA projects a lease-up rate in FY2026 at 20 new lease-ups per month and will continue properly housing current residents based on mandatory transfer needs.**

**DCHA anticipates opening site-based waitlists in 2026 (projection- late 2nd Quarter). The site-based waiting lists are anticipated to improve leasing efforts since applicants will specifically identify the locations in which they want to live. Additionally, the limited local homeless preference will also positively impact leasing efforts during summer 2026.**

38. Last year DCHA predicted that it would reopen waiting lists for the public housing program in the 2<sup>nd</sup> quarter of 2025, using a site-based model (response 44a). Please explain why the agency did not complete this change on the predicted timeline, what steps remain to reopen site-based public housing waiting lists, and anticipated timing of those steps.

**Per DCHA's ACOP, the public housing centralized waiting list must be exhausted prior to DCHA establishing its site-based waiting list. To that end, DCHA is working feverishly to deplete its current public housing waiting list. To date, DCHA has 716 applicants on its public housing waiting list, of which only one (1) applicant is pending eligibility. DCHA anticipates exhausting its public housing centralized waiting and establishing its site-based waiting list during the first half of CY2026.**

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

39. Please attach an updated dataset regarding public housing properties, including the data points listed below for each property. To the extent possible, please include data on mixed-finance communities in addition to traditional public housing communities.

- a. Name, address, and ward of each site.
- b. Year each site was built.
- c. Year each site last received a substantial renovation.
- d. Number of residents, with demographic information including race/ethnicity, gender, age category (minor, adult, senior), and disability, at each site.
- e. Total ACC unit count for each site, broken down by number of bedrooms.
- f. Number of occupied units at each site.
- g. \*Number of units at each site with current HUD approval for offline status, broken down by offline category.
- h. Estimated number of additional units at each site for which DCHA has requested or anticipates requesting HUD offline approval in FY 26.
- i. Number of vacant units without HUD approval at each site, broken down by duration of vacancy and anticipated time until ready for move-in. Include a description of work DCHA is doing to get these units back online.
- j. Numbers of occupied and unoccupied units compliant with the Uniform Federal Accessibility Standards or an equivalent or stricter standard set such as the 2010 Americans with Disabilities Act Standards (UFAS) at each site.
- k. Number of occupied and unoccupied units at each site that are overdue for inspection under federal rules or DCHA policy. Explain when those units will be inspected.
- l. Number of units at each site with confirmed ongoing water leaks, pest infestations, or mold infestations. Describe the work DCHA is doing to bring those units back into compliance.
- m. Number of work orders completed at each site in FY 25 and FY 26 to date, by category.<sup>7</sup>
- n. A report on open work orders at each site, including data on general issue types, prioritization levels, length of time open as of the date of your response, and estimated dates of completion.
- o. A report of vacant units at each site on which DCHA completed significant rehabilitation work in FY 25 and FY 26, to date, including amount spent, funding allocation(s), contractor(s) primarily responsible, number of units that received work, and number of units that DCHA deemed habitable as a result of the work
- p. Target number of occupied units for each site by end of FY 26.
- q. A report on households that moved out from each site in FY 25 and FY 26, to date, including reasons for moving out (e.g. eviction for nonpayment, mandatory relocation due to unit condition, voluntary move) and demographic information including race/ethnicity, gender, and age category (minor, adult, senior) if available.

---

<sup>7</sup> In response to some past years' performance oversight pre-hearing questions on work orders, DCHA provided a pivot table of each public housing community's completed work order data in a separate Excel workbook file. To facilitate our review of the data for trends, we would appreciate receiving the completed work order data in a single spreadsheet, with a column specifying the site.

## DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

a-i Response - [Q39.DCHA\(HY0\) FY2026 POH Response - 39a-i](#)

d. Response - [Q39.DCHA\(HY0\) FY2026 POH Response - 39 Public Housing Residents - Demographic Information](#)

NOTE: DCHA pulls data from multiple sources. Demographic data is pulled from both HUD’s PIC system and DCHA’s Yardi system. The PIC system provides summary demographic data for head of households only, not all residents. DCHA is able to provide head of household demographic detail for all public housing units in both the traditional public housing and mixed finance portfolio. DCHA is able to provide additional detail about all resident demographics for DCHA owned and managed properties in the traditional public housing portfolio. For the mixed finance portfolio, the demographic information about all residents of mixed-finance properties is maintained and managed by third-party management companies. DCHA does not have access to the third-party management company data systems and is therefore not able to transmit demographic data about all residents of the properties.

j. Response - [Q39.DCHA\(HY0\) FY2026 POH Response - 39 j UFAS Units](#)

k. Overdue Inspections

l. Water leaks, infestations, mold –

[Q39.DCHA\(HY0\) FY2026 POH Response - 39-l O&C WO Leak FY25FY26;](#)

[Q39.DCHA\(HY0\) FY2026 POH Response - 39-l O&C WO Mold FY25FY26;](#)

[Q39.DCHA\(HY0\) FY2026 POH Response - 39-l O&C WO Pest FY25FY26](#)

m. work orders completed –

[Q39.DCHA\(HY0\) FY2026 POH Response - Completed WO FY26 FY26 by Priority.pdf](#)

[Q39.DCHA\(HY0\) FY2026 POH Response - Completed WO's FY25 FY26 by Category.pdf](#)

n. open work orders (see response l and m)

o. Response - [Q39.DCHA\(HY0\) FY2026 POH Response - 39-O](#)

p. target number of occupied units by FY26 (see response a-i)

q. Response - [Q39.DCHA\(HY0\) FY2026 POH Response - 39 q FY2025 Move Outs ;](#)  
[Q39.DCHA\(HY0\) FY2026 POH Response - 39 q FY2026 Move Outs](#)

40. Of the formerly vacant units that DCHA made habitable and filled in FY25 and FY26, to date, how many did DCHA fill with households pulled from the waiting list vs. by families transferred from other public housing units?

Public Housing Moves			
Move Type	FY25	FY26	Overall Total
New Admission	441	28	469
Transfers	184	75	259
<b>Overall Total</b>	<b>625</b>	<b>103</b>	<b>728</b>

## DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

41. Please list all information sessions and town halls DCHA held regarding public housing repositioning proposals in FY 25 and FY 26, to date. For each, please list the meeting location, date, and time; number of resident attendees; and main points of concern, follow-up, and impact.

**Response - [Q41.DCHA\(HY0\) FY2026 POH Response - Resident Engagement Meetings Recap V00](#)**

42. What steps did DCHA accomplish in 2025 to execute the Industrial Revenue Bond-funded Revitalization Plan<sup>8</sup>? What additional steps are scheduled during 2026?

- a. Please explain the anticipated timeline for transferring ownership of any properties to DCHA subsidiary entities or other new owners, including but not limited to the Revitalization Plan context.
- b. Please list any public housing repositioning plans for 2026 aside from the Revitalization Plan.
- c. The HUD Report noted that DCHA was not adequately enforcing RAD rules regarding recipients' contributions to reserve accounts. How will DCHA ensure repositioned projects operate according to program rules?

**Response**

**[Q42.DCHA\(HY0\) FY2026 POH Response - IRB](#)**

**[Q42.DCHA\(HY0\) FY2026 POH Response - Project Info Sheet - RevitalizationPlan 1](#)**

43. Please provide an update on each active or planned New Communities Initiative (NCI) project, noting any milestones reached or plans changed in FY 25 and FY 26, to date (see 2025 performance oversight pre-hearing response 73).

**Response - [Q43.DCHA\(HY0\) FY2026 POH Response - NCI](#)**

44. Public housing rent collection fluctuated significantly in CY 25, and was at 65.5% as of the December Board Book. What challenges has DCHA encountered in reaching its 98% target and how and when will it overcome those challenges? What support does DCHA need from the Council, if any, to meet this target?

**DCHA acknowledges that public housing rent collection in CY25 totaled 65.5%. As stated in prior testimony, this performance reflects longstanding, systemic challenges that predate CY25, including significant legacy arrears accumulated over multiple years – largely stemming from the COVID-era eviction moratoria, economic hardship experienced by residents, and prolonged non-payment of rent without intervention, inconsistent enforcement prior to adoption of the revised ACOP and delays in recertification processing. While rent billing remained stable and current-month collections improved toward the end of CY25, overall performance continued to be suppressed by the concentration of aged delinquency, with over 90% of outstanding balances classified as 90 days or more delinquent.**

**DCHA has moved from assessment to implementation of corrective actions in FY26, including full ACOP enforcement, standardized escalation timelines, strengthened coordination between**

---

<sup>8</sup> <https://www.dchousing.org/wordpress/development/revitalization-plan/>.

## **DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions**

**Property Management, Eligibility, and Legal teams, and enhanced monitoring and accountability. Early data indicates improvement in short-term delinquency, and DCHA anticipates continued stabilization and incremental gains throughout FY26 as systems and staffing mature. DCHA respectfully requests continued Council support for staffing and capacity investments and flexibility in addressing legacy arrears, recognizing that sustained recovery requires a phased approach rather than short-term corrections.**

45. Please provide details on the plan for Lincoln Heights and Richardson Dwellings.
- a. Four properties were identified by DMPED/DCHA as offsite replacement NCI developments for Lincoln Heights and Richardson Dwellings. Who manages those properties currently?
  - b. What are DCHA's roles and responsibilities for these properties?
  - c. How many DCHA clients are in each of these properties?
  - d. How many of these clients are from Lincoln Heights and Richardson Dwellings?
  - e. Are Lincoln Heights and Richardson Dwellings still considered part of NCI?

**Response - [Q45.DCHA\(HY0\) FY2026 POH Response - a-e](#)**

### **Policing**

46. For DCHAPD, please provide the following for FY 25 and FY 26, to date (see 2025 performance oversight pre-hearing response 74):
- a. Calls for service.
  - b. Arrests, broken down by alleged offense.
  - c. Use of force incidents, with outcomes.
  - d. Complaints to the DC Office of Police Complaints.
  - e. Changes to officer training practices.
  - f. Community outreach and engagement, with outcomes.

**Response - [Q46.DCHA\(HY0\) FY2026 POH Response - Office of Public Safety](#)**

### **Other Initiatives**

47. How has DCHA improved the impact of and accountability for its resident opportunity programs, including Section 3, in FY 25 and FY 26? What improvements in this vein are planned for the remainder of FY 26? (See 2025 performance oversight pre-hearing response 75)

**In FY25 and continuing in FY26 DCHA has continued to provide increased opportunities, programs, resources, impact events, and supportive services that positively empower the entire household and improves the overall quality of life for our customers. We have an opportunistic focus on self-sufficiency, healthcare, education, workforce development/employment, credit building, empowerment, exposure, and supportive services.**

# **DC Housing Authority (HY0)**

## **FY2026 Performance Oversight**

### **Response to Pre-Hearing Questions**

In FY25, DCHA continued "The Rebuilding Our Communities" initiative which provides direct access to holistic and comprehensive resources through community engaging events. DCHA has continued to increase the frequency of opportunities by creating new and sustaining partnerships such as: The Green Family Foundation, Soul Trak Outdoors, C3 Cares, EZ Street and Academy DC, University of District of Columbia, Andrews Federal Credit Union, Sherwin Williams, The Love More Movement, Local 4 DC Plumbers Union, Black Women Thriving East of the River, Arena Stage, and others. These impactful partnerships and opportunities have allowed for more overall community engagement, resident involvement, and overall accountability expansion for resident opportunity programs. In highlighting our Health Care Initiative with partner C3 Cares, we are providing several impactful opportunities such as (4) primary care clinics, mobile vaccine clinics, health education and learning pop-ups, care coordination, preventive screenings, and DCHA targeted community initiatives supporting families, youth, and seniors. Focusing on our partnership with the University of the District of Columbia, we have added more certification courses and are continuing a plethora of opportunities in relations to career pathways such as: Medical Office Administrative Professional, IT Fundamentals, Leasing for Property Management, Micro-Entrepreneurship, and Hospitality & Tourism. Our Section (3) program increased the number of opportunities provided to our customers in regard to resume development workshops, mock interviews, hiring events, dress for success pop-up events, educational workshops, and we launched the Resident Work Exchange Initiative (RWEI) on two DCHA public housing properties as a pilot. RWEI offers paid, property-based work opportunities for public housing residents. This initiative directly advances economic opportunity through resident-driven work experiences creating a replicable model as we continue to measure and expand.

- a. Reinforced Section 3 integration into procurement and contracting. OAS hosted its annual Vendor Connect Day. Section 3 was present to work with new and existing vendors on Section 3 opportunities and compliance.
- b. Expanded resident-to-opportunity pipelines tied to modernization and redevelopment activity.
- c. Improved compliance structure and documentation aligned with HUD best-efforts framework.
- d. OAS is consistently working with Section 3 to align with resident workforce pipelines and training initiatives from our partners in Section 3.

#### **Planned FY26 Improvements**

- a. Standardized Section 3 reporting and monitoring as it relates to proposal submissions. OAS and Section 3 have a shared database that stores all Vendor information and when applicable their Section 3 compliance requirements and obligations.
- b. Clearer Section 3 communications for residents and vendors.
- c. OAS is hosting an in-person Networking event for DHCA's large and small business owners to connect and discuss opportunities to joint venture or subcontract. Planned FY26 Improvements

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

48. Please provide updates on the following activities and initiatives, including any data demonstrating measurable improvements in FY 25 and FY 26, to date, and any plans for further improvements in FY 26:

- a. Rollout of online public housing work order submission and tracking through Rent Cafe (see 2025 performance oversight pre-hearing response 78).
- b. Public housing lead hazard testing and abatement, specifically, how many units remain to be abated and what is the current best estimate as to timing. (See 2025 performance oversight pre-hearing response 78b.)
- c. Installation of air quality equipment in public housing units (see 2025 performance oversight pre-hearing response 78c).
- d. Requiring community service documentation from housing assistance recipients as a condition for continued participation, including how many participants complied with or faced adverse action for failure to comply with this requirement in FY 25 and FY 26, to date.
- e. Reconnecting with long-time wait list applicants who have lost touch with DCHA (see 2025 performance oversight pre-hearing response 78e).
- f. Efforts to expand UFAS-compliant unit offerings (see 2025 performance oversight pre-hearing response 78f).
- g. Monitoring of property manager performance and unit conditions at privately managed public housing units.
- h. Review and closure of aging public housing work orders that may or may not have been resolved

**a. DCHA has implemented RentCafe and beginning in March 2025, DCHA will host on-site training for PH residents to access the system for work orders, recertifications, etc.**

**b. Lead hazard testing - Response - [Q48.DCHA\(HY0\) FY2026 POH Response - b](#)**

**c. Air quality equipment - DCHA is committed to improving air quality in public housing units to promote the health and well-being of our residents, especially families with young children. As part of this commitment, we have outlined a phased approach for air quality improvements: Phase 1: Construction (Current Phase) Phase 1 is currently under construction and focuses on providing essential improvements to units with family demographics, specifically those with children under the age of 12. This phase includes the installation of vented kitchen and bathroom exhaust systems, ensuring that these spaces are equipped with functioning ventilation to reduce pollutants, odors, and moisture. By improving air circulation and air quality in these private spaces, we aim to minimize the health risks associated with mold, mildew, and CO2 buildup. Phase 1 was completed by July 30, 2025.**

**Phase 2: Began in July 2025 and was completed in December 2025. This phase focused on enhancing the common areas of our public housing units, including lobbies, hallways, and stairwells. We have been replacing outdated finishes with more sustainable and cleaner materials. These upgrades have improved the aesthetics of these shared spaces and address air quality concerns by reducing allergens, mold, mildew, and CO2 emissions. Additionally, Phase 2 included high-level unit renovations for family properties. These**

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

renovations involved the addition of vented bathroom and kitchen exhausts, ensuring the removal of odors, mold, and allergens, while also introducing fresh outside air to promote a healthier living environment.

As we move into 2026, DCHA will continue with improving the air quality in residents units and common areas with a phase 3 that will begin in March 2026.

DCHA is committed to providing a safe and healthy living environment for all residents, and these phased improvements are integral to achieving that goal.

- d. In accordance with HUD regulations, all adults, excluding those who are exempt, are required to complete community service requirements unless the family member is elderly or disabled.  
To date, there have not been any adverse actions against households for failure to comply with this requirement.
- e. When applicants are pulled from the waiting list, they are sent a letter to the last known address they provided to DCHA. The letter informs them they have reached the top of the waiting list and to complete the application of eligibility. If applicants fail to respond to the first notification letter, DCHA sends a second notification letter. If the applicant fails to respond to the second notification letter by the deadline, they will then be withdrawn. If an applicant later informs DCHA they did not receive the notification(s), the applicant may request reinstatement on the waiting list so that their application may proceed. Applicants in general have access to update their current information for the waiting list either in-person or by phone, and we encourage everyone still on the waiting list to do so.

During FY2025 Public Housing program has continued to conduct wide-ranging outreach for applicants on the waiting list. The team has sent letters and emails (if provided), made phone calls to primary and applicants listed emergency contact. Applicants have been contacted to update income information, confirm their interest in the Public Housing program, offer unit(s) and schedule appointments.

- f. DCHA has spent significant time over the past year confirming that UFAS unit transfers, as well as other reasonable accommodation requests, are completed timely. Following action have been taken:
- Increased communication with the clients that need the features of wheelchair accessible units to understand any support system requirements, family connections or health care provider proximity to determine locations offered to accommodate the household.
  - Continued requirement for UFAS units in developments with a mix of bedroom sizes.
  - Collaboration between the Office of the ADA/504 Program, the Office of Asset Management, and Property Management Operations ensuring UFAS units are offered appropriately

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

- g. DCHA has made substantial progress in FY25 and FY26 to date on monitoring privately managed public housing units. As part of the Recovery Plan efforts, the Office of Asset Management (OAM) was re-established within DCHA at the beginning of FY25. OAM hired two asset managers in June 2025 whose primary focus and responsibility is establishing relationships with third-party managers of public housing units (and other privately managed housing in DCHA's portfolio), monitoring their performance, and working with them to improve their performance. Asset managers have completed site visits to each of the privately managed properties with public housing units to become familiar with the condition of the property and meet regularly with third-party managers to address performance concerns. Third-party managers are required to submit monthly reporting packages to DCHA, which include rent rolls, income statements, year-to-date budget comparisons, balance sheets, and other financial documents which allow DCHA to evaluate the performance of the property and the manager. In FY24 the submission rate for these reporting packages was frequently below 10% with submissions often late or incomplete. The submission rate increased to 35% in early FY25 and was up to 75% by the end of FY25. Based on this data provided by properties, OAM prepares monthly financial summary reports for DCHA senior leadership with a particular focus on underperforming properties that meet certain watchlist criteria. In FY26, OAM will continue to improve relationships with third-party property managers and enhance data collection and reporting efforts in order to ensure that all residents of public housing live in high-quality housing regardless of the manager or owner of the property.
- h. Open workorders, including those that are aging are monitored by maintenance managers. Managers give priority to aging workorders assigning them to both in-house maintenance team members and on-call maintenance vendors, which assists with the reduction of workorders in this category.

---

**PART B: COMMITTEE ON HOUSING GENERAL QUESTIONS**

49. Last year, DCHA identified 3 goals using the Specific, Measurable, Achievable, Relevant, and Time-bound (SMART) framework.<sup>9</sup>

- a. Did the agency meet the goals? If not, how far short of each goal did the agency come?

---

<sup>9</sup> DCHA updated its SMART goals in correspondence with Committee on Housing staff after submitting its pre-hearing responses last year. According to our records, DCHA's final SMART goals for CY25 were:

- Increase public housing occupancy to 87%
- Increase Housing Choice Voucher utilization to 90%
- Decrease the average time from voucher issuance to lease-up to 75 days

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

- b. Please describe any significant operational changes the agency made in pursuit of each goal.
  - c. Please provide updated goal metrics or propose replacement goals for 2026.<sup>10</sup>
- a. **CY25 SMART Goal –**
- a. **Increase public housing occupancy to 87% - Partially met (85.7 % occupancy rate increased but not to full goal)**
  - b. **Increase HCVP utilization to 90% - Achieved**
  - c. **Decrease average time from voucher issuance to lease-up to 75 days –**
- b. **In an effort to prepare for repositioning / conversion of public housing units DCHA recalibrated its leasing efforts mid-way through FY2025. DCHA purposefully maintained steady vacancy rates at the first tranche of Industrial Revenue Bond (IRB) sites and at IRB proximity in preparation of mandatory transfers, including relocation of residents impacted by the IRB project.**
- c. **CY26 SMART Goal**
- a. **Increase public housing occupancy to 89%**
  - b. **Eliminate backlog of recertifications**
  - c. **Increase percentage of recertifications processed within 60 days of recertification due date**
  - d. **OPS – Active Shooter training for 80% of police officers as well as for civilians**

50. Please list in descending order the top 25 overtime earners in your agency in FY 25 and FY 26, to date, if applicable. For each, state the employee’s name, position number, position title, program, activity, salary, fringe, and the aggregate amount of overtime pay earned by each.

**See Attachment - [Q50.DCHA\(HY0\) FY2026 POH Response - FY25 and FY26 OT Report](#)**

51. For FY 25 and FY 26, to date, please provide a list of employee bonuses, special pay granted, or separation pay issued, that identifies the employee receiving the bonus, special pay, or separation pay, the amount received, and the reason for the bonus, special pay, or separation pay.

**See Attachment - [Q51.DCHA\(HY0\) FY2026 POH Response - FY25 and FY26 Bonus Report](#)**

52. For FY 25 and FY 26, to date, please list any purchase card spending by the agency, the employee making each expenditure, and the general purpose for each expenditure.

**Purchase card spending is related to fuel, supplies**

**[Q52.DCHA\(HY0\) FY2026 POH Response - FY2025 Card Spending v7500](#)**

**[Q52.DCHA\(HY0\) FY2026 POH Response - FY2025 Card Spending v8869](#)**

**[Q52.DCHA\(HY0\) FY2026 POH Response - FY2026 Card Spending v7500](#)**

**[Q52.DCHA\(HY0\) FY2026 POH Response - FY2026 Card Spending v8869](#)**

**[Q52.DCHA\(HY0\) FY2026 POH Response - Wells Fargo-VX8824](#)**

---

<sup>10</sup> We strongly encourage agencies to reach out to Committee on Housing staff to discuss possible goal updates in advance of the deadline for this submission.

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

53. Please list and describe any spending pressures the agency experienced in FY 25 and any anticipated spending pressures for the remainder of FY 26. Include a description of the pressure and the estimated amount. If the spending pressure was in FY 25, describe how it was resolved, and if the foreseen spending pressure is in FY 26, describe any proposed solutions.

**We anticipate across the board spending pressures for all DCHA programs due to the news and actions coming from the current HUD administration and general government policies. We are concerned that certain HUD funding, especially for voucher programs, public housing maintenance and repairs and capital grant funds, could be cut or reduced either in this year or next year. The scope of any cuts is currently unknown.**

**Local Rent Supplement Program Project / Sponsor Based portfolio and related contractual obligations have grown with the implementation of the Consolidated NOFA process. DHCD is lead agency to select projects to create and preserve deeply affordable housing, DCHA administers operating subsidy and DHS provides support services for designated PSH units. As portfolio continues to mature, expenditures are increasing**

**FY2026 Pressures - \$17M**

**LRSP Project/Sponsor - \$ 8,658,298 – Contractual Obligations for DHCD NOFA projects awarded prior to funding framework changes**

**LRSP Tenant Based Programs - Actual expenses continued to outpace projections due to higher per household cost and rent increases. DCHA is coordinating with referring agencies, primarily DHS to closely monitor leasing activity and decrease or eliminate new application process. Current projections estimate the need for an additional \$7 –8 Million to support housing assistance payments for LRSP Tenant Based households**

54. Please share any legislative priorities or recommendations for the Council.

**With the ruling by the DC Court of Appeals in Hattix v DCHA, DCHA's ability to address illegal guns in public housing has been curtailed. We urge the Council to consider legislation that would allow lease terminations for such purposes at federally-funded sites**

55. After completing the rest of this questionnaire, please describe any major activities and accomplishments in FY25 and FY26, to date, that you have not addressed and wish to highlight for the Committee's attention.

**DCHA's Impact Report is attached for reference.**

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

56. What are three areas, programs, or initiatives within your agency where you see the most opportunity to make progress toward racial equity?

- A. Economic opportunity via contracting related to redevelopment, modernization, and Section 3. DCHA leverages its redevelopment, modernization, and capital improvement activity to generate employment and contracting opportunities. Through procurement and contract administration, contractors are required to demonstrate “best efforts” under HUD’s Section 3 framework, including outreach, reporting, and documentation of labor hours and contracting activity tied to eligible workers and businesses. These requirements help ensure that public investment supports local economic participation while maintaining full compliance with federal procurement and HUD regulations.**
  
- B. Workforce development and credentialing pipelines to employment. DCHA supports workforce development pathways that connect residents and participants to training, credentialing, and employment opportunities aligned with procurement and contract administration and contractor workforce needs. These efforts focus on skill-building and job readiness—particularly in property management, maintenance, and construction-related fields—without applying preference-based selection. By aligning training programs with anticipated hiring demand, DCHA improves the likelihood that participants transition into sustained employment.**
  
- C. Improving contract planning and execution to support uninterrupted housing operations. OAS, Procurement and Contracting plays a key role in housing stability by ensuring contracts supporting core operations are properly planned, awarded, and administered. Strengthened procurement timelines, contract monitoring, and renewal controls reduce lapses in services and maintain clear job scope / performance. These improvements directly support uninterrupted housing operations and responsible stewardship of public funds.**

57. In the past year, what are 2 ways in which the agency has addressed racial inequities internally or through the services you provide?

**DCHA’s core constituency and mission is to provide quality affordable housing to extremely low to moderate income households, stabilize communities and provide opportunities for residents to improve their lives.**

**In addition to providing affordable housing - a fundamental need for any household to achieve stability and seek economic stability and growth - DCHA sees opportunities for employment and contracting through our workforce development initiatives. In this way, we will facilitate opportunities to increase the household income of residents, open opportunities for educational enrichment, and otherwise to assist residents achieve their personal growth expectations. Our goal is to increase opportunities for public housing residents and program participants to access the numerous jobs created by our projects, including vacant unit turnaround, modernization, and redevelopment investments.**

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

DCHA is also expanding employment and education opportunities such as through its ATP program, which trains public housing residents in property management. DCHA has hired participants who successfully completed the program.

In addition, by providing housing to more applicants from the HCV and public housing waiting list, and the local rent supplement program, we will stabilize the housing conditions for more applicants and their families. This allows our resident program personnel the opportunity to connect with low- and extremely low-income households and refer them to programs that will support their personal goals.

Moreover, increasing wealth through homeownership opportunities for both HCVP and the public housing program will allow residents to accumulate equity. Our HCV homeownership program will continue to find ways to assist residents use the mortgage buydown program to purchase their first home,

---

## PART C: GENERAL QUESTIONS (COUNCIL BUDGET OFFICE PERFORMANCE TEAM)

*Note: this year the Council Office of the Budget Director's Performance Initiative developed a set of standard questions that Council committees may use to help standardize data collection and analysis from office to office and year to year. Departures from the standard questions are noted in brackets.*

### **Governance and Personnel**

58. Please provide a complete<sup>11</sup> and current organizational chart for the agency and each division and subdivision within the agency, including:

- a. The names and titles of all senior personnel;
- b. A description of the roles and responsibilities for each division and subdivision;
- c. A narrative explanation of any changes to the organizational chart made in the last calendar year; and
- d. An indication of whether any positions in the chart are vacant.

**DCHA Organizational Chart - [Q58.DCHA\(HY0\) FY2026 POH Response - Organization Chart - 2026 Final](#)**

- a. Senior personnel as highlighted in the organizational chart include:
  - Keith Pettigrew, Executive Director
  - Nicole Wickliffe, Deputy Executive Director
  - Alethea McNair, Chief of Staff

---

<sup>11</sup> Please do not limit your response to locally funded positions.

## DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

- Christal Williams, SR VP, HRD & Labor & Employee Relations
  - Hammere Gebreyes, Director of External Affairs & Senior Advisor
  - Michael Reese, Chief, Office of Public Safety
  - Amy Glassman, SR VP & General Counsel
  - Petuna Cooper, VP Office of Audit & Compliance
  - Daniel Dening, Interim Director, Capital Construction & Deign
  - Michael Buck, VP Chief Information Officer
  - Erin Wilson, SR VP Capital Program & Development
  - Isra Elkhazeen, Interim Chief Financial Officer
  - Grace Campion, Director of Asset Management
  - Gene Summerville, SR VP Contracts & Procurement
  - Carolyn Punter, SR VP Property Management Operations
  - Anton Shaw, Director, Housing Choice Voucher Program
- b. Department Descriptions - [Q58.DCHA\(HY0\) FY2026 POH Response-Department Descriptions](#)
- c. No significant organizational changes were made in last calendar year
- d. Vacant positions are indicated in org chart

59. Please provide a complete, up-to-date list of contract workers working directly for your agency, ordered by program and activity, and including the following information for each position:

- a. Title of position;
- b. Indication that the position is filled or vacant;
- c. Date employee began in the position;
- d. Whether the position must be filled to comply with federal or local law;
- e. If applicable, the federal or local law that requires the position be filled;
- f. The entity from which they are contracted; and
- g. The contracted annual cost.

See attached - [Q59.DCHA\(HY0\) FY2026 POH Response - Contract Workers](#)

60. Please provide, for each month of FY 25 through FY 26 to date, the net number of personnel separated from and hired to the agency.

Reporting Period	Hires	Terminations
October 2024	16	10
November 2024	15	16
December 2024	14	21
January 2025	53	10
February 2025	32	6
March 2025	17	14
April 2025	16	13

**DC Housing Authority (HY0)  
FY2026 Performance Oversight  
Response to Pre-Hearing Questions**

Reporting Period	Hires	Terminations
May 2025	20	7
June 2025	18	7
July 2025	15	5
Reporting Period	Hires	Terminations
August 2025	4	7
September 2025	4	8
October 2025	5	11
November 2025	3	5
December 2025	2	9

61. Does the agency conduct annual performance evaluations of all its employees? If so, who conducts such evaluations? What steps are taken to ensure that all office employees are meeting individual job requirements?

**Under the current administration and the leadership of Mr. Pettigrew, the relaunch of a comprehensive Performance Management Program is a strategic priority as part of DCHA’s broader organizational transformation.**

**Effective July 1, 2025, DCHA officially relaunched its Performance Management Program, aligning employee performance with the DCHA Three-Year Recovery Plan. This program establishes a standardized, agency-wide framework for evaluating employee performance, ensuring accountability, and supporting professional development.**

62. Please provide the following for each collective bargaining agreement that is currently in effect for agency employees:

- a. The bargaining unit (name and local number);
- b. The start and end date of each agreement;
- c. The number of employees covered;
- d. Whether the agency is currently bargaining;
- e. If currently bargaining, anticipated completion date;
- f. For each agreement, the union leader’s name title and contact information; and
- g. A copy of the ratified collective bargaining agreement.

**AFGE 2725 (copy of [current CBA](#) attached)**

- a. **American Federation of Government Employees, Local 2725**
- b. **October 1, 2007 through September 30, 2011; automatically renews every year unless either party provides written notice of intent to modify the CBA.**
- c. **Five hundred forty-four (544) employees**
- d. **The agency is not currently bargaining with the Fraternal Order of Police/DCHA Labor Committee.**

**DC Housing Authority (HY0)  
FY2026 Performance Oversight  
Response to Pre-Hearing Questions**

- e. The agency and AFGE, Local 2725 finished bargaining on a pending collective bargaining agreement on December 3, 2025. The pending CBA has been ratified by the union, and it is awaiting signatures.
- f. AFGE, Local 2725: Countee Gilliam, President, AFGE Local 2725, CGilliam@AFGE2725.com; Phone number (804) 704-7179.

FOP (copy of [current CBA](#) attached )

- a. Fraternal Order of Police/DCHA Labor Committee
- b. January 1, 2014 through September 30, 2021; automatically renews every year unless either party provides written notice of intent to modify the CBA.
- c. One hundred thirty-two (132) employees.
- d. The agency is not currently bargaining with the Fraternal Order of Police/DCHA Labor Committee.
- e. N/A
- f. Officer Stephen Sewell; President, Fraternal Order of Police/DCHA Labor Committee; SSewell@dchousing.org; Phone Number (202) 373-9542.

63. Please list all employees currently detailed to or from your agency. For each detailed employee, include:

- a. The reason for the detail;
- b. The job duties if detailed to your agency;
- c. The start date of detail;
- d. The agency the employee is detailed to/from; and
- e. The projected date of return.

**None**

64. Please provide a copy of your agency's Schedule A, as of the date of receipt of this questionnaire.<sup>12</sup>

**Attachment - [Q64.DCHA\(HY0\) FY2026 POH Response - Schedule A](#)**

65. Please provide a list and description of all memorandums of understanding and memorandums of agreement in effect during FY 25 and FY 26, to date.

**Attachment under review - [Q65.DCHA\(HY0\) FY2026 POH Response - 2025-2026 MOU List](#)**

**Finance and Budget**

66. Please provide a status report, including timeframe of completion, for all projects for which your agency currently has capital funds available.

**List of projects is provided here [Q66.DCHA\(HY0\) FY2026 POH Response - DC Funded Capital Projects 1.31.26 V2](#)**

---

<sup>12</sup> Please do not limit your response to locally funded positions.

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

67. Please provide copies of all [local] budget enhancement requests (The Form B or similar form) submitted in the formulation of the FY 25 and FY 26 proposed budgets.

**Public safety enhancements**

68. Please list all [local] budget enhancements in FY 25 and provide a status report on the implementation of each enhancement.

**Rehabilitation & Maintenance Fund Enhancement - \$7.2 MM - Projects funded by this allocation included critical repairs at various properties.**

**OPS received an enhancement of \$2M to support enhanced patrols at priority properties.**

**In FY25, DCHA received an increase in LRSP Tenant Based funds to support an estimated 126 families exiting FRSP. These families are referred from DHS and must meet LRSP eligibility criteria before receiving rental assistance.**

**In FY25:**

**Housed - 13**

**Voucher Issued and Searching - 78**

**Applications in process - 35**

**Expended - \$32,840**

**For FY26 YTD:**

**Housed - 64**

**Voucher Issued and Searching - 31**

**Applications in process - 31**

**Expended - \$663,161**

69. Please fill out the attached spreadsheet titled “Question 12 Grants Received,” and list all federal and/or private grants received by your agency in FY 25 and FY 26 to date, current balances, and indicate any that lapsed during or at the end of FY 25.

a. Please submit the completed document in both Excel and PDF formats.

b. Please include your [local budget] Agency Code in the filename [e.g., Question\_12\_HY0\_2026.xls].

**Response: [Q69.DCHA-HY0-POH 2026 Grants Received.xlsx](#)**

70. List all grants issued in in FY 25 and FY 26, to date in the attachment labeled “Question 13 Grants Issued”.

a. Please submit the completed document in both Excel and PDF formats.

b. Please include your Agency Code in the filename [e.g., Question\_13HY0\_2026.xls].

**N/A**

**Operations**

71. Please provide the Committee with a list of all vehicles owned or leased by the agency; the purpose of the vehicle; the division the vehicle is assigned to, if applicable; and whether the vehicle is assigned to an individual employee.

**See Attachment - [Q71.DCHA\(HY0\) FY2026 POH Response - Vehicle Assignments](#)**

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

72. [Standard question 15 deals with the Office of the City Administrator’s annual agency Performance Plans and is not applicable to DCHA]

**Not Applicable**

73. [Standard question 16 deals with the Office of the City Administrator’s annual agency Performance Plans and is not applicable to DCHA]

**Not Applicable**

74. Describe problems and challenges, including chronic maintenance issues and design flaws, in agency-owned or leased facilities.

- a. What capital or operating projects arose from these issues in FY 25 and FY 26 to date, including cost and actions taken?

**Response [Q74 Oversight Hearing Content 01262026.docx](#)**

75. Please list each new initiative implemented by the agency during the past two fiscal years to date. For each new initiative, please provide:

- a. A description of the initiative;
- b. Actual start date;
- c. Actual or anticipated end date;
- d. The funding required to implement the initiative;
- e. Whether the initiative was mandated by legislative action;
- f. Problems or challenges faced in the program’s implementation;
- g. The metrics the agency is collecting to measure the initiative’s success; and
- h. An assessment of the initiative’s success thus far.

[To the extent particular initiatives are addressed in full in response to later agency-specific questions in this document, please feel free to note that here with a cross-reference.]

**The recently published IMPACT Report details many initiatives and improvements that have been initiated in the past two years. Below are a few highlights for reference**

- **Opened and staffed the Greenleaf public safety substation. – OPS**
- **Launched the new, transformative C.A.R.E. customer service initiative to provide high quality, seamless and efficient service to HCV participants, applicants and landlords. – HCVP**
- **Launched financial empowerment series with partner Andrews Federal Credit Union for residents – ORS**
- **Established partnerships with several organizations; National Organization of Black Law Enforcement (NOBLE), International Association of Chiefs of Police (IACP), Hispanic American Police Command Officer Association (HAPCOA) all to assist in public safety efforts. – OPS**
- **C3 Cares initiative to deliver on-site primary healthcare services to DCHA residents. – PMO**

## DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

- **New Section (3) pilot launched "The Resident Work Exchange Initiative/RWEI" at (Judiciary and Kelly Miller with 7 total residents in the pilot. - ORS**
- **Re-established the Housing's Enjoyable Living Program (HELP) is designed to assist participating families with understanding their basic family obligations in the HCV and PH programs to ensure they continue receiving subsidy from DCHA. During FY25-26 the program has been presented to 1,448 customers thus far.**

76. Please list any [federal or local] legislation that impacts your agency from the prior two fiscal years and provide a status report on the agency's implementation related to each piece of legislation.

[To the extent particular legislative changes are addressed in full in response to later agency-specific questions, please feel free to note that here with a cross-reference.]

**Federal - Certain provisions of Housing Opportunities Through Modernization Act (HOTMA) went into effect in FY24/FY25. No other legislation (outside of funding/appropriations bills) was enacted during this time period.**

**Local –**

**B25-0049 – [LRSP Program Eligibility Amendment Act](#) - As introduced Bill 25-49 would allow applicants for local rent supplement vouchers to self-certify eligibility factors. It would prohibit the Housing Authority from inquiring into an applicant's immigration status or prior criminal arrests, conviction, or pending criminal matters.**

**B26-0164 - [RENTAL Act](#) – Included in the RENTAL Act are changes to DCHA Board of Commissioners structure and requirements and the establishment of the Public housing subsidy repositioning requirements.**

77. Customer feedback

- a. How does the agency solicit feedback from customers (i.e., District residents served)? Please describe.
- b. What has the agency learned from this feedback?
- c. How has the agency changed its practices because of such feedback?

**DCHA solicits feedback via an exit survey at our three Customer Service Centers. Note that DCHA also tracks the topics of calls to our Call Center.**

**The 'call topics' data shows that callers are most frequently contacting DCHA to discuss particular aspects of the eligibility, lease-up and recertification processes. In turn, DCHA uses this data to create or enhance reference materials**

# DC Housing Authority (HY0) FY2026 Performance Oversight Response to Pre-Hearing Questions

DCHA has expanded and improved information sharing by:

- created HCVP frequently asked questions (FAQs) webpage
- created handbills that direct customers directly to the Customer Service Center appointments platform;
- designed how-to materials explaining basic functions in RentCafe;
- created C.A.R.E. video that references HCVP faqs and ORS programs and airs on a loop at Customer Service Center;
- adopted proprietary mass messaging software that tracks delivery rate

## Laws, Audits, and Reports

78. Please identify any legislative modifications that would enable the agency to better meet its mission.

**See response to question 54**

79. Please identify and regulatory impediments to your agency's operations.

**DCHA is closely following the development of the Green Housing Coordination Amendment Act of 2025, which would provide clarity for our Agency in any further energy efficiency and decarbonization measures required for new construction and/or renovation projects. Please identify any regulatory impediments to your agency's operations.**

**DCHA is continuing to follow the legislation below, as it relates to net zero energy requirements for residential buildings in the District, to determine if any upcoming new construction and/or renovation projects need to adhere to a higher level of energy efficiency and decarbonization standards:**

- **Green Housing Coordination Emergency Amendment Act of 2025**
- **Green Housing Coordination Temporary Amendment Act of 2025**
- **Green Housing Coordination Amendment Act of 2025**
- **Net Zero Modification and Preservation Emergency Amendment Act of 2026**
- **Net Zero Modification and Preservation Temporary Amendment Act of 2026**

**DCHA is also reviewing ways that system and database improvements in administering the Housing Choice Voucher Program can benefit both locally and federally funded programs. Locally funded program requirements differ from the federal program which is impacting DCHA's ability to fully implement the system improvements at this time.**

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

80. Please list and describe any ongoing investigations, audits, or reports on your agency or any employee of your agency, or any investigations, studies, audits, or reports on your agency or any employee of your agency that were completed during FY 25 and FY 26, to date.

- a. [Please include in your response any material adverse findings in the reviewing party's own words and any management response or corrective action plan.]
- b. [Please attach copies of any reports issued to the Executive Director of Board in draft or final form.]

a. **Investigations, audits or reports.** The below are non-confidential investigations, audits or reports of DCHA during the relevant period that were not already been submitted as part of the FY2025 POH response. This does not include any confidential investigations such as those that may be conducted by HR.

- i. **HUD review of DCHA mixed status families** – HUD's rules allow for ineligible non-citizens to reside in public housing and HCV housing so long as there is an eligible household member. HUD reviewed a snapshot of the limited non-citizens in DCHA's federal programs and issued findings which identified some issues, which have or will soon be corrected. Many of the issues stemmed from DCHA's lack of access to the federal database to verify eligibility of non-citizens for housing benefits for several months. This occurred because of staffing turnover. Although the departing staff had requested that the federal government transition access, this did not happen, and DCHA spent months trying to regain access. HUD and Department of Homeland Security were able in October 2025 to re-establish access for DCHA and DCHA is responding to the HUD findings in accordance with the timeline requested by HUD.
- ii. **OAC Inventory Management System Review Follow Up** – This was a review of Inventory Management System – PIH Information Center information. Management agreed with the recommendations in the audit. See the document for the findings and responses.
- iii. **OAC Rent Collection Process Audit** – This was an audit of the public housing rent collection process. Management agreed with the recommendations in the audit. See the document for the findings and responses.
- iv. OAC conducted 11 reviews of public housing resident councils.
- v. OAC conducted 17 operational investigations (typically related to concerns or complaints against tenants or participants) in 2026 and 52 in 2025.
- vi. HUD OIG is presently conducting an audit related to criminal activity, citizenship, and immigration status. The audit has not been completed so no findings are yet known.
- vii. HUD OIG and DC OIG are conducting a joint investigation of a matter referred to them by DCHA related to a third party's breach of a landlord's email and attempts to change bank account information with DCHA. The results of the investigation are not known to DCHA.
- viii. DC OIG is conducting an investigation referred to it by DCHA related to fraudulent checks. The results of the investigation are not known to DCHA.

**DC Housing Authority (HY0)  
FY2026 Performance Oversight  
Response to Pre-Hearing Questions**

- b. See attachments for matters a(i) – (iii).

[Q80.DCHA\(HY0\) FY2026 POH Response - HUD mixed status family letter 2025](#)  
[Q80.DCHA\(HY0\) FY2026 POH Response - HUD Inventory Management System Final Report](#)  
[Q80.DCHA\(HY0\) FY2026 POH Response - Rent Collection Process Final Report](#)

81. Please identify and provide an update on what actions have been taken to address all recommendations made during the previous three years by:

- a. Office of the Inspector General;
- b. D.C. Auditor;
- c. Internal audit; and
- d. Any other federal or local oversight entities.

**DCHA works closely with its internal departments to implement recommendations and findings by oversight entities.**

- a. **Please see responses to other questions for updates on the status of the DC OIG-procured FY 24 annual financial audit.**
- b. **DCHA is aware of the DC Auditor's 2024 recommendation that DCHA be included in the ACFR for the District of Columbia, but DCHA agrees with the assessment of the District's OCFO that DCHA should not be so included.**
- c. **Please see responses to other questions for updates on the status of internal audit recommendations.**
- d. **Although issued in October 2022, DCHA notes that it has closed all but 7 of the HUD findings. Those findings pertain to the ACOP and Administrative Plans, which DCHA has been finalizing at the end of 2025 and beginning of 2026.**

82. Please list all pending lawsuits in which the agency, or its officers or employees acting in their official capacities, are named as defendants, and for each case provide the following:

- a. The case name;
- b. Court where the suit was filed;
- c. Case docket number;
- d. Case status; and
- e. A brief description of the case

Response [Q82.DCHA\(HY0\) FY2026 POH Response - OGC Litigation Chart Jan 2026](#)

**DC Housing Authority (HY0)**  
**FY2026 Performance Oversight**  
**Response to Pre-Hearing Questions**

83. Please list the total amount of money the agency or the District, on behalf of the agency, expended to settle claims against it, or its officers or employees acting in their official capacities, in FY 25 and FY 26, to date.

**Between October 1, 2023 and January 29, 2026 (the date on which this response was drafted), DCHA has paid in the aggregate \$263,498.70 in non-restricted funds to settle claims against it or its officers or employees.**

84. Please list each settlement the agency or the District, on behalf of the agency, entered into in FY 25 and FY 26, to date that involved claims against the agency, or its officers or employees in their official capacity, including any settlements covered by D.C. Code § 2-402(a)(3). For each settlement, provide:

- a. The amount of the settlement,
- b. If related to litigation, the case name and brief description;
- c. If unrelated to litigation, please describe the underlying issue or reason for the settlement (e.g. administrative complaint, etc.).

**DCHA's settlements with employees, litigants, and other parties are confidential. DCHA is thus unable to provide details in this response.**

85. Please list all administrative complaints or grievances that the agency received in FY 25 and FY 26, to date. For each complaint, list:

- a. The source of complaint;
- b. The process utilized to respond to the complaint or grievance;
- c. Any changes to agency policies or procedures that resulted from the complaint or grievance;
- d. If resolved describe the resolution.

**Please see litigation list included in response to Question 82. Resident- and participant-requested hearings are confidential and are not included in this list**

86. Is the agency currently party to any active non-disclosure agreements? If so, please provide all allowable information on all such agreements, including:

- a. The number of agreements;
- b. The department(s) within the agency associated with each agreement; and
- c. Whether any agreements are required for specific positions (please list each position by division and program and indicate whether the position is contracted)

**Other than certain confidential settlement agreements, DCHA is not party to non-disclosure agreements.**

**DC Housing Authority (HY0)  
FY2026 Performance Oversight  
Response to Pre-Hearing Questions**

**Data**

87. In filterable and sortable spreadsheet [format], please list all electronic databases maintained by your agency, including the following:

- a. A detailed description of the information tracked within each system;
- b. The age of the system and any discussion of substantial upgrades that have been made or are planned to the system; and
- c. Whether the public can be granted access to all or part of each system.

**See attachment - [Q87.DCHA\(HY0\) FY2026 POH Response - Agency Maintained Databases.xlsx](#)**

88. Please provide a list of all studies, research papers, and analyses (“studies”) the agency or an agency’s employee requested, prepared, presented or contracted for during FY 25. For each study please list:

- a. The status;
- b. The purpose; and
- c. A link (if published) to the study, research paper or analysis [or, if not published, please attach a copy].

**DCHA has been conducting a human capital needs assessment study of residents of DCHA's public housing properties. The study began at the beginning of FY24 in partnership with the Urban Institute and is designed to assess residents' needs for supportive services and to develop recommendations to better meet those needs. As of January 2026, the final study report is being finalized.**

89. Please list contracts and procurements awarded, entered into, extended, or for which an option year was exercised, by the agency during FY 25 and FY 26, to date in the attached spreadsheet titled “Contracts and Procurements”.

- a. Please include your Agency Code in the filename [e.g., HY0\_2025\_Contracts and Procurements.xls].
- b. You may add additional lines to the sheet but please do not change any other formatting.

**See attached - [Q89.DCHA\(HY0\) FY2026 POH Response - Contracts and Procurements.xlsx](#)**