

District of Columbia Housing Authority's

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

Submitted by David Gilmore, Receiver

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

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005

Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: DISTRICT OF COLUMBIA HOUSING AUTHORITY

PHA Number: DC 001

PHA Fiscal Year Beginning: October 1, 2000

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY'S
5-YEAR PLAN

DCHA FISCAL YEARS 2001 - 2005

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The District of Columbia Housing Authority is dedicated to enhancing the quality of life in the District of Columbia by providing and effectively managing low cost housing which is diverse, well maintained, and aesthetically pleasing for those whose circumstances prevent them from competing in the general marketplace. The District of Columbia Housing Authority seeks to achieve the highest and best use of that housing for people of low and moderate income through the promotion of economic development and self-sufficiency opportunities and the provision of other services.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers whenever available
 - Leverage private or other public funds to create additional housing opportunities in all HOPE VI and other redevelopment programs
 - Acquire or build units or developments
 - Continue to participate in national advocacy groups to increase assisted housing funding

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management:
 - Maintain an adjusted occupancy rate of 98%
 - Inspect all units times annually
 - Achieve and maintain 95% rent collection
 - Maintain abatement of all emergency work orders within 24 hours
 - Achieve and maintain completion of non-emergency work orders within 15 days
 - Improve voucher management
 - Improve management functions supporting field operations
 - Renovate or modernize public housing units consistent with the 5-Year Capital Plan and subject to available funding
 - Demolish or dispose of obsolete public housing
 - Provide replacement vouchers:

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Continue to provide voucher mobility counseling in all tenant briefings
 - Continue to conduct landlord briefings and outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program
 - Implement public housing or other homeownership programs (See section 11 of this plan)
 - Implement public housing site-based waiting lists

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Promote income mixing in public housing through implementation of the Admission and Occupancy policy in regard to working families
 - Continue public housing security improvements
 - Designate developments or buildings for elderly residents
 - Develop new and continue existing public-private partnerships

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and economic development of the DCHA community

Objectives:

- Provide DCHA community with training, employment and contracting opportunities through the DCHA Section 3 program and other activities
- Facilitate the DCHA community's access to regional employment, training and supportive services which in turn enable DCHA families to become self-sufficient
- Provide DCHA families with access to affordable, high-quality homeownership opportunities
- Enhance and develop partnerships with agencies that provide comprehensive family services and resources to the DCHA community
- Coordinate programs in partnership with agencies that provide services to the senior and disabled DCHA community
- Initiate and promote leadership development skills within the DCHA Resident Councils and community

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Continue marketing and outreach measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Continue placement program for persons with disabilities in accessible housing
- Continue to provide placement of all applicants for assisted housing on a completely non-discriminating basis

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY'S

Annual Plan for Fiscal Year 2001

[24 CFR Part 903.7]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

- Attachment A:** Admissions Policy for Deconcentration
- Attachment B:** FY 2000 Capital Fund Program Annual Statement and Five Year Action Plan
- Attachment C:** PHA Management Organizational Chart
- Attachment D:** Proposed Site Based Waiting List
- Attachment E:** Proposed Flat Rent Policy and Rates
- Attachment F:** Proposed Community Service Policy
- Attachment G:** Proposed Pet Policy
- Attachment H:** Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment I:** Certifications

Supporting Documents Available for Review (at 1133 N. Capitol Street, NE)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Sup.Doc. # 1	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Sup. Doc. # 2	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Sup. Doc. # 3	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
Sup. Doc. # 4	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
Sup. Doc. # 5	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Sup. Doc. # 6	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
Sup. Doc. # 7	Section 8 Administrative Plan : - Current Approved Plan - Proposed Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Sup. Doc. # 8	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Sup. Doc. # 9	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Sup. Doc. # 10	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
See Sup. Doc. # 7	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Sup. Doc. # 11	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
Sup. Doc. # 12	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Sup. Doc. # 13	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Sup. Doc. # 14	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Sup. Doc. # 15	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
Sup. Doc. # 16	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
Sup. Doc. # 17	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
Sup. Doc. # 18	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Not Applicable	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Sup. Doc. # 19	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
To be developed (see Section 11 of Annual Plan)	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Sup. Doc. # 20	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Sup. Doc. # 21	FSS Action Plan/s for Section 8	Annual Plan: Community Service & Self-Sufficiency
Sup. Doc. # 22	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Sup. Doc. # 23	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
Sup. Doc. # 24	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
Not applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Sup. Doc. # 25	FY 2000 Capital Fund Program 5 Year Action Plan	
NONE	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary

The District of Columbia Housing Authority is pleased to submit the following Annual and Five Year Plans in compliance with the Quality Housing and Work Responsibility Act of 1998. The plan for the Authority is presented in two parts. An Annual Plan that covers activity for FY 2001 and a Five Year Plan that will guide the Authority from FY 2001 through FY 2005.

The Annual Plan for FY 2001 and 5-Year Plan for Fiscal Years 2001 – 2005 were prepared during the period of transition from receivership to governance of the District of Columbia Housing Authority (DCHA) by a Board of Commissioners and management by an Executive Director. Since 1995, implementation of the Receiver's recovery strategy has resulted in tremendous renewal of DCHA to a stable and well functioning housing authority. The Annual and 5-Year Plans included here were prepared with the expectation that the end of the next five-year period will find the Authority even further down the road to excellence.

As was expected from the outset, the successful conclusion of the receivership does not mean that all work necessary to improve DCHA functioning is complete. All major

components of the recovery strategy of the receivership have been successfully implemented or are well underway. These include redevelopment of severely distressed properties, home ownership opportunities, major rehabilitation of mechanical systems and occupied units, decentralization of DCHA management and the transition to an independent housing authority governed by a Board of Commissioners.

The completion of the Annual and 5-Year Plans ends the first phase of planning for the management and continued improvement of DCHA post-receivership. The next phase will include a detailed analysis of work remaining, including the setting of priorities and identification of resources to complete the work. The final phase will result in the development of a detailed management improvement plan, with specific tasks and deadlines, which will guide DCHA over the next several years. The management improvement plan will provide an internal mechanism for monitoring progress and identifying areas where changes are needed.

Major Initiatives

The DCHA Annual Plan addresses the following topics, some which are entirely new to the agency and some which are revisions from previous strategies or policies.

Organizational Structure: The agency is in the process of making a transition from receivership to governance by a Board of Commissioners and management by an executive director.

Site-Based Waiting Lists: DCHA has submitted an application and is awaiting approval to implement site-based waiting lists at all public housing properties.

Designated Housing: DCHA has received approval for the designation of elderly only housing at Edgewood Terrace and Wheeler Creek. A request for an additional elderly only site will be included in the HOPE VI application for East Capitol Dwellings.

Changes to Admissions and Occupancy Policy to Reflect Quality Housing and Work Responsibility Act of 1998 (QHWRA): The following changes to the A&O Policy are in draft form: Deconcentration of Poverty Policy; Rent Determination Policy, to include flat rent; Community Service Requirement Policy; and, revisions to the Pet Policy.

Discretionary Policies

There are no discretionary policies included in this submission.

Overview of Plan

The following is a brief overview of DCHA's responses in each of the categories identified in the plan.

Housing Needs: To increase housing availability for families at or below 30% of AMI and 50% of AMI, improve housing opportunities for elderly persons and persons with disabilities and further fair housing goals, DCHA will seek to improve unit turnaround time, pursue construction of new units as part of its redevelopment efforts, and broaden choice through aggressive efforts to secure new landlord participants in the Section 8 Program.

Financial Resources: The authority's financial health is very sound. The reserve level is such that DCHA can respond to an emergency situation or unusual circumstance without threat to the provision of routine services.

Eligibility, Selection and Admissions: During receivership, DCHA underwent an extensive process to review and revise the Admissions and Occupancy Policy. Following resident and public input, the resultant document reflects DCHA's determination to provide a greater sense of security and enhanced living environment for public housing residents.

Rent Determination Policies: Strategies aimed at decreasing the concentration of families living in poverty include seeking to increase the number of landlords throughout the District of Columbia willing to rent to participants of the Section 8 Program, giving preference for 50 percent of available units to working families, offering choice through the implementation of site-based waiting lists, and implementation of market-based flat rents, as required by QHWRA.

Operations and Management Policies: During the course of the receivership, DCHA underwent a comprehensive process to develop or revise, as needed, all policies and procedures related to the operations and management of the public housing and Section 8 programs.

Grievance Procedure: DCHA's Office of Fair Hearings closely monitors compliance with all components of the grievance procedure. Since the start of the receivership, the number of grievances filed as well as the time for grievances to be brought to closure been dramatically reduced.

Capital Improvement Needs: Capital Improvements will put an emphasis on the modernization and upgrade of mechanical and electrical systems to ensure they are in peak working condition.

Demolition and Disposition: DCHA has implemented a massive effort to demolish and redevelop severely distressed public housing developments. To date, 1,178 units have been demolished, 1,827 units are approved for demolition and 625 units are awaiting HUD approval. 238 units have been disposed of, 282 units are approved for disposition and 707 units are awaiting HUD approval.

Home Ownership: DCHA has or will create home ownership opportunities for more than 750 families through conversion of scattered sites, redevelopment and HOPE VI programs.

Designation of Housing: DCHA has received approval for Edgewood Terrace (292 units) and Wheeler Creek (100 units) and will request approval to HUD as part of the HOPE VI application for East Capitol (90 units) to designate 482 units as elderly only.

Conversion of Public Housing: DCHA is not pursuing conversion of public housing units to tenant-based assistance.

Community Service Programs: DCHA has developed strong working partnerships with the Department of Human Services, the agency responsible for administering the TANF program in the District of Columbia. In addition, DCHA works closely with HUD Next Door and local service organizations to implement economic development and self-sufficiency programs administered through its Family Investment Centers (FIC).

Crime and Safety: DCHA included improved public safety as one of the major initiatives of the Receiver's recovery strategy. To that end, the Office of Public Safety, through a partnership with the Metropolitan Police Department, is responsible for all components of the security delivery system including the deployment of Police Officers, Special Police Officers and Resident Monitors.

Pets: DCHA has proposed a Pet Policy which outlines the terms and conditions under which a resident may own a pet. The policy specifically denies the right to own a pet that is destructive, a nuisance, not appropriately cared for, represents a safety threat, or creates a sanitation problem.

Civil Rights Certifications: The Civil Rights Certifications are included with this document.

Audit: The most recent audit, for the period ending September 30, 1998, was submitted to HUD on September 30, 1999. The audit report has been provided as supporting documentation to the plan.

Asset Management: DCHA has addressed the need for improved asset management through training of property and maintenance staff, enhancement to DCHA inspection and preventive maintenance programs and by contracting out the management of a limited number of developments to resident and private management entities. Currently, nine developments are under private management and one development is managed by a resident management corporation.

The following document provides an overview of the goals of DCHA over the next five year period. This document will also serve as the basis of a more detailed plan that will sustain the improvements achieved under Receivership and guide DCHA to further excellence in the future.

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

This section provides an overview of housing needs and DCHA's strategies to address low income needs in the District of Columbia. Through this plan, DCHA is seeking to increase housing availability for low income families (with special focus on family, elderly and disabled households at or below 30 %, and between 30% to 50%, of area median incomes), and to further fair housing goals. To achieve these goals, DCHA will improve unit turnaround time,

pursue construction of new units as part of its redevelopment efforts, and broaden choice through aggressive efforts to secure new landlord participants in the Section 8 Program.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	31,488	5	5	5	1	3	3
Income >30% but <=50% of AMI	15,826	5	5	4	1	3	3
Income >50% but <80% of AMI	6,837	3	3	3	1	2	2
Elderly	11,487	5	5	3	4	1	2
Families with Disabilities	1,841	5	5	3	5	2	3
Latino(Hispanic)*	4,405						
African/American	37,487						
Other Races	1,356						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1996-2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

- NOTE: HUD plan instructions state that only racial/ethnic groups with “disproportionate needs” (defined as groups whose housing need is at least 10% higher than overall needs)

should be shown on this table. Only Latino meets this definition; the data shown for African American and Other Races is for information only.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List Public Housing			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9,789		Approximately 1,046
Extremely low income <=30% AMI	9,439	96.32%	
Very low income (>30% but <=50% AMI)	335	3.42%	
Low income (>50% but <80% AMI)	15	.15%	
Families with children	6,131	62.56%	
Elderly families	142	1.45%	
Families with Disabilities	1,915	19.54%	
Race/ethnicity Black	9,687	98.85%	
Race/ethnicity Latino	113	1.15%	
Race/ethnicity Asian	58	.59%	

Housing Needs of Families on the Waiting List			
Public Housing			
Race/ethnicity Am. Indian	3	.03%	
Characteristics by Bedroom Size (Public Housing Only)	# of families	% of total families	Annual Turnover
1BR	642	6.55%	
2 BR	2,942	30.02%	
3 BR	2,701	27.56%	
4 BR	698	7.12%	
5 BR	109	1.11%	
5+ BR	27	.28%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Section 8			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	18,565		
Extremely low income <=30% AMI	17,904	96.34%	
Very low income (>30% but <=50% AMI)	634	3.41%	
Low income (>50% but <80% AMI)	27	.15%	
Families with children	10,297	55.40%	
Elderly families	1,101	5.92%	

Housing Needs of Families on the Waiting List Section 8			
Families with Disabilities	4,721	25.40%	
Race/ethnicity Black	18,002	96.86%	
Race/ethnicity Latino	269	1.45%	
Race/ethnicity Asian	107	.58%	
Race/ethnicity Am.Indian	12	.06%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

In the upcoming year, DCHA will focus on maximizing affordable units available through quick turnaround of unit vacancies, construction of new units as part of the redevelopment program, and aggressive outreach to private landlords to provide units for the Section 8 leasing program.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

This section provides a summary listing of the financial resources expected to be available in FY 2001. The Authority's financial health is very sound. The reserve level is such that DCHA can respond to emergency situations without threat to the provision of routine services.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		For use in FY 2001
a) Public Housing Operating Fund (Projected for FY 2001 use)	\$ 41,432,722 (projected)	
b) Public Housing Capital Fund	28,786,156	
c) HOPE VI Revitalization	35,000,000	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	47,414,758	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	2,361,104	
g) Resident Opportunity and Self- Sufficiency Grants	250,000	
h) Community Development Block Grant	4,000,000	Redevelopment
i) HOME	4,000,000	Redevelopment
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund	13,340,850	Capital Improvements
Shelter Plus Care	0	
FIC	246,244	Support Services
EDSS	299,307	Support Services
HOPE 6	38,000,000	Redevelopment
3. Public Housing Dwelling Rental Income	17,245,438 (projected)	Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Interest income	263,597	
Other income	50,000	
5. Non-federal sources (list below)		
Public works capital funds	\$ 7,000,000	Redevelopment
TOTAL RESOURCES	\$ 239,690,176	

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

NOTE: All above figures subject to change pending potential financial allocations.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

This section describes existing DCHA policies for eligibility, selection and admission to public housing and Section 8. During the Receivership, major changes were made in the Admissions and Occupancy policy to improve the screening process of applicants and lease enforcement of current residents to improve the quality of life for residents of public housing. This section notes some proposed new changes such as site based waiting lists.

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within 90 days of being offered a unit
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe): DCHA considers "good neighbor" factors as part of the non-income screening criteria, including reference checks from current and/or former landlords and consultations with current and/or former neighbors, and conducting home visits.

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

(See Attachment D for proposed site based waiting list policy)

1. How many site-based waiting lists will the PHA operate in the coming year?
Up to 55 sites.

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? Up to 55 sites.

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? Up to 55 sites.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two

Currently DCHA is offering applicants two (2) opportunities to select a unit, and this will continue upon implementation of the site-based waiting list.

Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

DCHA's current actual placements exceed the Federal targeting requirement, making the targeting of more than 40% of applicants unnecessary.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
DCHA's definition of working families includes families in which the head of household, spouse, or sole member is employed (working at least 20 hours a week); self employed; attending school full-time; participating in a GED program; and/or participating in verifiable job training program.
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Emergency Category (e.g. victims of reprisals or hate crimes)
- Witness relocation program

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Witness relocation

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

(See Attachment A: Admissions policy for deconcentration)

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other DCHA will begin conducting rental history screening before the end of fiscal year 2000.
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- d. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- No screening information is shared.
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)
- PHA main administrative office
 Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Applicants can receive up to 2 extensions of 30 days each, for a total of 60 days. If the applicant is handicapped or disabled, and is actively seeking housing, and indefinite extension can be granted.

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
DCHA's definition of working families includes families in which the head of household, spouse, or sole member is employed (working at least 20 hours a week); self employed; attending school full-time; participating in a GED program; and/or participating in verifiable job training program.
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Witness Relocation

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Witness Relocation

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

- At time of application
- Posting fliers
- Contacting other city service providers

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

This section describes existing DCHA policies for determination of rents for public housing and Section 8. DCHA is proposing a flat rent schedule to ensure that residents are not penalized for increased income above the level of a fair rent for a comparable unit on the market.

A. Public Housing

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below) Stipends paid to residents by DCHA or its agents (exclusive of community service requirement)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above \$750 per year, except for residents electing to pay flat rents
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

For the required 12 month disallowance period, DCHA proposes the following policy:

Year One - zero increase
Year Two – 33% increase at the end of each quarter

(2) Flat Rents

(See Attachment E: Proposed Flat Rent Policy and Rates)

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- At least semi-annually Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Geographic dispersion of assisted families

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

This section describes the various housing programs under the management or oversight of DCHA. A major goal of the Receivership was to develop written policies and procedures to ensure the continuity and consistency of work performed by the Authority. The policies and procedures are included in the Supporting Documents to this plan.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is **attachment # 3**.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	10,460	10% annually
Section 8 Vouchers	4,456	5 per month
Section 8 Certificates	1,909	10 per month
Section 8 Mod Rehab	1,099	3 per month

Special Purpose Section 8 Certificates/Vouchers Family Reunification	285	3
Main Stream Housing Opportunity for People with Disabilities	95	1
Vet.Admin. Supportive Housing Program	26	1
MOU for Saint Elizabeth	47	2
Witness Relocation	47	1
Public Housing Drug Elimination Program (PHDEP)		
1998	11,139 units	0
1999	10,426 units	0
Other Federal Programs (list individually)		
Youth Violence Prevention Grant	1,536 units	0
Family Invest. Center	625	375
EDSS	150	100

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- DCHA Policies and Procedures (Vol. 1 –4) and Policy Amendments thereto
 - Development and Modernization Operating Procedures

- DC Municipal Regulations, Title 14, as amended
- DCHA Personnel Policies and Procedures Manual
- Collective Bargaining Agreement
- Public Safety General Orders

- (2) Section 8 Management: (list below)
- Section 8 Administrative Plan

These policies may be found in the Supporting Documents to the plan.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

This section outlines the grievance procedures of DCHA to assure that all residents and applicants of housing are treated fairly. Since the start of the Receivership, the number of grievances filed, as well as the time for closure of cases, has been dramatically reduced.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below: The additions are administrative in nature, and do not vary substantively from federal requirements (see Supporting Document # 9).

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices

Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below: The additions are administrative in nature, and do not vary substantively from federal requirements (see Supporting Document #10).

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Capital improvements refer to major repair needs of physical structures and systems. DCHA develops a capital plan each year which projects the needs and priorities over a five year period. DCHA's redevelopment activities also involve capital funds from a variety of public and private sources.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement (for DCHA's Fiscal Year 2001) is provided as an attachment to the PHA Plan at **Attachment B: FY2000 Capital Fund Program Annual Statement and Five Year Action Plan**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as part of **Attachment B**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Ellen Wilson (Town Homes on Capitol Hill)
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan essentially complete; project closeout expected in near future.

1. Development name: Wheeler Creek
2. Development (project) number: DC1-51 (formerly Valley Green)
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: Frederick Douglass – Stanton Dwellings
2. Development (project) number: DC1-04 and DC1-14
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

East Capitol Dwellings (DC1-18)

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Edgewood Terrace

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

A major component of the Receivership strategy is the redevelopment of severely distressed housing through use of capital funds, including the HOPE VI program. This section reflects some of the activities undertaken to accomplish this objective.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	East Capitol Dwellings
1b. Development (project) number:	DC39P001018
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	07/28/99
5. Number of units affected:	180
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 09/01/00 b. Projected end date of activity: 12/31/00

Demolition/Disposition Activity Description	
1a. Development name:	East Capitol Dwellings
1b. Development (project) number:	DC39P001018
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application (as part of Hope VI Application) <input checked="" type="checkbox"/></p>
<p>4. Date application submitted: 05/18/00</p>
<p>5. Number of units affected: 397</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 07/31/01</p> <p>b. Projected end date of activity: 04/30/02</p>

Demolition/Disposition Activity Description	
1a. Development name:	Frederick Douglass Dwellings
1b. Development (project) number:	DC39P001004
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved (demolition) <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application (for disposition) <input checked="" type="checkbox"/>
4. Date application approved:	04/03/00
5. Number of units affected:	302
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity (demolition):	a. Actual or projected start date of activity: 08/31/00 b. Projected end date of activity: 12/31/00

Demolition/Disposition Activity Description
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1a. Development name:	Stanton Dwellings
1b. Development (project) number:	DC39P001014
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission:	10/31/00
5. Number of units affected:	348
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 9/2001 b. Projected end date of activity: Unknown

Demolition/Disposition Activity Description	
1a. Development name:	Deanwood Gardens
1b. Development (project) number:	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission:	10/31/00
5. Number of units affected:	0 - Land Only
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/31/00 b. Projected end date of activity: 12/31/00

Demolition/Disposition Activity Description	
1a. Development name:	Capitol View Plaza (Senior)
1b. Development (project) number:	DC39P001067
2. Activity type: Both	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application (as part of Hope VI application) <input checked="" type="checkbox"/>
4. Date application submitted:	05/18/00
5. Number of units affected:	228
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity (demolition):	a. Actual or projected start date of activity: 07/31/01 b. Projected end date of activity: 11/30/01

Demolition/Disposition Activity Description	
1a. Development name:	Kelly Miller Dwellings
1b. Development (project) number:	DC39P001008
2. Activity type: Both	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission:	Unknown
5. Number of units affected:	9
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Unknown b. Projected end date of activity: Unknown

Demolition/Disposition Activity Description	
1a. Development name:	Edgewood Terrace
1b. Development (project) number:	DC39P001046
2. Activity type: Both Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission:	07/31/00
5. Number of units affected:	292
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/31/00 b. Projected end date of activity: 10/31/00

Demolition/Disposition Activity Description	
1a. Development name:	Scattered Sites
1b. Development (project) number:	DC39P001041,58,81,82,83,88,90,99
2. Activity type: Both Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	9/29/99, 6/30/00
5. Number of units affected:	221
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 9/29/99 b. Projected end date of activity: 9/30/01

Demolition/Disposition Activity Description	
1a. Development name:	Arthur Capper (Family)
1b. Development (project) number:	DC39P001020-
2. Activity type: Both	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	05/11/00
5. Number of units affected:	279
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/31/00 b. Projected end date of activity: 10/31/00

Demolition/Disposition Activity Description	
1a. Development name:	Highland Addition
1b. Development (project) number:	DC39P001016
2. Activity type: Both	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved (demolition) <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application (disposition) <input checked="" type="checkbox"/>
3. Date application approved:	9/29/99; and planned for submission: 10/2000
5. Number of units affected:	128
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Timeline for activity (demolition):
- a. Actual or projected start date of activity: 5/31/00
 - b. Projected end date of activity: 8/31/00

Demolition/Disposition Activity Description	
1a. Development name:	Fort Dupont/Ft. Dupont Addition
1b. Development (project) number:	DC39P001-01&57
2. Activity type: Both	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved (for demolition) <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application (for disposition) <input checked="" type="checkbox"/>
4. Date application planned for submission:	08/2000
5. Number of units affected: (previously demolished)	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/2000 b. Projected end date of activity:

Demolition/Disposition Activity Description	
1a. Development name:	Kentucky Courts
1b. Development (project) number:	DC39P001-36B
2. Activity type: Both	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved (for demolition) <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application (for disposition) <input checked="" type="checkbox"/>
5. Date application planned for submission:	10/2000

5. Number of units affected: unknown
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: unknown b. Projected end date of activity: unknown

Demolition/Disposition Activity Description
1a. Development name: Montana Terrace
1b. Development (project) number: DC39P001-044
2. Activity type: Both Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval (for demolition) <input checked="" type="checkbox"/> Planned application (for disposition) <input checked="" type="checkbox"/>
6. Date application submitted: 4/2000; and planned for submission: to be determined
5. Number of units affected: 51
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: demolition complete b. Projected end date of activity: disposition unknown

Demolition/Disposition Activity Description
1a. Development name: Sheridan Terrace
1b. Development (project) number: DC39P001-31
2. Activity type: Both Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved (for demolition) <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application (for disposition) <input checked="" type="checkbox"/></p>
<p>7. Date application planned for submission: unknown</p>
<p>5. Number of units affected: (previously demolished)</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: demolition complete</p> <p>b. Projected end date of activity: disposition unknown</p>

Demolition/Disposition Activity Description	
1a. Development name:	Western Mews
1b. Development (project) number:	DC39P001-100
2. Activity type: Both	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved (demolition) <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application (for disposition) <input checked="" type="checkbox"/>
8. Date application submitted:	4/2000; and planned for submission: to be determined
5. Number of units affected:	previously demolished
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: demolition complete b. Projected end date of activity: disposition unknown

Consistent with the previously approved Interim Plan, in the event that additional properties not identified herein are proposed for demolition or disposition during the term of this Plan,

DCHA may amend or addend this plan to include such property (s), provided the following procedure is followed:

1. The residents of the property proposed for either demolition or disposition are consulted by DCHA concerning the scope, rationale and basis of the proposal, and are provided an opportunity to comment on the proposed action.
2. The proposed action is approved in open public session of the DCHA Board. Agendas for such meetings shall be circulated in advance to all DCHA Resident Councils and other public parties, and they will have the opportunity to comment.
3. Residents of the development effected by the proposal will have an opportunity to comment on any proposal submitted to the U.S. Department of Housing and Urban Development.

Upon completion of the above procedure, the Annual Plan shall be considered amended to include the additional proposed action.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

With HUD approval, housing authorities may designate certain units or developments for use by only elderly residents or residents with disabilities. This section notes those developments approved or proposed for designation.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to

component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	East Capitol Dwellings
1b. Development (project) number:	DC39P00108
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application as part of HOPE VI application <input checked="" type="checkbox"/>
4. Date this designation planned for submission:	5/18/2000
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	150 units (90 to be under ACC)
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Wheeler Creek (formerly Valley Green)
1b. Development (project) number:	DC39P001051
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input checked="" type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved: 2/11/99</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>7. Number of units affected: 100</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Edgewood Terrace</p> <p>1b. Development (project) number: DC39P001046</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved: 11/30/99</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>8. Number of units affected: 292</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

DCHA is not pursuing the conversion of public housing to tenant based assistance.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD
FY 1996 HUD Appropriations Act**

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

DCHA has put an emphasis on creating home ownership opportunities for public housing residents and other low income residents of the District of Columbia. This section outlines these efforts.

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

3. Listing of Approved Public Housing Home Ownership Programs

The HUD Form for home ownership programs (see below) does not include all home ownership program types currently being implemented by DCHA. Additional programs not included in the charts below are:

<u>Development Name</u>	<u>HUD Program</u>	<u>No. of Units for Purchase</u>
Wylie Court	Demonstration	28
Scattered Site (Homestead)	Disposition	65
Scattered Site (Demonstration)	Disposition	78
Wheeler Creek	HOPE 6	134
Frederick Douglass/Stanton	HOPE 6	250

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Frontiers
1b. Development (project) number:	DC 1-73
2. Federal Program authority:	<input checked="" type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(2/01/1995)</u>
5. Number of units affected:	54
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Montana Terrace
1b. Development (project) number:	DC 1-44
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(2/08/1997)</u>
5. Number of units affected:	28 units (38 units reconfigured to 28 units)
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Capitol View PlazaTownhomes (Southern Gardens Coop)
1b. Development (project) number:	DC 1-67
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(4/30/1998)</u>
5. Number of units affected:	92 units (90 owners, 2 resident/management office)
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Scattered Site, Phase II
1b. Development (project) number:	DC 1-41, 58, 81, 82, 88
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(3/23/1999)</u>

5. Number of units affected: 35 (number may be amended to include additional scattered site properties which meet the criteria of the original approved 5(h) program)
6. Coverage of action: (select one)
- Part of the development
- Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

A full set of criteria will not be developed until HUD issues final rulemaking for the new Section 8 Home Purchase Program. Upon issuance of regulations, criteria for participation by Section 8 participants will be prepared and will be circulated for comment. It is projected that criteria will be available some time after the beginning of the Fiscal Year starting on October 1, 2000.

DCHA will also develop a homeownership program for 30 low income families in connection with the East Capitol Hope VI, and will include use of the new Section 8 home purchase program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

DCHA has developed a strong working partnership with the District of Columbia's Department of Human Services and Department of Employment Services to help develop employment training and placement programs, and to work together on transition triggered by the welfare reform requirements of the federal government. This section describes those efforts. In addition, DCHA works closely with HUD Next Door and local service organizations to implement economic development and self-sufficiency programs administered through its Family Investment Centers (FIC).

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

DCHA has several agreements with the TANF Agency to provide supportive services. These agreements include (see Supporting Documents):

Section 8 - Family Unification Program Memorandum of Understanding (5/27/99)
Section 8 - Regional Opportunities Counseling Contract Agreement (12/15/97)
TANF Work Activity Certification for Family Investment Centers (11/09/98)

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

Client referrals

- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Joint administration of other demonstration program
- Other (please see information below)

The DCHA coordinates efforts with the local TANF agency, in the following ways:

- ◆ The Resident Services Divisions of the three Regions of DCHA coordinate with the HUD Next Door and the Department of Employment Services, through periodic seminars with TANF certified service providers to provide residents and resident leaders with access and information related to training, employment, grants, scholarships and other resources. These Round Table meetings are held on a quarterly basis.
- ◆ Resident Councils partner with TANF certified service providers to bring services and information to residents at their properties.
- ◆ DCHA has developed regional Family Investment Centers (FIC), to provide job training and placement. The FIC's are TANF Certified service providers.
- ◆ The regional Resident Service Division make direct referrals and frequently share TANF information with residents and Resident Councils.
- ◆ DCHA, through its Resident Councils has collaborated with Benova, the administrator of the District of Columbia's Medicaid Managed Care Program. A major goal of this partnership is to insure that TANF recipients are enrolled in Managed Care Organizations.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination practices

In order to promote the economic development and self-sufficiency of assisted families the housing authority follows the mandate stated in 24 CFR subtitle A sec. 5.609. This regulation provides an exclusion of the amount received for those residents who are receiving the following: state or local employment training, training of a family member as resident management staff or supportive services in accordance with the Family Support Act of 1988.

- Public housing admissions policies
The agency provides a preference for working families or families that are enrolled in at least 20 hours of GED or job training programs.
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Eligibility for section 8 homeownership
- Preference/eligibility for public housing homeownership option participation
Each DCHA program has unique eligibility and preference criteria designed to meet the specific needs of the community and program goals. The following is a general description of the eligibility and preference criteria for DCHA homeownership programs:
 - Eligibility: public housing eligible income level (up to 80% MSA); resident in good standing; and, able to secure a mortgage (good credit, adequate and stable income etc.).
 - Preference: Current and former residents of the homeownership site; public housing and Section 8 residents of the surrounding community; public housing and Section 8 residents of the District of Columbia; other low income residents of the District of Columbia.
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size (Individual Residents)	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Economic Development and Supportive Services-All sites	See FIC	Public housing community	Family Investment Centers & OPD	Public Housing Community
O&M Training and Employment – All Properties	90	Specific Criteria	Greenleaf – O&M Consultants	Public Housing
Wheeler Creek HOPE VI – Community and Supportive Services	125	Specific Criteria	Wheeler Creek Community Development Corporation	Public Housing
Frederick Douglass and Stanton Dwellings HOPE VI – Community and Supportive Services	150	Specific Criteria	Frederick Douglass and Stanton Dwellings- OPD	Public Housing
Business Development and support services – All properties	35	Specific Criteria	Wheeler Creek CDC & OPD	Public Housing
Family Investment Center – All properties	1500	Public housing community	Garfield Terrace, Potomac Gardens, Barry Farms and Richardson Dwellings and others.	Public Housing
Section 3 – All properties	150	Public housing community	OPD & Family Investment Centers	
Providence Hospital Health Clinic At Claridge Towers	416	Residents of Claridge Towers, Horizon House, James Apts. and Regency House	DCHA Rock Creek Region	Public Housing
Winstar Computer Clinic at Sibley Plaza	208	Residents of Sibley Plaza and Sursum Corda	DCHA Rock Creek	Public Housing

1998 Public Housing Drug Elimination Program	1903	Public Housing Community	Office of Resident Services /Various Service Providers	Public Housing
1999 Public Housing Drug Elimination Program	1500	Public Housing Community	Office of Resident Services/Various Service Providers	Public Housing
Youth Violence Prevention Program	1400	Public Housing Communities	Office of Resident Services/Various Service Providers	Public Housing
Do Your B.E.S.T	75	Competitive	Office of Resident Services/Various Profit/Non-Profit Agencies	Public Housing
Tenant Opportunities Program	Varies	Public Housing Communities	Awarded to 28 Resident Councils	Public Housing

DCHA develops and manages a number of complimentary programs designed to provide the DCHA community with a choice of services and programs from which individuals can choose to help themselves become economically self-sufficient. Over this next year the specific programs provided by DCHA, under this strategy, will include:

- ◆ **Family Investment Center**-The Family Investment Center (FIC) is a program designed to provide families living in public housing with a comprehensive set of pre- and post-employment support as a means to achieve economic self-sufficiency and independence.
 - i. case management,
 - ii. life skills training,
 - iii. job readiness training,
 - iv. computer training,
 - v. GED classes, and
 - vi. substance abuse counseling.

- ◆ **Economic Development and Supportive Services**-The Economic Development and Supportive Services Program (EDSS) is a program designed to provide families living in public housing with better access to educational and employment opportunities to achieve self-sufficiency and independence.
 - i. vocational training,
 - ii. college tuition assistance,
 - iii. transportation assistance,
 - iv. pre- and post-employment training and support, and
 - v. job placement.

- ◆ **Business Development:** A program designed to help start-up and existing small businesses develop their management capacity and gain access to a financing. The program includes an intensive thirteen-week course followed by six months of individual technical assistance to each small business.

- ◆ **Section 3:** A program designed to assist residents of public housing and the low income community gain employment and training through the contracts of the District of Columbia Housing Authority (DCHA). The program includes pre-and post- employment support.

- **Wheeler Creek HOPE VI:** The Community and Supportive Services Program will place a minimum of 100 previously public housing residents on a redeveloped mixed-income site of 214 families as either homeowners or renters. (NOTE: This site will also house 100 public housing eligible seniors in a designated seniors only building with its own set of senior programs.) The family program provides each participant with:
 - i. Case management (pre- and post-employment)
 - ii. Job training
 - iii. Job placement
 - iv. Business development
 - v. Homeownership training
 - vi. Leadership development

- **Frederick Douglass and Stanton Dwellings HOPE VI:** The Community and Supportive Services Program is designed to assist 600 public housing eligible families become homeowners and renters on the redeveloped site due to be complete in 2004. Over this year the CSSP program will enroll a minimum of 150 families into an economic self-sufficiency and homeownership program. The program will include:
 - vii. Case management (pre- and post-employment)
 - viii. Job training
 - ix. Job placement
 - x. Business development
 - xi. Homeownership training
 - xii. Leadership development

- ◆ **Public Housing Drug Elimination Program (PHDEP)**
 Under the PHDEP grants, DCHA has implemented a number of drug and crime prevention initiatives. DCHA police have partnered with the District Metropolitan Police Department to provide additional crime prevention and law enforcement activities. DCHA police have increased the presence of law enforcement officials in and around public housing developments. Community policing and covert operations activities are in process at a number of public housing developments. Additionally, DCHA has engaged a number of Community Based Organizations (CBOs) to provide additional drug

treatment and social service activities at a number of properties. Collectively, public housing developments that have benefited from these activities include: East Capitol Dwellings, Garfield Terrace, Stoddert Terrace, Langston Terrace, James Creek, Greenleaf Gardens and Extensions, Potomac Gardens, Barry Farm Dwellings, Highland Dwellings and Additions, and Wheeler Creek. Since these activities have operated, criminal activity has been dramatically reduced.

Under the 1999 PHDEP, DCHA will continue the activities described above targeting specific developments including Lincoln Heights, East Capitol Dwellings, and Richardson Dwellings.

•• **Youth Violence Prevention (YVP)**

The YVP program entitled Saving Youth Against Violence is a comprehensive two-year violence prevention intervention program designed to steer at-risk youth away from crime and anti-social activities. YVP services five public housing developments including Garfield Terrace, Potomac Gardens, Langston Dwellings, Benning Terrace, and East Capitol Dwellings. Community-based organizations support various activities under YVP. One service provider the National Black Police Association offers a Community Resident Monitor Training Program that has graduated 62 residents. These graduates are trained in community safety strategies.

•• **Do Your B.E.S.T. (DYB) Summer Youth Employment Program**

The DCHA Do Your B.E.S.T Summer Youth Employment Program is in its third year of existence. The program offers a combination of employment experience and professional development to 75 participants. In the DYB 2000 Program, participants will be assigned to job placements at DCHA, non-profit agencies and local businesses. The participants' will work Monday through Thursday and participate in community service and educational activities on Fridays.

•• **Tenant Opportunity Program**

The Tenant Opportunity Program (TOP) is a grant issued by HUD directly to Resident Councils. The grant provides funding to Resident Councils to implement self-sufficiency programs. There are currently 28 Resident Councils that have TOP.

2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation
--

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	None	
Section 8	55	61 as of 03/31/00

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Continue informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

D. Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

See Attachment F: Proposed Community Service Policy

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Improved public safety has been one of the major initiatives of the Receivership recovery strategy. This section describes the cooperative partnership of the Office of Public Safety with the Metropolitan Police Department. Through these efforts, crime has been drastically reduced at public housing developments.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents.
(select all that apply)

- Incidence of violent and/or drug-related crime in some or all of the PHA's developments and surrounding or adjacent communities
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

The incidence of crime in PHA Developments is beginning to mirror the general levels of crime across Washington, D.C. Over the past five years, DCHA has made aggressive efforts in pursuing public safety, drug elimination, and economic uplift. Furthermore, DCHA has implemented programs with federal and local law enforcement agencies, which have steadily reduced violent and drug related criminal activity in and around PHA developments.

Despite an actual reduction in crime to levels consistent with the rest of the District, negative resident and applicant perceptions that criminal activity is higher in public housing may persist. To combat this, DCHA police officers have taken pro-active measures to allay fears through community oriented policing activity, visible presence on the developments, and attendance of staff at resident council meetings.

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents. (select all that apply)

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority properties.
- Residents, PHA employee, and Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

From its inception, DCHAPD, through the Office of Public Safety, has worked in partnership with the Metropolitan Police Department (MPD). Through its partnership with MPD, DCHAPD has had full access to all information pertaining to criminal activity on and around DCHA public housing developments. This information was analyzed jointly by DCHAPO-MPD to develop the policing strategy

that is now in place. Additionally, DHCAPD has worked closely with residents to ensure their safety related concerns are addressed.-

☞ Analysis of cost trends over time for repair of vandalism and removal of graffiti

DCHA is actively combating vandalism and graffiti at the PHA developments. DCHA has experienced vandalism with vacant units and fire safety equipment. DCHA has implemented educational awareness programs, improved security, and has taken steps to remove graffiti through internal resources.

3. Which developments are most affected?

East Capitol Dwellings	James Creek
Garfield Terrace	Stoddert Terrace
Fort Dupont	Langston Terrace
Greenleaf Gardens and Extensions	Potomac Gardens
Barry Farms Dwellings	Elvans Road
Highland Dwellings and Additions	Wheeler Creek
Lincoln Heights	Richardson Dwellings
Benning Terrace	Hopkins Apartments
Park Morton	

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

☞ Contracting with outside and/or resident organization for the provision of crime- and/or drug-prevention activities

DCHA is currently engaged in a number of crimes and/or drug prevention activities, including HUD funded initiatives under the following grants:

- The 1997, 1998, and 1999 Public Housing Drug Elimination Program (PHDEP) Grants
- Youth Violence Prevention
- COPS

The 1997, 1998, and 1999 PHDEP Grants

Community policing and covert operations activities are ongoing at a number of PHA developments. DCHA has engaged a number of Community Based Organizations

(CBOs) to provide additional drug treatment and social service activities at eighteen PHA developments. Since these activities have operated, crime rate statistics have shown a dramatic decrease. Under the 1999 PHDEP, DCHA will continue the activities described above targeting specific developments including Lincoln Heights, East Capitol Dwellings, and Richardson Dwellings.

Youth Violence Prevention Program Grant (YVP)

The YVP program entitled *Saving Youth Against Violence* is a comprehensive two-year violence prevention intervention program designed to steer at-risk youth away from crime and anti-social activities. YVP services five public housing developments including Garfield Terrace, Potomac Gardens, Langston Dwellings, Benning Terrace, and East Capitol Dwellings.

Three CBOs support various activities under YVP:

- First, the National Black Police Association offers a Community Resident Monitor Training Program that has graduated 62 residents. These graduates are trained in community safety strategies.
- Second, the Alliance of Concerned Men (ACM) has successfully played a key role in the development of a truce between rival gangs at the Benning Terrace public housing development. ACM is offering life skills and job training designed to deter public housing youth from violence and move them into productive roles in the workforce. Occupational apprenticeships are offered in landscaping, plumbing, planning, and maintenance. ACM has also started new programs at other sites to continue its anti-gang violence and youth violence prevention initiatives. For example, ACM has helped to form the Northwest Youth Working In Partnership, which is a similar program for at-risk female youth. ACM has set up mentoring support and has enabled its members to obtain employment at DCHA and pursue other job and entrepreneurial activities.
- Third, the Howard University Center for Violence Prevention (HU/CVP) has graduated a class of resident participants from a Parent Empowerment Group (PEG) who are now better equipped in child rearing techniques and community building strategies. HU/CVP also has conducted a Saturday Academy that offers psycho-educational therapies designed to teach positive life skills and offer violence prevention education to at-risk youth.

Community Orientated Policing Services (COPS)

Under the Community Orientated Policing Services (COPS) Universal Hiring Program (UHP), DCHA requested 100% of the salary costs for fifteen (15) police officers to work over the three-year grant term. The program goal was to reduce fear of crime in PHA developments. Strategies to achieve this reduction included use of long-term community policing with the assistance of MPD. Among its numerous initiatives, the program has successfully operated to achieve its goals. DCHAPD is currently utilizing the following techniques, roadblocks, observation posts, high visibility patrolling, and animal control regulations. DCHA has created a Police Residency program, which authorizes police officers to live and work in the PHA developments where they are assigned.

Activities targeted to at-risk youth, adults, or seniors

The initiatives under this area are described in the previous sections. However, one additional program that was not mentioned is the Do Your Best Program (DYB). It is a DCHA summer program that targets public housing youth in the District. DYB provides summer employment and training experiences for participants who are assigned to work either at DCHA or local private businesses.

Volunteer Resident Patrol/Block Watchers Program

DCHA has supported the operation of resident patrols at Langston Terrace and Judiciary House. The Langston Terrace resident patrol program has received additional support from PHDEP and YVP resources. Currently, the DCHAPD is working with the Potomac Senior Development to improve resident patrol activities at the Potomac Senior PHA development as initiated by MPD.

The DCHAPD is currently in discussion with a neighborhood-based organization to participate in a program that has funding from the Bureau of Alcohol Tobacco and Firearms from a program known as Gang Resistance Education and Training (G.R.E.A.T.). Under this effort, DCHAPD would have its officers working in teaching roles in the public school system to address gang resistance and education. Comprehensive involvement of various police units is planned, as this effort will involve other police agencies in the District including Amtrak Police, Metro Police, and MPD.

Crime Prevention Through Environmental Design

DCHA has devoted considerable time, resources and effort to make the PHA developments more environmentally safe for the residents and employees. One of the most noticeable examples is the use of enhanced and vandal proof lighting throughout PHA developments. DCHA has improved the lighting by trimming trees and bushes and by installing fences with gates on the more vulnerable PHA developments. DCHA has

also added window bars and high security doors where appropriate, and installed security cameras at various PHA developments. DCHA has installed, or is in the process of installing, new security booths for the full-time security guards in the senior buildings to allow control of the entry/exit doors. DCHA will be adding key card entry devices at some PHA developments to further control access.

2. Which developments are most affected?

East Capitol Dwellings	Garfield Terrace
Stoddert Terrace	Fort Dupont
Langston Terrace	Greenleaf Gardens and Extensions
Potomac Gardens	Potomac Senior
Barry Farms Dwellings	Elvans Road
Highland Dwellings and Additions	Wheeler Creek
Lincoln Heights	Richardson Dwellings
Benning Terrace	Hopkins Apartments
Park Morton	Sibley Plaza
Kenilworth-Parkside	Woodland Terrace
Montana Terrace	

A. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for the carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing , officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

MPD, the primary law enforcement provider for the District of Columbia, continues to be our most significant partner in our community policing and drug-elimination programs. The DCHAPD and MPD meet regularly to collaboratively develop strategies to combat crime in and around PHA developments based on statistics provided by the MPD, Office of Crime Analysis. These strategies include routine vehicle patrol, bicycle patrol, foot patrol, and tactical operations. In addition, on several of PHA developments, DCHA has a resident police officer, and has

established Police Officer Sub-Stations on the developments. DCHAPD officers maintain a close relationship with the residents and attend Resident Council meetings.

The DCHAPD maintains a Memorandum of Understanding (MOU) with the MPD for police services such as, police training, transporting and detention of arrested persons, criminal investigations, radio communications, and police technology. In addition, DCHA maintains an MOU with Housing Urban Development (HUD), Office of Inspector General, and has established working relationships with the Drug Enforcement agency (DEA), Federal Bureau Investigation (FBI), Capitol and Park Police, and other federal and local agencies. The DCHAPD Police Chief is a standing member of the U.S. Department of Justice, Asset Forfeiture Working Group and Drug Elimination Task Force.

- ☞ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

The DCHAPD is continuing its efforts to reduce crime and improve the quality of life for residents and employees of the DCHA. Programs designed to improve the quality of life for its residents include:

Operation Ziplock – a program directed at retailers located in proximity of PHA developments that engage in the sale of drug paraphernalia;

Weed and Seed – a program directed at a collaborative effort to reduce crime and drug trafficking;

Gun Buy Back – a program directed at getting guns out of the PHA developments through purchasing guns and offering amnesty to the sellers (DCHAPD works with the MPD on this program);

Operation Bark and Bite – a program directed at the removal of dangerous animals from the PHA developments; and

Operation Shoe Drop – a program directed at the removal of deceased individuals shoes thrown over utility lines in and around PHA developments.

All of the above programs have significantly impacted the illegal drug activity in and around PHA developments. Additionally, the DCHAPD continually seeks the assistance of the residents and Resident Councils to resolve public safety problems.

2. Which developments are most affected?

East Capitol Dwellings	James Creek
Garfield Terrace	Stoddert Terrace
Fort Dupont	Langston Terrace
Greenleaf Gardens and Extensions	Potomac Gardens
Potomac Senior	Barry Farms Dwellings
Elvans Road	Highland Dwellings and Additions
Wheeler Creek	Lincoln Heights
Richardson Dwellings	Benning Terrace
Hopkins Apartments	Park Morton

B. Additional information as required by PHDEP/PHDEP Plan

- Yes, DCHA is eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan.
- Yes, DCHA has included the PHDEP Plan for FY 2000 in this PHA Plan.
- The PHDEP Plan is an Attachment. (Attachment Filename: A\; Public Housing Drug Elimination Program Plan)

See Attachment H, Public Housing Drug Elimination Program (PHDEP) Plan.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment G: Proposed Pet Policy

DCHA has proposed a pet policy which outlines the terms and conditions under which a resident may own a pet.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

See Attachment I, which includes all certifications required for the plan.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
The most recent fiscal audit for DCHA was completed by Malcolm Johnson Co. and covered the period ended September 30, 1998. The audit was submitted to HUD on September 30, 1999.
3. Yes No: Were there any findings as the result of that audit?
There were 22 findings and 4 management letter items cited in DCHA's financial audit for the period ended September 30, 1998.
4. Yes No: If there were any findings, do any remain unresolved?
There are 13 findings and 4 management letter items that remain open. The auditor will review the corrective actions taken by DHCA to resolve these outstanding findings as part of their audit work for the period ended September 30, 1999.
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
DCHA has responded to all unresolved findings from the FY 1998 audit.
Responses are found in the audit report which is a supporting document to this plan.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

DCHA has addressed the need for improved asset management through training of property and maintenance staff, enhancement to DCHA inspection and preventive maintenance programs, and by contracting out the management of a limited number of developments to resident and private management entities. Currently, nine developments are under private management and one development is managed by a resident management corporation.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

The information is duplicated and is found in Sections 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 17 of the Annual Plan.

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

- Resident Management
- Site-based budgeting
- Viability Property Management Assessment
- Physical needs assessment
- Property reviews (monthly and quarterly; copies attached)
- Audits of property management (annually; copy attached)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

The information is duplicated and is found in Sections 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 17 of the Annual Plan.

18. Other Information

[24 CFR Part 903.79 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below; see summary at the end of this section.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below: See summary comments below which indicate changes made.

Other: (list below)

SUMMARY OF COMMENTS ON 1 & 5 YEAR PLANS

A. Resident Advisory Group Comments (6/7/2000)

1. Need clearly defined list of repairs which are emergency (24 hour response) versus non-emergency (15 day response).

Response: Emergency items are clearly defined in DCHA's housing management policy documents (Supporting Document #11).

2. Need to have critical items on property clearly marked (e.g. shut off valves, etc.)

Response: DCHA managers are checking to ensure properties are so marked.

3. Concerning community service requirements:

- Should involve the Resident Councils in developing types of community service which can be provided.
- Resident Councils should be involved in monitoring weekend work on properties.

Response: The Resident Advisory Board for the Plan and Resident Council's will be asked for input in connection with the formal rulemaking which will be developed to implement the new policy, and which rule will include more specifics on resident council activities which can be provided. Also, a more detailed procedure will be developed which will detail how the Resident Councils can assist DCHA in the certification process concerning weekend work.

4. Pet Policy – Consider allowing residents at each property to vote on whether pets should be permitted.

Response: For elderly buildings which already allow pets, HUD rules do not allow this option. Concerning pets in family properties, DCHA feels that there should be a consistent across the board policy applicable to all properties. However, additional comments and input from residents is welcome and will be considered in connection with formal development of rulemaking on this issue.

5. What date will Resident Advisory Board be in place?

Response: The Resident Advisory Board for comment on the plan was put in place effective April 17, 2000. The Resident Advisory Board noted in the new DCHA statute may be different and will be further discussed with resident input later this year.

B. Non-Profit Group Comments (6/12/2000)

1. Minimum rent should be eliminated since people needing it all have hardship:

OR

Provide detailed procedure informing residents of their right to seek a hardship exemption and the specific procedure for obtaining such exemption (to include details required by 24 CFR 5.630(b)(2) concerning items such as long term versus temporary, 90 day protection against eviction, repayment plans, etc.).

Response: A notice will be sent out shortly advising all residents paying minimum rents of their right to seek a hardship exemption. Also, formal rulemaking will be forthcoming to provide a more detailed procedure for residents to seek a hardship exemption, as suggested.

2. Flat rent policy should provide detailed criteria for switching between flat rents and income based rents (suggest using the same criteria as noted above under hardship appeals on minimum rents). Suggest that a procedural timetable for hardship cases provide for a change within 15 days of request, if possible, but no more than 30 days; also suggest DCHA suspend rent owed while a determination is pending.

Response: Existing policy allows an immediate reduction of rent in the event of a reduction of income (known as an interim recertification). The implementation of the flat rent policy will not change the policy allow interim recertifications, and therefore no new procedures are necessary.

3. Site based waiting list policy should assure that:

- Date and time continue to apply on each site.
- Retain existing policy of allowing 2 turndowns before being dropped to bottom of list (PROVIDED, that same provisions of “good cause” in Section 290.3 of DCHA’s policy manual may still apply as to the rejection of a unit).
- All applicants should receive complete information – initially and prior to unit referrals - on relevant factors to their decision on sites (such as by site info. on estimated wait time, crime data, amenities on site, etc.)

Response: Date and time will continue to apply on a site by site basis. The proposed policy to allow only one opportunity to select a site-based unit will be changed to continue the existing policy of allowing two choices before being placed at the bottom of the waiting list. Finally, the proposed policy does provide that site information will be provided to applicants (but we propose that crime data will only be provided upon specific request, especially since raw data can be subject to misinterpretation).

4. Concerning transfer policies (p. 19 of Annual Plan), drop over and under occupied units from criteria where transfers have preference over new admissions

Response: This section of the plan has been revised to limit precedence to those required for administrative reasons. (Note: DCHA rule includes occupancy criteria, but states 1 to 1 ratio on transfers versus new admissions).

C. Hearing Testimony and Written Comments (6/22/2000)

1. Washington Legal Clinic for Homeless: Same as non-profit comments above.

2. Capital Area Adapt: Concerning disability community, WRITTEN comments include:

- Need stated on Page 9 is too low.
- Plan does not set forth specific plans for substantially increasing number of units available in both public housing and Section 8 – request that plan commit to 20% of all public housing unit be constructed or modified for accessibility by mobility impaired.
- Page 19 on transfers does not, but should, list “disability” as warranting priority over new admissions.

- Designation section only lists 3 new public housing projects for elderly, and makes no provision for increasing accessible units.
- Certification of compliance in Plan with federal regulations is inconsistent with DCHA ignoring needs, etc.

Response: The need data shown in the plan was based on the best data available, which is from the 1990 Census. However, we will try to improve our information through a special survey of the existing waiting list (which will allow us to determine how many persons on the waiting list are mobility impaired and/or require an accessible unit). Concerning the suggested 20% goal, we believe that would be excessive, and would strain the resources of DCHA in terms of cost which would be to the detriment of the overall housing stock needing repair or upkeep. Concerning the transfer policy, the priority provided for “medical” reasons includes disability cases. Concerning property designation, the fact that most of DCHA’s elderly housing is not so designated makes these units available to persons with disability; more designation would limit choice by disabled households.

3. D.C. Center for Independent Living: Comments were similar to above written comment and added in ORAL TESTIMONY the following:

- Prior budgets said \$3-4 million to be spent on accessibility, but only 3 or 4 units were created in the last year, and very few total in last 5 years. This is not enough, and more dollars and effort are needed to meet large needs.

Response: Prior year budgets do not include the funding level noted. DCHA has committed to providing more accessible units through its modernization programs and in its new developments under programs such as HOPE VI.

5. Regency resident: Concerning pet policy, recommend the following:

- Management at property level should not be deciding who does or does not get approval of pets/DCHA central should (and/or include in lease as a right).
- 20 pound limit is too low for most dogs; remove limits.
- Limit of one pet should be removed (animals do better in pairs).
- Provision to take pets away and to allow entry to unit without notice should be deleted; the appropriate procedure is to call the Washington Humane Assoc. (they are the official District agency in charge, and know when conditions are or are not right).
- Insurance requirement is impossible/too difficult for poor people; replace with requirement for \$100 security deposit.
- Rule does not require, but should, animals to be spayed or neutered.

Response: DCHA believes that application should be on a site specific basis, but notes that any decision/action taken by the Authority or its agents may be appealed. We agree that dogs and cats should be spayed/neutered, and that inoculations should also be required. Also, in researching this issue, our research indicates that insurance is available for pet damage/liability, and at less cost than the suggested \$100. Finally, no other changes in the policy are proposed, but further comments are welcome during the formal rulemaking process.

6. Fort Lincoln resident: Need to keep seniors and disability persons separate; do not mix in the same building.

Response: This would severely limit housing availability to disabled persons, and is therefore not being considered at this time.

7. Woodland resident: Need to keep existing support programs going at DCHA; also, supports flat rent policy.

8. Regency resident: Suggestions included:

- Self sufficiency programs for senior citizens not covered in the plan; suggest funding for this, to include hiring seniors to provide services and earn them needed income.
- Provide on-site living assistance to seniors.
- Provide better monitoring of private management companies.

Response: Residents may now apply directly to HUD for funding under the ROSS program to support self sufficiency and other assistance efforts, and DCHA will be glad to assist Regency residents in applying if requested. Concerning monitoring of private management companies, we believe DCHA's property assessment program and audit programs are sufficient, but always welcome specific feedback from residents in support of our monitoring efforts.

9. Harvard resident: Suggestions included:

- Better standards/procedures for emergency evacuation.
- More capital for repairs
- Clearer procedures on 15 day maintenance.

Response: Evacuation procedures will be reviewed in detail and revised as appropriate. More capital for repairs is only possible through increased HUD funding, and more information is needed to respond to the maintenance procedure.

10. Regency resident: Suggestions included:

- More funds for contract monitoring and inspection
- More funds for contractors to hire quality security teams
- Provide training to deal with mentally erratic persons
- Establish 24 hour hot line for resident complaints outside of DCHA)

Response: We believe DCHA’s property assessment program and audit programs are sufficient, but always welcome specific feedback from residents in support of our monitoring efforts. Training is provided and available concerning dealing with mental illness, and DCHA maintains a 24 hour complaint service.

11. DHCD comments included:

- Clarify how demolition/disposition relates to designations
- What is net effect of demo/dispo on public housing units in District?
- Clarify funding status of projected CDBG & HOME funds of \$4 million

Response: The demolition/disposition has no relation to the designation policy. While demolition and disposition activity has resulted in some decline in public housing units, these are being more than offset by increases through new development (e.g. HOPE VI) and recent significant allocations of Section 8 assistance from HUD. Finally, the projected CDBG and HOME funds represent prior year commitments to provided funds in connection with approved HOPE VI redevelopment activities.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Are the residents (3) who serve on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other : PHA residents 18 years of age or older

c. Eligible voters: (select all that apply)

- All adult public housing residents
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: District of Columbia

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Deputy Mayor for Economic Development directs the activities of all of the key development agencies of the District and is also a statutory member of the new DCHA Board of Commissioners. The Consolidated Plan supports the redevelopment activities of the DCHA, and such activities are jointly planned with the District Government. The District

government has made commitments to support redevelopment activities at Wheeler Creek, Frederick Douglass/Stanton Dwellings, and East Capitol Dwellings in connection with the HOPE VI program.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification”

[24 CFR Part 903.7 (r)]

This Plan may be amended or revised (or deviations made) during the year by DCHA, provided the following guidelines are followed:

1. “Significant Amendment or Modification” is defined as:
 - Changes to rent or admissions policies, or the organization of the waiting list.
 - Additions of new activities not included in the current Public Housing Drug Elimination Program Plan.
 - Changes with regard to demolition or disposition, designation of public housing, homeownership programs or conversion of public housing (note, however, the process for amendments described in Section 8, Demolition and Disposition).

- Addition of non-emergency work items to the Capital Fund Program (i.e. items not included in the current Annual Statement and 5 Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.

However, consistent with HUD policy, exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements, and will not be considered “significant amendments”.

2. Significant amendments or modifications, as defined, may be made provided that the requirements of 24 CFR 903.21 are met, including adoption of the change by the DCHA Board in public session and approval by HUD prior to implementation.
3. Changes to the Capital Fund Program are subject to the requirements of 24 CFR 905.678 (h), including major changes defined as additions, deletions or modifications of work which cumulatively total 10% or more of the annual grant allocation, or any additions which are not included within the five-year Action Plan (excluding emergencies).

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- Attachment A:** Admissions Policy for Deconcentration
- Attachment B:** FY 2000 Capital Fund Program Annual Statement and Five
- Attachment C:** PHA Management Organizational Chart
- Attachment D:** Proposed Site Based Waiting List
- Attachment E:** Proposed Flat Rent Policy and Rates
- Attachment F:** Proposed Community Service Policy
- Attachment G:** Proposed Pet Policy
- Attachment H:** Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment I:** Certifications

