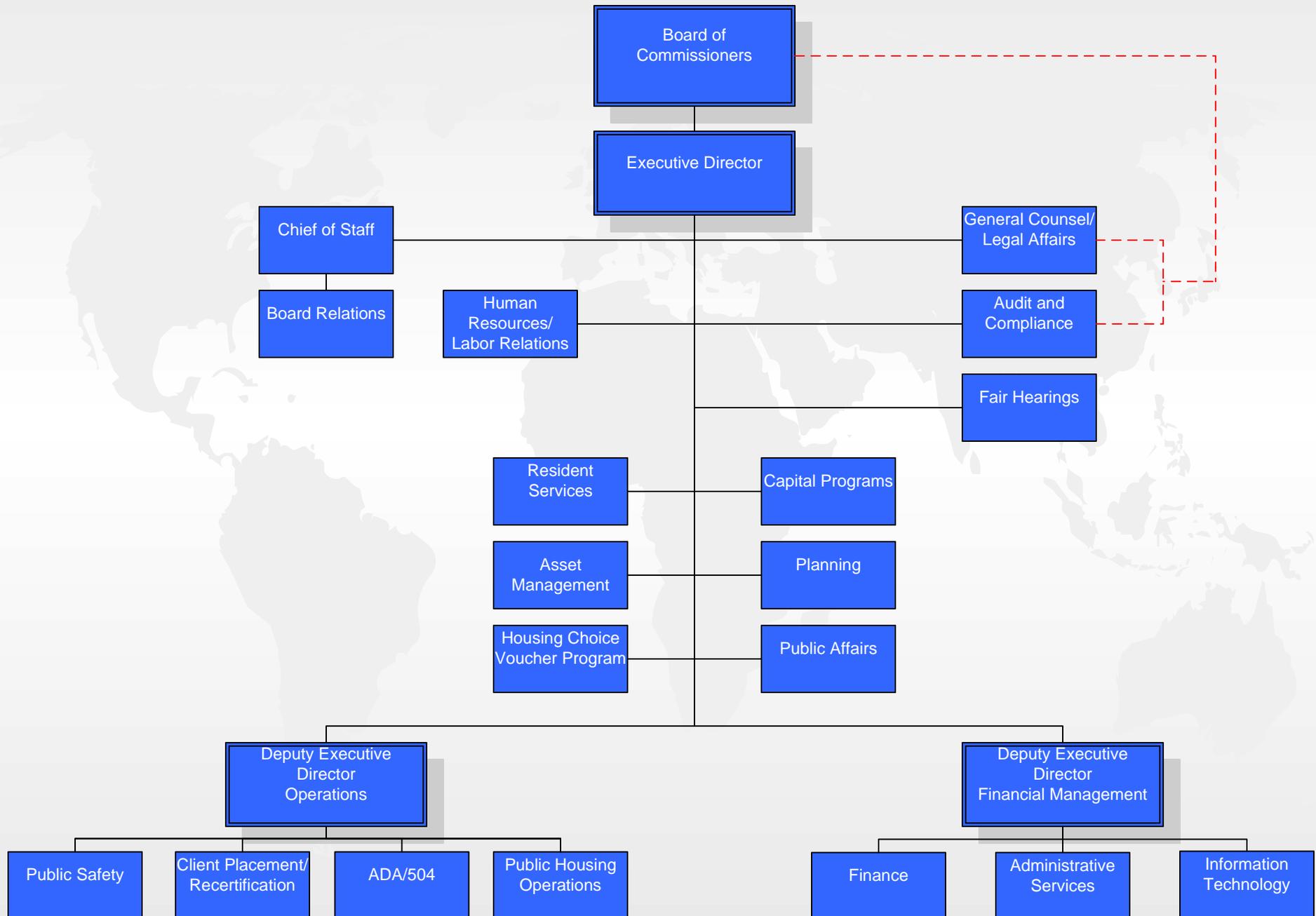


# District of Columbia Housing Authority Organizational Chart

2/10/2014



## District of Columbia Housing Authority Departments

**ADA/504 Program** Section 504 of the Rehabilitation Act mandates that federal fund recipients such as the District of Columbia Housing Authority (DCHA), ensure that their programs are accessible to qualified individuals with disabilities. Section 504 also requires DCHA to ensure that individuals with physical and mental disabilities have the opportunity to participate equally in programs and activities.

**Administrative Services** The Office of Administrative Services assures that supplies, services, and construction are procured efficiently, effectively, and at the most favorable prices available to DCHA; and:

- promotes competition in contracting;
- provides safeguards for maintaining a procurement system of quality and integrity; and
- assures that DCHA purchasing actions are in full compliance with applicable federal standards, HUD regulations, and District of Columbia laws.

**Office of Audit and Compliance** The Office of Audit and Compliance is an independent appraisal function established to examine and evaluate DCHA's activities as a service to the agency. The OAC serves the DCHA by helping to identify and reduce risks; ensuring policies, procedures, laws and regulations are followed, established standards are met, resources are used efficiently and effectively, and DCHA objectives are achieved.

**Client Placement** The Client Placement Division is responsible for application intake, waiting list management, eligibility determination for the Public Housing, Housing Choice Voucher Tenant Based (formerly known as the Section 8 program) and Housing Choice Voucher Moderate Rehabilitation Project Based (formerly Section 8 Moderate Rehabilitation program) programs. Each program gives rental assistance to eligible low-income families.

**Capital Programs** The Office of Capital Program (OCP) provides construction and project management of modernization projects within DCHA conventional public housing and maintains the mechanical operations of DCHA properties, including preventive maintenance services. OCP initiates the planning process to redevelop aging properties and participates in the development of affordable and market rate housing. The office leads DCHA's energy and green sustainability efforts.

**Fair Hearings** The Office of Fair Hearings is responsible for:

- Ensuring that grievances of public housing and subsidized housing tenants and applicants are addressed in a fair, expeditious and uniform manner.
- Conducting and holding conciliatory meetings with tenants and housing managers, conducting settlement conferences, holding hearings as required by and in accordance with applicable laws and regulations.

- Investigating complaints and ensuring compliance with settlement agreements and hearing decisions.

**Financial Management** The Office of Financial Management is responsible for managing all financial aspects of the Agency, providing budgetary supportive services and administrative financial data to ensure that all other departments of the Agency are able to contribute to the achievement of the mission of the organization.

The department comprises these functions: Finance/ Accounting, Cash and Debt Management, Budget, Payroll, and Accounts Payable.

**General Counsel** The Office of General Counsel (OGC) is responsible for all legal matters pertaining to the Agency. In that capacity, the OGC represents the agency in real estate, litigation and personnel matters, and advises the Executive Director and the Board of Commissioners on matters related to legal sufficiency and authority of the agency. OGC appears before city, state and federal courts, hearing officers and other adjudicative bodies on behalf of the Agency. OGC staff consists of attorneys, legal assistants, legal interns and support staff.

**Housing Choice Voucher Program** The Housing Choice Voucher Program provides rental assistance to eligible families through three federally funded programs—Tenant-based, Project-based and Moderate Rehabilitation. Participants pay a portion of the rent based on a percentage of the family's adjusted income (on average about 30 percent), and DCHA pays the rest of the rent directly to the landlord. Participants in the tenant-based program are issued vouchers that allow families to find their own units owned by private landlords anywhere in the United States where there is an operating public housing authority. However, the housing subsidy for the project-based and Moderate Rehabilitation programs is attached to specific privately managed units located in the District of Columbia.

In addition, DCHA administers a locally funded voucher program on behalf of the District of Columbia government—the Local Rent Supplement Program (LRSP). The intent of LRSP is to preserve and increase the stock of permanent affordable housing units in the District for extremely low income households, i.e. households <30% of Area Median Income. Similar to HCVP, participants contribute 30% of their adjusted annual income towards the cost of rent. LRSP has three types of housing assistance: Tenant Based, Project Based and Sponsor Based. All housing assistance under LRSP must be located in the District of Columbia.

**Human Resources Department** The Human Resources Department is charged with the overall mission to establish and maintain a uniform system for managing the cluster of personnel functions that will facilitate the comprehensive and efficient implementation of standards and terms and conditions of employment, consistent with all applicable laws. The main objectives are the recruitment and retention of qualified staff, improving staff competency; developing a customer-focus environment and enhancing the quality of work life for employees.

**Information Technology Department** The Information Technology Department supports the District of Columbia Housing Authority's mission by implementing leading edge technology, providing training on skillful use of resources, ensuring a reliable and stable IT environment, and enhancing the productivity of DHCA's Information Technology users.

**Operations Support** DCHA provides quality subsidized housing by focusing on the needs of our residents, the strengths of our employees and the maintenance of our properties. Our mission is to provide stable, quality, affordable housing to low and moderate income persons; to deliver these services with integrity and mutual accountability and to create learning environments that serve as catalysts for the transformation from dependency to economic self-sufficiency.

**Public Affairs** The function of the Office of Public Affairs and Communications is to provide information to the public and news media about the District of Columbia Housing Authority (DCHA) and its residents, employees, properties, resources, programs and the Board of Commissioners. The information is provided through published documents such as agency newsletters, brochures, handbooks, videos, gallery displays and the DCHA website.

**Public Safety** The District of Columbia Housing Authority Police Department (DCHAPD), also referred to as the DCHA Office of Public Safety, is a fully operational, 24-hour police force which covers fixed security stations and conducts police patrols throughout the city's public housing developments. The DCHAPD is staffed by:

- Sworn police officers who have concurrent jurisdiction with MPD throughout the District of Columbia
- Special police officers commissioned by the Mayor of the District of Columbia to have full arrest powers on DCHA properties
- Security officers who screen visitors at DCHA developments
- Civilian administrative support personnel

**Resident Services** The Office of Resident Services (ORS) is the primary link between the resident leadership and the agency. ORS promotes self-sufficiency among public housing residents. ORS performs grants administration for grants that serve public housing residents, builds capacity for Resident Councils and coordinates special projects. ORS partners with residents and other organizations to develop meaningful initiatives to enrich the lives of youth, adults and seniors.

DCHA Position Listing

Department	JOB_TITLE	FY 15 SALARY	GRADE_NAME	FY14 Overtime	YTD FY15 Overtime (through PPE 2/07/15)	FY14 Workers Compensation Payment	YTD FY15 Workers Compensation Payments (through PPE 2/07/15)	Cell Phone	Take Home Vehicle
CPD	Client Eligibility and Placement Specialist	54,827	A01-Union DS9-6	633	-	0	0		
CPD	Supervi. Client Eligibility & Placement Spec.	66,019	A01-Non-Union DS12-8	190	-	0	0		
	<b>CLIENT PLACEMENT TOTAL</b>	<b>\$ 120,846</b>	<b>2</b>	<b>823</b>	<b>-</b>	<b>-</b>	<b>-</b>		
HCVP	Contracts Compliance Manager	114,287	A01-Non-Union DS14-7	-	-	-	-	yes	
HCVP	Housing Program Coordinator	76,762	A01-Union DS12-5	498	-	-	-		
HCVP	Housing Inspector	70,040	A01-Union DS11-8	544	-	-	-	yes	
HCVP	Housing Program Leasing Coordinator	76,762	A01-Union DS12-5	664	-	-	-		
HCVP	Housing Program Specialist	70,040	A01-Union DS11-8	808	373	-	-		
HCVP	Housing Program Specialist	70,040	A01-Union DS11-8	707	-	-	-		
HCVP	Housing Program Specialist I	56,472	A01-Union DS9-7	-	-	-	-		
HCVP	Supervisory Housing Inspector	76,762	A01-Non-Union DS12-6	-	-	-	-	yes	
	<b>HCVP TOTAL</b>	<b>\$ 611,165</b>	<b>8</b>	<b>3,222</b>	<b>373</b>	<b>-</b>	<b>-</b>		
PUBLIC SAFETY	Chief of Police	146,429	A01-Non-Union PS16-2	-	-	-	-	yes	yes
PUBLIC SAFETY	Deputy Director, Public Safety	128,618	A01-Non-Union PS14-4	-	-	-	-	yes	yes
PUBLIC SAFETY	Police Officer	51,805	A01-Union PS9-2	299	-	-	-		
PUBLIC SAFETY	Police Officer	59,969	A01-Union PS9-5	2,752	-	-	-		
PUBLIC SAFETY	Police Officer	62,969	A01-Union PS9-6	2,547	807	-	-		
PUBLIC SAFETY	Police Officer	62,969	A01-Union PS9-6	-	-	3,875	1,211		
PUBLIC SAFETY	Police Officer	59,969	A01-Union PS9-5	237	130	-	941		
PUBLIC SAFETY	Police Officer	69,423	A01-Union PS9-9	401	929	-	-		
PUBLIC SAFETY	Police Officer	51,805	A01-Union PS9-2	746	260	-	2,989		
PUBLIC SAFETY	Police Officer	66,117	A01-Union PS9-8	453	381	3,814	-		
PUBLIC SAFETY	Police Officer	72,894	A01-Union PS9-9	867	841	-	-		
PUBLIC SAFETY	Police Officer	66,117	A01-Union PS9-8	1,836	1,273	509	-		
PUBLIC SAFETY	Police Officer	54,396	A01-Union PS9-3	802	-	-	-		
PUBLIC SAFETY	Police Officer	66,117	A01-Union PS9-8	846	1,144	-	-		
PUBLIC SAFETY	Police Officer	66,117	A01-Union PS9-8	250	97	2,797	-		
PUBLIC SAFETY	Police Officer	62,969	A01-Union PS9-6	500	-	-	-		
PUBLIC SAFETY	Police Officer	62,969	A01-Union PS9-6	905	516	-	-		
PUBLIC SAFETY	Police Officer	54,396	A01-Union PS9-3	1,344	1,162	-	-		
PUBLIC SAFETY	Police Officer	54,396	A01-Union PS9-3	432	100	-	-		
PUBLIC SAFETY	Police Officer	59,969	A01-Union PS9-5	-	-	-	-		
PUBLIC SAFETY	Police Officer	59,969	A01-Union PS9-5	-	-	-	-		
PUBLIC SAFETY	Police Officer	57,114	A01-Union PS9-4	-	-	-	-		
PUBLIC SAFETY	Senior Police Officer	70,661	A01-Non-Union PS10-5	408	-	-	-		
PUBLIC SAFETY	Senior Police Officer	70,661	A01-Non-Union PS10-6	153	-	-	-		
PUBLIC SAFETY	Senior Police Officer	67,297	A01-Union PS10-4	-	-	-	-		
PUBLIC SAFETY	Senior Police Officer	61,040	A01-Non-Union PS10-2	1,729	385	-	-		
PUBLIC SAFETY	Senior Police Officer	70,661	A01-Non-Union PS10-5	408	-	-	-		
PUBLIC SAFETY	Senior Police Officer	70,661	A01-Non-Union PS10-5	408	-	-	5,707		
PUBLIC SAFETY	Senior Police Officer	58,132	A01-Non-Union PS10-1	503	202	-	-		
PUBLIC SAFETY	Senior Police Officer	70,661	A01-Non-Union PS10-5	-	-	-	-		
PUBLIC SAFETY	Senior Police Officer	58,702	A01-Union PS10-4	-	-	-	-		
PUBLIC SAFETY	Special Police Officer	38,603	A01-Union PS7-1	9,389	6,844	-	-		
PUBLIC SAFETY	Special Police Officer	41,055	A01-Union PS7-3	2,330	1,009	-	-		
PUBLIC SAFETY	Special Police Officer	42,283	A01-Union PS7-4	1,888	846	-	-		
PUBLIC SAFETY	Special Police Officer	39,829	A01-Union PS7-3	2,028	1,615	-	-		

DCHA Position Listing

Department	JOB_TITLE	FY 15 SALARY	GRADE_NAME	FY14 Overtime	YTD FY15 Overtime (through PPE 2/07/15)	FY14 Workers Compensation Payment	YTD FY15 Workers Compensation Payments (through PPE 2/07/15)	Cell Phone	Take Home Vehicle
PUBLIC SAFETY	Special Police Officer	38,603	A01-Union DS7-2	-	-	-	-		
PUBLIC SAFETY	Special Police Officer	48,414	A01-Union PS7-9	2,896	1,063	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-10	-	-	-	-		
PUBLIC SAFETY	Special Police Officer	39,829	A01-Union PS7-3	3,291	1,014	-	-		
PUBLIC SAFETY	Special Police Officer	48,414	A01-Union PS7-10	3,596	2,297	-	-		
PUBLIC SAFETY	Special Police Officer	48,414	A01-Union PS7-9	11,605	2,176	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-10	3,294	2,069	-	-		
PUBLIC SAFETY	Special Police Officer	38,603	A01-Union PS7-2	2,109	1,818	-	-		
PUBLIC SAFETY	Special Police Officer	38,603	A01-Union PS7-2	-	-	-	-		
PUBLIC SAFETY	Special Police Officer	43,510	A01-Union PS7-6	2,462	729	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-11	2,962	54	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-10	-	-	-	-		
PUBLIC SAFETY	Special Police Officer	38,603	A01-Union PS7-2	2,213	4,211	-	-		
PUBLIC SAFETY	Special Police Officer	48,414	A01-Union PS7-9	4,892	1,888	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-10	1,396	470	-	-		
PUBLIC SAFETY	Special Police Officer	39,829	A01-Union PS7-3	4,414	2,181	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-10	3,115	1,430	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-10	7,348	3,344	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-10	7,558	4,712	-	-		
PUBLIC SAFETY	Special Police Officer	38,603	A01-Union PS7-2	1,340	407	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-11	1,020	128	-	-		
PUBLIC SAFETY	Special Police Officer	48,414	A01-Union PS7-10	3,064	942	-	-		
PUBLIC SAFETY	Special Police Officer	38,603	A05-Union DS7-2	2,074	1,814	-	-		
PUBLIC SAFETY	Special Police Officer	42,283	A01-Union PS7-4	3,896	1,063	-	-		
PUBLIC SAFETY	Special Police Officer	49,641	A01-Union PS7-10	2,439	1,088	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Lieutenant	91,930	A01-Non-Union PS12-5	-	135	-	-	yes	
PUBLIC SAFETY	Supervisory Housing Police Officer Lieutenant	91,930	A01-Non-Union PS12-5	-	-	-	-	yes	
PUBLIC SAFETY	Supervisory Housing Police Officer Lieutenant	91,930	A01-Non-Union PS12-5	-	-	-	-	yes	
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	85,866	A01-Non-Union PS11-6	-	126	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	81,777	A01-Non-Union PS11-5	-	-	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	85,866	A01-Non-Union PS11-6	882	505	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	81,777	A01-Non-Union PS11-5	-	481	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	74,175	A01-Non-Union PS11-3	-	-	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	85,866	A01-Non-Union PS11-6	-	-	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	85,866	A01-Non-Union PS11-6	-	-	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	85,866	A01-Non-Union PS11-6	325	-	-	5,614		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	85,866	A01-Non-Union PS11-6	-	-	-	-		
PUBLIC SAFETY	Supervisory Housing Police Officer Sergeant	74,175	A01-Non-Union PS11-3	348	109	-	-		
PUBLIC SAFETY	Community Outreach Specialist	33,333	-	-	-	-	-		
PUBLIC SAFETY	Community Outreach Specialist	33,333	-	-	-	-	-		
PUBLIC SAFETY	Community Outreach Specialist	33,333	-	-	-	-	-		
	<b>PUBLIC SAFETY TOTAL</b>	<b>4,596,181</b>	<b>76</b>	<b>112,997</b>	<b>54,798</b>	<b>10,995</b>	<b>16,462</b>		
	<b>Grand Total</b>			<b>117,042</b>	<b>55,170</b>	<b>10,995</b>	<b>16,462</b>		

### DCHA VEHICLE INVENTORY

No	Tag #	Description	Own or Lease	Note
1	GT1841	1998 INTERNATIONAL-5 TON	OWN	
2	GT2241	1999 CHEVROLET PICKUP	OWN	
3	GT2353	1999 CHEVY BLAZER	OWN	
4	GT4707	2001 FORD CROWN VIC	OWN	
5	GT4708	2001 FORD CROWN VIC	OWN	
6	GT7969	1998 CHEVY VAN	OWN	
7	GT8719	1996 FORD BULK TRUCK	OWN	
8	GT8961	1996 FORD VAN	OWN	
9	GT9067	1996 FORD PICKUP	OWN	
10	GT9078	1997 CHEVY BLAZER	OWN	
11	DC9854	1997 CHEVY BLAZER	OWN	
12	GT9103	1996 FORD PICK UP	OWN	
13	GT9201	1997 CHEVY PICK UP	OWN	
14	GT9208	1997 CHEVY PICK UP	OWN	
15	GT9210	1997 CHEVY PICK UP	OWN	
16	GT9232	1997 FORD VAC-CON	OWN	
17	GT9246	1997 CHEVY VAN	OWN	
18	GT9248	1997 CHEVY VAN	OWN	
19	GT9249	1997 CHEVY VAN	OWN	
20	GT9296	1997 CHEVY PICK UP	OWN	
21	GT9297	1997 CHEVY PICK UP	OWN	
22	GT9298	1997 CHEVY PICK UP	OWN	
23	GT9337	1997 CHEVY PICK UP	OWN	
24	GT9338	1997 CHEVY PICK UP	OWN	
25	GT9488	1997 FORD PICK UP	OWN	
26	GT9582	1998 CHEVY UTILITY	OWN	
27	GT9935	1998 FORD VAN	OWN	
28	GT9968	1997 CHEVY TRUCK	OWN	
29	BJ3906	2005 CHEVY TAHOE	OWN	
30	DC9683	2005 CROWN VICTORIA	OWN	
31	BJ4277	2005 4DR FORD EXPLORER	OWN	take home vehicle
32	CJ7841	2006 CHEVY TRAILBLAZER	OWN	
33	CU0743	2007 FORD EXPLORER	OWN	
34	DC0762	2001 FORD STAKE BODY	OWN	
35	DC1409	2002 FORD FOCUS	OWN	
36	DC1410	2002 FORD FOCUS	OWN	
37	DC1998	2000 FORD EXPLORER	OWN	
38	DC2370	2002 FORD FOCUS	OWN	
39	DC2371	2002 FORD FOCUS	OWN	
40	DC3155	1998 FORD TAURUS	OWN	
41	DC9856	1998 FORD STATION WAGON	OWN	
42	DC3158	1999 FORD RANGER	OWN	
43	DC3159	1999 FORD RANGER	OWN	
44	DC3160	1999 CHEVY ASTRO	OWN	
45	DC3161	1999 CHEVY ASTRO	OWN	

### DCHA VEHICLE INVENTORY

No	Tag #	Description	Own or Lease	Note
46	DC3162	1999 CHEVY STEP VAN	OWN	
47	DC3170	1999 FORD BULK TRUCK	OWN	
48	DC3174	1998 FORD TAURUS	OWN	
49	DC3176	1998 FORD TAURUS	OWN	
50	DC3177	1999 FORD RANGER	OWN	
51	DC9566	1998 CHEVY ASTRO VAN	OWN	
52	DC9857	1999 FORD TAURUS	OWN	
53	DC3180	1999 FORD TAURUS	OWN	
54	DC3181	1999 FORD TAURUS	OWN	
55	DC9855	1999 FORD TAURUS	OWN	
56	DC3183	1999 FORD TAURUS	OWN	
57	DC3184	1999 FORD TAURUS	OWN	
58	DC3190	1998 CHEVY PICK UP	OWN	
59	DC3191	1998 CHEVY UTILITY	OWN	
60	DC3209	1997 CHEVY VAN	OWN	
61	DC3210	1997 FORD BUCKET TRUCK	OWN	
62	DC3215	1998 FORD DUMP 5 TON	OWN	
63	DC3216	1998 FORD VAN- 15 PASSENGER	OWN	
64	DC3217	1998 FORD VAN- 15 PASSENGER	OWN	
65	DC3219	1998 CHEVY UTILITY	OWN	
66	DC3829	2005 FORD CROWN VIC	OWN	take home vehicle
67	DC3830	2005 FORD CROWN VIC	OWN	
68	DC3860	2005 FORD CROWN VIC	OWN	
69	DC3862	2005 FORD CROWN VIC	OWN	
70	DC3863	2005 FORD CROWN VIC	OWN	
71	DC3864	2005 FORD CROWN VIC	OWN	
72	DC3872	2005 FORD CROWN VIC	OWN	
73	DC3873	2005 FORD CROWN VIC	OWN	
74	DC3874	2005 FORD CROWN VIC	OWN	
75	DC3885	2005 FORD CROWN VIC	OWN	
76	DC3903	2005 FORD CROWN VIC	OWN	
77	DC3904	2005 FORD CROWN VIC	OWN	
78	DC3905	2005 FORD CROWN VIC	OWN	
79	DC3926	2003 CHEVY TRAIL BLAZER	OWN	
80	DC4624	2006 CHEVY TRAILBLAZER	OWN	
81	DC4625	2006 CHEVY TRAILBLAZER	OWN	
82	DC4626	2006 CHEVY TRAILBLAZER	OWN	
83	DC4629	2006 CHEVY COBALT	OWN	
84	DC4630	2006 CHEVY COBALT	OWN	
85	DC4631	2006 CHEVY COBALT	OWN	
86	DC4703	2006 FORD ESCAPE	OWN	
87	DC4704	2006 FORD ESCAPE	OWN	
88	DC4705	2006 FORD ESCAPE	OWN	take home vehicle
89	DC4706	2006 FORD ESCAPE	OWN	
90	DC4707	2006 FORD ESCAPE	OWN	

### DCHA VEHICLE INVENTORY

No	Tag #	Description	Own or Lease	Note
91	DC4708	2006 FORD FREESTAR	OWN	
92	DC4709	2006 FORD FREESTAR	OWN	
93	DC4710	2006 FORD ESCAPE	OWN	
94	DC4752	2006 CHEVY COBALT	OWN	
95	DC4753	2006 CHEVY COBALT	OWN	
96	DC4754	2006 CHEVY COBALT	OWN	
97	DC4805	2006 FORD ESCAPE	OWN	
98	DC4806	2006 FORD ESCAPE	OWN	
99	DC4807	2006 FORD ESCAPE	OWN	
100	DC4808	2006 FORD ESCAPE	OWN	
101	DC4816	2006 FORD ESCAPE	OWN	
102	DC4825	1998 CHEVY BLAZER	OWN	
103	DC4920	2008 CHEVY COBALT	OWN	
104	DC5411	2006 FORD FREESTAR	OWN	
105	DC6351	2002 CHEVY BLAZER	OWN	
106	DC6520	2008 FORD PICKUP	OWN	
107	DC6521	2008 FORD PICKUP	OWN	
108	DC6678	2008 STAKE BODY DUMP	OWN	
109	DC6907	1997 CHEVY PICK UP	OWN	
110	DC7143	2007 GMCBULK TRUCK	OWN	
111	DC7144	2007 GMCBULK TRUCK	OWN	
112	DC7145	2007 GMCBULK TRUCK	OWN	
113	DC7146	2007 GMCBULK TRUCK	OWN	
114	DC7147	2008 CHEVY COBALT	OWN	
115	DC7390	2010 FORD ESCAPE HYBIRD	OWN	take home vehicle
116	DC7391	2010 FORD ESCAPE HYBIRD	OWN	
117	DC7403	2010 FORD PICK UP CREW	OWN	
118	DC7404	2010 FORD PICK UP CREW	OWN	
119	DC7405	2010 FORD PICK UP	OWN	
120	DC7406	2010 FORD PICK UP	OWN	
121	DC7424	2010 CARGO VAN	OWN	
122	DC7425	2010 CARGO VAN	OWN	
123	DC7426	2010 CARGO VAN	OWN	
124	DC7427	2010 CARGO VAN	OWN	
125	DC7428	2010 CARGO VAN	OWN	
126	DC7429	2010 CARGO VAN	OWN	
127	DC7430	2010 CARGO VAN	OWN	
128	DC7431	2010 CARGO VAN	OWN	
129	DC7432	2010 CARGO VAN	OWN	
130	DC7517	2010 FORD UTILITY	OWN	
131	DC7518	2010 FORD UTILITY	OWN	
132	DC7519	2010 FORD UTILITY	OWN	
133	DC7520	2010 FORD UTILITY	OWN	
134	DC7521	2010 FORD UTILITY	OWN	
135	DC7522	2010 FORD UTILITY	OWN	

### DCHA VEHICLE INVENTORY

No	Tag #	Description	Own or Lease	Note
136	DC7523	2010 FORD UTILITY	OWN	
137	DC7524	2009 GMC BULK	OWN	
138	DC7525	2009 GMC BULK	OWN	
139	DC7532	2007 FORD EXPLORER	OWN	
140	DC7533	2002 FORD CROWN VICTORIA	OWN	
141	DC7545	2006 FORD ESCAPE	OWN	
142	DC7546	2010 FORD UTILITY	OWN	
143	DC7627	2010 CHEVY IMPALA	OWN	
144	DC7628	2010 CHEVY IMPALA	OWN	
145	DC7629	2010 CHEVY SILVERADO	OWN	
146	DC7630	2010 CHEVY IMPALA	OWN	
147	DC7631	2010 CHEVY IMPALA	OWN	
148	DC7632	2010 CHEVY IMPALA	OWN	
149	DC7730	2002 CHEVY TRAIL BLAZER	OWN	
150	DC7731	2002 CHEVY TRAIL BLAZER	OWN	
151	DC7756	2010 FORD STAKE BODY	OWN	
152	DC7757	2010 FORD STAKE BODY	OWN	
153	DC7773	2010 FORD STAKE BODY	OWN	
154	DC7774	2010 FORD STAKE BODY	OWN	
155	DC7775	2010 FORD STAKE BODY	OWN	
156	DC7776	2010 FORD STAKE BODY	OWN	
157	DC7777	2010 FORD STAKE BODY	OWN	
158	DC7778	2010 FORD STAKE BODY	OWN	
159	DC7779	2010 FORD STAKE BODY	OWN	
160	DC7780	2010 FORD STAKE BODY	OWN	
161	DC7781	2010 FORD STAKE BODY	OWN	
162	DC7782	2010 FORD STAKE BODY	OWN	
163	DC7783	2010 FORD STAKE BODY	OWN	
164	DC7784	2010 FORD STAKE BODY	OWN	
165	DC7785	2010 FORD STAKE BODY	OWN	
166	DC7786	2010 FORD STAKE BODY	OWN	
167	DC7787	2010 FORD STAKE BODY	OWN	
168	DC7788	2010 FORD STAKE BODY	OWN	
169	DC7789	2010 FORD STAKE BODY	OWN	
170	DC7790	2010 FORD STAKE BODY	OWN	
171	DC7844	2003 FORD EXPLORER	OWN	
172	DC7880	2010 FORD STEP VAN	OWN	
173	DC7886	2010 FORD STEP VAN	OWN	
174	DC7887	2010 FORD STEP VAN	OWN	
175	DC7888	2010 FORD STEP VAN	OWN	
176	DC7918	2009 CHEVY MALIBU	LEASE	
177	DC7938	2009 FORD BUCKET	OWN	
178	DC7939	2009 FORD BUCKET	OWN	
179	DC7943	2011 JEEP LIBERTY	LEASE	
180	DC7944	2011 JEEP LIBERTY	LEASE	

## DCHA VEHICLE INVENTORY

No	Tag #	Description	Own or Lease	Note
181	DC7945	2011 JEEP LIBERTY	LEASE	
182	DC7946	2011 JEEP LIBERTY	LEASE	
183	DC7947	2011 JEEP LIBERTY	LEASE	
184	DC7948	2011 JEEP LIBERTY	LEASE	
185	DC7949	2011 JEEP LIBERTY	LEASE	
186	DC7950	2011 JEEP LIBERTY	LEASE	
187	DC7951	2011 JEEP LIBERTY	LEASE	
188	DC7952	2011 JEEP LIBERTY	LEASE	
189	DC7953	2011 JEEP LIBERTY	LEASE	
190	DC7954	2011 JEEP LIBERTY	LEASE	
191	DC7955	2011 JEEP LIBERTY	LEASE	
192	DC7956	2011 JEEP LIBERTY	LEASE	
193	DC7957	2011 JEEP LIBERTY	LEASE	
194	DC7958	2011 JEEP LIBERTY	LEASE	
195	DC7959	2011 JEEP LIBERTY	LEASE	
196	DC7960	2011 CHEVY COLORADO	LEASE	
197	DC7961	2011 CHEVY COLORADO	LEASE	
198	DC7962	2011 CHEVY COLORADO	LEASE	
199	DC7972	2011 FORD FOCUS	LEASE	
200	DC7973	2011 FORD FOCUS	LEASE	
201	DC8361	2009 FORD BUCKET	OWN	
202	DC8666	1999 FORD RANGER PICK UP	OWN	
203	DP5769	2010 FORD EXPLORER	LEASE	
204	DP5770	2010 FORD EXPLORER	LEASE	
205	DP8540	2011 JEEP LIBERTY	LEASE	
206	DP8541	2011 JEEP LIBERTY	LEASE	
207	DC8702	2012 FORD CREWCAB	OWN	
208	DC8701	2012 FORD CREWCAB	OWN	
209	DC8672	2012 CHEVY MAILIBU	OWN	
210	8891	1996 CHEVY PICK UP	OWN	
211	8962	1996 FORD TAURUS	OWN	
212	9085	1997 CHEVY TRUCK UTILITY	OWN	
213	9086	1997 CHEVY BLAZER	OWN	
214	9104	1996 FORD PICK UP	OWN	
215	BJ7033	2005 GRAND MARQUIS	OWN	
216	DC3175	1998 FORD CONTOUR	OWN	
217	DC3218	2001 FORD CROWN VIC	OWN	
218	DC3220	1998 CHEVY UTILITY	OWN	
219	DC3295	2001 FORD CROWN VIC	OWN	
220	DC3858	1996 CHEVY VAN TON	OWN	
221	DC7393	1996 CHEVROLET PICK UP	OWN	



## **District of Columbia Housing Authority**

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

202-535-1000

Adrienne Todman, Executive Director

### **APPLICATION OF RESIDENCY PREFERENCE**

The District of Columbia Housing Authority (DCHA) is in compliance with the Jobs for D.C. Residents Amendment Act of 2007 (hereinafter the “Act”). The Act requires D.C. agencies, including the DCHA, to place greater weight on District residency when making hiring decisions. In accordance with the Act, the DCHA grants preference to bona fide D.C. residents when making decisions pertaining to initial appointments and promotions.

Each applicant who applies for a vacant position with the DCHA may claim a ten (10) point residency preference. A District resident applicant is not required to claim the preference. However, if the applicant claims the preference and is selected for the position, the employee must maintain their bona fide District residency for a period of seven (7) consecutive years from the date of their appointment or promotion. Failure to maintain bona fide District residency for seven (7) consecutive years will result in the forfeiture of the position.

Each applicant who claims the residency preference is required to establish their bona fide residency by submitted proof. Proof of District residency must be any eight (8) of the following documents showing a current address in the District:

1. Voter Registration,
2. Motor vehicle registration,
3. Motor vehicle driver’s permit,
4. Copies of D.C. tax returns certified by the D.C. Office of Tax and Revenue,
5. Copies of certified tax returns filed with the U.S. Internal Revenue Service,
6. Certified deed or lease or rental agreement for real property,
7. Cancelled checks or receipts for mortgage or rental payments,
8. Utility bills and payment receipts,
9. Bank account records,
10. Credit card bills,
11. Government issued ID; and
12. Consumer credit account bills.

A candidate selected who claims the residency preference is required to provide proof of District residency on an annual basis for seven (7) consecutive years.



## District of Columbia Housing Authority

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

202-535-1000

Adrienne Todman, Executive Director

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## DC Housing Authority Board of Commissioners

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**Terri Thompson**

Chairman

**Frank Lancaster**

Resident Commissioner

**Ken Grossinger**

Vice Chairman

Labor Commissioner

**Clarence Mobley**

Mayoral Appointee

**Kenneth Council**

Resident Commissioner

**Aquarius Vann-Ghasri**

Resident Commissioner

**Brian Kenner**

Deputy Mayor (ex officio)

**Shelore Fisher**

HCVP Participant

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**Terri Thompson** is the Government Relations Officer at Howard University Hospital, where she develops and implements political engagement strategies with federal and local elected officials, regulatory agencies and key policymakers. Previously, she served as director of the Committee on Economic Development for the Council of the District of Columbia, providing legal and strategic support to Council Members on the economic development cluster of Executive Branch agencies.

She also has held positions as Chief Administrative Law Judge for the Department of Employment Services and as general counsel to several DC government agencies.

Commissioner Thompson received her undergraduate degree from Howard University, a master's in administration from Central Michigan University, and a law degree from Georgia State University College of Law.

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**Ken Grossinger** is co-founder and Executive Director of the CrossCurrents Foundation, a non-profit grant-making foundation supporting social and economic justice. Immediately before starting CrossCurrents, he served as Director of Programs for the Proteus Fund, where he oversaw staff and program areas that received millions of dollars in foundation grants.

Commissioner Grossinger worked for more than 20 years as a strategist in the labor movement prior to entering the world of philanthropy. He represented public and private sector workers in the 1.9 million-member Service Employees International Union for ten years where he negotiated labor contracts and served as liaison to a wide range of community organizations. In the following decade, Mr. Grossinger directed legislative field operations for the AFL-CIO, the umbrella organization for America's unions, representing 10 million working men and women.

Formerly a community organizer, in the early eighties Commissioner Grossinger launched the Human SERVE Fund, a national advocate organization which initiated and lead the successful fight for passage of the National Voter Registration Act, commonly known as Motor Voter. His published work analyzes labor and community organizing strategy.

Ken Grossinger serves on the Board of Directors of the Alliance for Justice. He holds a Master's Degree from Columbia University and graduated from the State University of New York at Brockport.

Appointed by the Metropolitan Central Labor Council, he serves as the Labor Commissioner to the District of Columbia Housing Authority Board of Commissioners.

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**Kenneth Council** has lived in Fort Dupont Dwellings public housing development for forty eight years. He attended Washington, DC Public Schools. After high school graduation, he studied at the Fashion Institute of Design and Merchandising in Los Angeles, California.

Commissioner Council is very involved with his church community and is devoted to his family as a caregiver and strong anchor. He had a distinguished career in public service at the Pentagon where he worked as a database management assistant for the Department of Navy. He also served as a Foreign Liaison Officer for the Department of Army. In 2008, Commissioner Council received the Executive Leadership award from the Executive Director of the District of Columbia Housing Authority.

He was elected to the Board of Commissioners of the DC Housing Authority where he will serve a term of three years as the At-Large Resident Commissioner. He is currently Vice-President of the Citywide Advisory Board of the DC Housing Authority and President of the Fort Dupont Resident Council. He is Chairman of the Health Committee on the DC Housing Authority Citywide Advisory Board Health Needs Assessment Project whose mission is to address the health ills of public housing residents. He also serves on the Board of Trustees of East of the River Family Strengthening Collaborative, Inc.

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**Frank Lancaster** is a resident of Harvard Towers in Northwest Washington, D.C.. He is retired, with significant work experience in the private sector. His experience includes 25 years in the automotive industry where he developed business skills in financial management and customer relations. He works as a computer coach for the Senior Citizen's class at the University of the District of Columbia (UDC ) and with the Jewish Council on Aging.

He represents the senior and disabled community on the District of Columbia Housing Authority Board of Commissioners and was first elected in a special election in July 2001.

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**Clarence Mobley** is a licensed architect in five states and the District and the founder of Clarence Mobley Associates, PC, Architects and Engineers. He has an extensive background in urbanism and in planning, designing and constructing diverse projects in both new construction and project renovation.

He is a Vietnam Veteran with a rich DC history. He earned both his Bachelor's and Master's Degrees in Architecture from Howard University, and is their only graduate architect to be elected to the 28-member Council of the of National Organization of Minority Architects (NOMAC). He also has served as a volunteer instructor in DC junior and high schools, teaching the fundamentals of architecture and model-making.

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**Aquarius Vann Ghasri**, a past recipient of the DCHA Executive Director Leadership Award, has served as the Vice President of the Potomac Gardens Resident Council, on the Executive Board of the DCHA Citywide Advisory Board, and has worked with numerous nonprofit organizations throughout the metropolitan area. She holds several certificates for nonprofit leadership.

Ms. Vann Ghasri studied to become a paralegal at the Antioch School of Law, Urban Law Institute. She graduated with honors from the DCHA Community Monitoring Program. She served for two years with AmeriCorp Vista, and has worked with local groups such as Community Vision, Inc., National People Action, United Public Housing, and DC Justice for Youth and the National Coalition for Homelessness.

Ms. Vann Ghasri represents the resident community on the District of Columbia Housing Authority Board of Commissioners.

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**Shelore Fisher** is the first representative of the Housing Choice Voucher Program to sit on the board. The position has been vacant since the law added the 11th seat in 2010.

In her nomination letter from D.C. City Council Chairman Phil Mendelson, Fisher is described as a "highly organized individual" who has worked many years for a variety of organizations that are aligned closely with DCHA's mission.

She spent five years managing the office of United Communities Against Poverty, while also coordinating volunteers and handling event logistics. She also has worked for the Boys and Girls Clubs of Greater Washington, the Metropolitan Police Boys and Girls Clubs, and the Department of Consumer and Regulatory Affairs.

Most recently, she has been working towards her Associate's Degree in Early Childhood Education and volunteering at her grandchildren's school, Moten Elementary.

"I'm interested in working on the board's education committee," Fisher said. "I also am open to learning about all of the different aspects of housing."

She continued, "I'm here to learn about each department, what they do, and see what I can do to get that message out to the residents."

**Current Capital Funded Active Projects**

<i>Project Description</i>	<i>Amount</i>	<i>Property</i>	<i>Completion Status %</i>
Restoration of fire damaged units	\$1,948,222	Various Sites	varies
Replace Domestic HW Tank	\$168,665	Various Sites	varies
Access Control System	\$30,926	James Apartments	90
Additional site and systems work	\$99,434	Woodland Terrace	0
Flue Gas Modifications	\$122,592	Various Sites	90
Install Fan Coil Units	\$146,745	Claridge	0
Install Hallway Entrance Doors	\$298,020	Lincoln Heights	0
Latent Conditions for Elect Connections	\$19,232	Stoddert	90
Renovate Mgmt Office Phase 1	\$30,019	Highland Addition	0
Replace Furnaces as Needed	\$40,749	Various Sites	67
Replace/Repair Roof Drains	\$73,493	Langston Terrace	0
Structural Repairs	\$393,864	Richardson	31
<b>Total</b>	<b>\$3,371,961</b>		



# District of Columbia Housing Authority

*Moving the Needle Forward*

2014



# Mission



## The District of Columbia Housing Authority

- provides quality affordable housing to extremely low- through moderate-income households
- fosters sustainable communities, and
- cultivates opportunities for residents to improve their lives

# **Create opportunities, through collaboration and partnerships, to improve the quality of life for DCHA residents.**

- **Comprehensive assessment and reorganization of the Office of Resident Services underway to implement a more effective and responsive service model**
- **Self-sufficiency/Workforce development**
  - FSS—17 families have successfully completed the program
  - AYBL— 14 families are participating in public housing homeownership/self-sufficiency program
  - Homeownership—6 DCHA families have become 1<sup>st</sup> time homebuyers
- **Veterans—creating a social empowerment model for veterans beyond the provision of housing**
  - 2<sup>nd</sup> Annual Veterans Appreciation Day—hosted with various partners to connect DCHA VASH clients to needed resources (500 veterans attended)
- **DCHA's DC Housing Enterprises awarded \$33M in New Markets Tax Credits to enhance community amenities and create jobs**
- **HELP (Housing Choice Voucher Enjoyable Living Program) established**
- **Youth Engagement and Empowerment**
  - HCVP 3<sup>rd</sup> Annual Basketball Tournament and Youth Empowerment Event
  - Smart from the Start kick-off at Woodland Terrace
    - Early childhood development program that includes comprehensive family supports
    - Leadership Empowerment Advocacy Program (LEAP) for young men
  - Do Your Best Summer and DC Employment Programs (over 300 youth), Richardson Dwelling Girl Scout Troop, DC Free Summer Meals Program, One City Youth Initiatives held at 6 DCHA developments located in Communities on the Rise



# **GOAL B:** **Increase access to quality affordable housing**

## ● **Repairing and Occupying Public Housing Units**

- *327 families housed off of the Public Housing waiting list*
- *Major work completed to bring units back online for occupancy at several sites*

## ● **Aggressive refocusing of redevelopment efforts**

- *Closed financing for Highland*
- *Barry Farm redevelopment—PUD approved*
- *Creating Public Housing units to meet the one-for-one unit replacement commitments at:*
  - *The former Capper/Carrollsborg site—The Lofts at Capital Quarter*
  - *Barry Farm—Sheridan Station Phase 3*

## ● **Maximizing Voucher Resources**

- *Leased 196 families with LRSP tenant-based vouchers*
- *VASH—Awarded 121 new VASH vouchers to bring DCHA total allocation to 930*
- *Veterans NOW 200-day Campaign to end homelessness= 405 veterans housed, including 199 chronically homeless*
- *North Capital Commons—created 77 affordable housing units for veterans, with permanent supportive services provided by DBH attached to 17 of those units*



# **GOAL B:** **Increase access to quality affordable housing**

- **Aligning resources to better meet local affordable housing needs**
  - *2014 Permanent Supportive Housing NOFA—creating up to 252 affordable units thru DCHA operating subsidy*
  - *Opened Assisted Living Facility (2905 11<sup>th</sup> Street)*
  - *Established local preference for federal tenant-based vouchers to address shelter crisis*
  - *MOU with Child and Family Services Agency to administer vouchers for youth aging out of foster care*
- **Identifying Resources to address existing capital needs and create new affordable housing**
  - *Submitted Rental Assistance Demonstration (RAD) program applications for Colorado/Columbia Road; Highland Dwellings and Kenilworth Courts.*
  - *Received RAD approval for Kenilworth Courts—plan to convert the existing 290 public housing units to project based RAD units and using existing equity to create an additional 132 affordable units*



# *Provide livable housing to support healthy and sustainable communities*

## **Public Safety**

- *Conducted comprehensive site needs assessments and implemented tailored strategies to improve public safety at Barry Farm, James Creek, Lincoln Heights and Richardson Dwellings*
- *Coordinated Citywide Summer Crime Initiative at Barry Farm, Highland **Dwelling/Additions—total crime reduction experienced ranged from 7%-47%***
- *Established Police and Seniors Together (PAST) program—reaching over 300 residents through crime prevention seminars at senior properties in the areas of fraud, identity theft, internet safety, elder abuse and domestic violence prevention*

## **Strengthened maintenance at DCHA properties**

- *“Just in Time” maintenance materials and supplies program implemented at all DCHA owned and managed sites for routine materials*
- *Ensuring staff has necessary resources and ongoing training*
  - *Partnership with Home Depot to provide on-site training and HTVN online training*
  - *Assess need and purchase tools*
- *DCHA has become more intentional with respect to decreasing the time it takes to complete unit repairs from 23 to 16 days*

## **Energy Conservation Efforts**

- *DCHA joined the Better Buildings Challenge with initial focus on renewable solar energy*
- *DCHA recycling campaign expanded through partnership with DC Department of General Services and other local agencies*



# ***Foster a collaborative work environment that is outcome-driven and meets the highest expectations of the affordable housing industry***

- ***Improved audit performance and general financial management***
  - *Continued on-time and early audit submissions*
  - *Significant reduction in audit findings—1<sup>st</sup> year Public Housing and HCV programs did not have findings*
- ***Waiting List Re-engineering—Phase 2 Underway***
  - *Waiting List update (NOW Campaign) completed*
  - *Establishment of site-based waiting lists for conventional public housing is underway*
- ***Implementation of Public Housing Biennial Recertification process underway***
- ***Implemented customer and staff focused technology based solutions***
  - *Online Rent Increase requests*
  - *Utility Allowance Simplification—online participant utility allowance calculator*
  - *Online Office procedures*
  - *Access HUD TV Network staff trainings*



# ***Effectively communicate DCHA's accomplishments and advocate for its mission***

- ***Establishment of Call Center University to enhance service delivery as primary point of contact for clients and general public***
- ***Various marketing materials created***
- ***Comprehensive re-tooling of the DCHA web-site underway***
- ***Hosted various local, national and international delegations focusing on agency best practices (Kenya, Denmark, Korea, US Congressional staff, HUD, DC City Councilmembers).***
- ***Instituted new technology and enhanced existing communication tools***
  - *Robo-calls to HCVP landlords/participants and Public Housing residents*
  - *Improved internal communication thru DCHA intranet*



# Local Rent Supplement Program

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**Local Rent Supplement Program (LRSP) – provides locally funded rental assistance for extremely low-income families and individuals. Modeled after the federally funded Housing Choice Voucher program but with the express purpose of housing *extremely low income* (up to 30% AMI) individuals and households, the housing subsidy is provided through tenant-based assistance, project-based, and sponsor-based assistance.**

## Program aspects include:

- Tenant-based**
  - ✓ Assistance is provided directly to eligible families by way of a voucher
  - ✓ Families may only use the voucher in the District of Columbia
- Project-based**
  - ✓ Project-based assistance may be provided to existing, substantially rehabilitated or new construction units that meet Housing Quality Standards
  - ✓ Project-based units may include supportive services, but are not required to do so.
- Sponsor-based**
  - ✓ Assistance is attached to the Housing Provider for units that the provider owns, operates or leases.
  - ✓ LRSP funds may ONLY be used to directly pay for housing and may not be used for supportive services or administrative costs.
  - ✓ Housing Providers may shift the LRSP subsidy from unit to unit provided the occupant(s) and unit(s) meet all DCHA requirements.
  - ✓ Eligibility criteria related to immigration status, document requirements and criminal history are adjusted to allow providers more flexibility in serving the hardest to house clients

## Tenant Based Program

- Occupancy as of January 2015 - **972**
  - Housed in FY14 **175**
  - Housed in FY15 (YTD) **73**
  
- Household composition – **18% Single member household**  
**82% family (2 or more members)**

## Project / Sponsor Based Program

Current number of units committed or under contract – 1,584

LRSP Project /Sponsor Based Projects by Ward

Ward	Total Units	%
Ward 1	229	14%
Ward 2	63	4%
Ward 3	0	0%
Ward 4	220	14%
Ward 5	129	8%
Ward 6	139	9%
Ward 7	359	23%
Ward 8	229	14%
Varies	216	14%

Current Housing Providers under LRSP:

Award Year and Type	Awardee	Ward	# LRSP Units	Contract Status
07-Project Based	Careco (formerly Four Walls Dev) - 1334 Harvard St NW	1	9	Online
07-Project Based	Careco (formerly Four Walls Dev) - 208 T St NE (not online)	5	4	PI
07-Project Based	Careco (formerly Four Walls Dev) - 2212 Naylor Rd, SE	8	4	Online
07-Project Based	(Careco) Four Walls Dev - 3936 Martin Luther King Jr Ave	8	8	Online
07-Project Based	(Careco) Four Walls Dev - 4714 New Hampshire Ave NW	4	4	Online
07-Project Based	Institute of Urban Living - Hyacinth Place – 1058 Bladensburg Rd NE	5	15	Online
07-Project Based	Marian Russell Coop - 115 16th St Tenants Association – 115 16th St NE	6	6	Online
07-Project Based	Neighborhood Development Company - The Residences at Georgia Ave - 4100 Georgia Ave NW	4	14	Online
07-Project Based	New Beginnings Coop / Manna - 2922 Sherman Ave	1	15	Online
07-Sponsor Based	Comm Connections - 1800 Ft. Davis Drive SE	7	2	Online
07-Sponsor Based	Comm Connections - 2010-2012 Fendell St SE	8	7	Online
07-Sponsor Based	Comm Connections - 3410 18th St NE	5	5	Online
07-Sponsor Based	Comm Connections - 5050 First St NW	4	7	Online
07-Sponsor Based	Community Connections - 1000 P St NW	2	11	Online

Award Year and Type	Awardee	Ward	# LRSP Units	Contract Status
07-Sponsor Based	Community Connections – 1251, 1257, 1259, 1261 Mt. Olivet St NE	5	15	Online
07-Sponsor Based	Community Connections - 4323/4325 Barker St SE	7	6	Online
07-Sponsor Based	Community Connections - 819 I St SE	6	1	Online
07-Sponsor Based	Community of Hope - Non Owner Sponsor - Various properties	varies	13	Online
07-Sponsor Based	Green Door - Non Owner Sponsor	varies	23	Online
07-Sponsor Based	Jubilee - Ontario Court - 2525 Ontario Court NW	1	13	Online
07-Sponsor Based	Jubilee - The Marietta-2418 17th St NW	1	9	Online
07-Sponsor Based	Jubilee - The Ritz - 1631 Euclid St NW	1	18	Online
07-Sponsor Based	Jubilee Housing - The Fuller - 1650 Fuller St NW	1	7	Online
07-Sponsor Based	Jubilee Housing-The Sorrento - 2233 18th St NW	1	17	Online
07-Sponsor Based	Jubilee-The Euclid - 1740 Euclid St NW	1	35	Online
07-Sponsor Based	Jubilee Housing - The Mozart - 1630 Fuller St NW	1	14	Online
07-Sponsor Based	Pathways to Housing - Non-Owner Sponsor with various units	varies	30	Online
07-Sponsor Based	Sarah's Circle - 2551 17th St NW	1	19	Online
07-Sponsor Based	SOME - Barnaby House - 740 Barnaby St SE	8	10	Online
07-Sponsor Based	SOME - Good Hope Road - 1667 Good Hope Road SE	8	42	Online
07-Sponsor Based	SOME - S. Capitol St - 3820 - 3830 S. Capitol St	8	51	Online
07-Sponsor Based	SOME - Texas Ave - 2810-2872 Texas Ave SE	7	19	Online
07-Sponsor Based	SOME - Zagami House - 1701 19th St SE	8	12	Online
07-Sponsor Based	SOME-Bedford Falls-350-360 50th St SE	7	76	Online
07-Sponsor Based	THC/ Ft. Stevens Thirteenth Pl Ltd Partnership – 6030-6050 13th Place NW	4	18	Online
08-Project Based	Crawford Edgewood - Bethune House - 401 Chaplin St Se	7	6	Online
08-Project Based	Crawford Edgewood - Bethune House - 401 Chaplin St SE	7	3	Committed
08-Project Based	Golden Rule - 1015 First St NW	6	30	Online
08-Project Based	Hacienda Coop - 100-110 58th St SE	7	10	ALTSC
08-Project Based	Open Arms - 57 O St NW	5	16	Online
08-Project Based	Quest Cooperative - 1428 Euclid St NW	1	9	Online
08-Project Based	Twinning Terrace - 2501 & 2505 N St SE	7	3	Online
08-Project Based	Unity Cooperative - 21&25 Kennedy St NW	4	15	Online
08-Sponsor Based	Comm Connections - 1121 Girard St NW	1	5	Online
08-Sponsor Based	Comm Connections - 1215 Newton St NE	5	5	Online
08-Sponsor Based	Comm Connections - 1319-1323 Downing Pl NE	5	6	Online
08-Sponsor Based	Comm Connections - 1505 Ft DuPont St SE	7	5	Online
08-Sponsor Based	Comm Connections - 1800 Ft Davis St SE	7	3	Online
08-Sponsor Based	Comm Connections - 1820 Ft. Davis St SE	7	11	Online
08-Sponsor Based	Comm Connections - 22 T St NW	5	5	Online
08-Sponsor Based	Comm Connections - 24 Rhode Island Ave NE	5	5	Online
08-Sponsor Based	Comm Connections - 250-254 Malcolm X Ave SE	8	8	Online

Award Year and Type	Awardee	Ward	# LRSP Units	Contract Status
08-Sponsor Based	Comm Connections - 305-307 61st St NE	7	8	Online
08-Sponsor Based	Comm Connections - 3410 18th St NE	5	1	Online
08-Sponsor Based	Comm Connections - 3747 First St NW	8	5	Online
08-Sponsor Based	Comm Connections - 4003 Mass Ave SE	7	5	Online
08-Sponsor Based	Comm Connections - 4321 Georgia Ave NW	4	7	Online
08-Sponsor Based	Comm Connections - 5050 First St NW	4	3	Online
08-Sponsor Based	Comm Connections - 5422 Blair Rd NE (not online)	4	5	PI
08-Sponsor Based	Comm Connections - 706 I St SE	6	4	Online
08-Sponsor Based	Comm Connections - 818-819 I St NE	6	3	Online
08-Sponsor Based	Madison Saints Paradise South - 1713 7th St NW	2	12	Online
08-Sponsor Based	Pathways to Housing - Non-Owner Sponsor with various units	varies	150	Online
08-Sponsor Based	SOME - 2810-2872 Texas Ave SE	7	29	Online
08-Sponsor Based	SOME - 730 - 736 Chesapeake St SE	8	22	Online
08-Sponsor Based	THC/Somerset - 124-130 Webster St NW	4	16	Online
08-Sponsor Based	United Planning Org - 1642 Montello Ave NE	5	3	Online
08-Sponsor Based	United Planning Org - 4939 & 4945 Sheriff Rd NE	7	2	Online
13-DCHD NOFA	Jubilee - Maycroft - 1474 Columbia Rd NW	1	41	Committed
13-DCHD NOFA	SOME - Benning Rd - 4414-4430 Benning Rd NE	7	142	Committed
13-DCHD NOFA	Phyllis Wheatley - 901 Rhode Island Ave NW	6	84	Committed
13-DCHD NOFA	Community Builders - 6100-6104 Georgia Ave NW	4	18	ALTSC
13-DCHD NOFA	Open Arms - Owens House - 1256 Owen Place NE	5	4	Committed
13-DCHD NOFA	H St / E&G - 2321 4th St NE	5	20	ALTSC
13-DCHD NOFA	THC Affordable Housing - Delta Commons - 5066 Benning Rd SE	7	12	ALTSC
13-DCHD NOFA	THC - Partner Arms 1 - 935 Kennedy St NW	4	14	ALTSC
13-DCHD NOFA	N St Village - Miriam's House - 1300 Florida Ave NW	1	18	Committed
14-DHCD NOFA	Archer Park - 1300 Mississippi Ave SE	8	10	Committed
14-DHCD NOFA	Vesta - 4300 12th St SW	8	26	Committed
14-DHCD NOFA	Plaza West (Grand families) - 4th & K St NW	6	11	Committed
14-DHCD NOFA	South Capitol MF - 4001 South Capitol St. SW	8	20	Committed
14-DHCD NOFA	Four Points - 2255 MLK Ave SE	8	4	Committed
14-DHCD NOFA	HELP Walter Reed	4	75	Committed
14-DHCD NOFA	Walter Reed SOME - 6900 Georgia Avenue NW	4	24	Committed
14-DHCD NOFA	Texas & Minnesota - 3500 Minnesota Avenue SE, 2741 28th Street SE	7	17	Committed
14-DHCD NOFA	West End Square 50 - 1211 23rd Street, NW	2	3	Committed
14-DHCD NOFA	N Street Village - 1301 14th Street NW/1333 N Street N W	2	37	Committed
14-DHCD NOFA	Girard Street Senior Apts. - 1545 Girard St., NE	5	25	Committed

**Total Units                    1,584**

# HOPE VI Update

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DCHA has the demonstrated capacity to manage large-scale redevelopment projects that result in vibrant and sustainable communities. DCHA is the second largest recipient of HOPE VI funding in the country, having received seven HOPE VI grants. DCHA has four completed and occupied projects and three in development. The HOPE VI Program, introduced by HUD in 1992, was designed to provide Public Housing Authorities (PHAs) resources for the physical and social revitalization of failed public housing communities, deemed so severely distressed that treatment under the conventional modernization program would be ineffective. Beyond the obsolescence of the physical structures, typical characteristics of distressed include poor site location or design, high crime rates, and residents with limited educational achievements, low employment rates and income.

The properties selected for funding under the HOPE VI Program are those that were so severely distressed that the resources required to repair them far exceeded the cost of redevelopment. In short, these are housing complexes that, without significant capital investment, DCHA would not have the resources to maintain them.

Every HOPE VI plan includes a Community and Supportive Services Program (CSSP) designed to meet the unique needs of the individual community, developed after a comprehensive needs assessment of all families impacted by the redevelopment has been conducted. CSSP plans provide for economic development and self-sufficiency programs, such as job training and placement, GED classes, business development and homeownership opportunities. Additional support services include day care, transportation, violence prevention, after school programs for youth and medical services for elderly residents. Each DCHA HOPE VI project provides homeownership opportunities for low-income families through unit subsidies and mortgage write downs. Residents are encouraged to join the homebuyers program early in the redevelopment process to learn about the responsibilities of being a home owner, address issues related to poor credit and build savings toward a potential purchase.

## **TOWNHOMES ON CAPITOL HILL (COMPLETED)**

**Address:** 637 Ellen Wilson Place, SE, Washington, DC 20003

**Ward:** 6

**Project Description:** Townhomes on Capitol Hill, DCHA's first HOPE VI project, replaced a 134-unit blighted, uninhabitable property that had been vacant and boarded up since 1988. The \$25

million HOPE VI grant, awarded in 1993, resulted in the construction of 134 townhomes unit sold through a cooperative structure to families in the following income categories:

- 67 families at 50% to 115 % of median income
- 34 families at 25% to 50% of median income
- 33 families at 0% to 24% of median income

In addition, in 2004, 13 lots were developed and sold as fee simple market rate town-homes, the proceeds from the 13 units was used to construct a community center located at the corner of 6<sup>th</sup> and I Streets, SE.

### **WHEELER CREEK (COMPLETED)**

**Address:** 900 Varney Street, SE, Washington, DC 20032

**Ward:** 8

**Project Description:** DCHA was awarded \$20.3 million HOPE VI grant in 1997 to redevelop Valley Green, a largely vacant and uninhabitable 312- unit public housing development, and Skytower, a 91-unit vacant HUD- foreclosed property acquired by DCHA. The HOPE VI funds were leveraged with public and private funds, including public housing funds, low-income housing tax credits and a property disposition grant from FHA, to total approximately \$54 million. The Wheeler Creek of today is a newly constructed 314-unit development consisting of 48 low-income family rental homes and 100 elderly rental apartments, both subsidized by public funds, 32 market-rate rental units, 30 lease/purchase units and 104 homes for purchase. Amenities include a 13,000 square foot community building and a daycare center to support the needs of residents. The public housing and market rate units are intermixed and physically indistinguishable from one another.

### **GLENNCREST (COMPLETED)**

**Address:** 51st & G St SE, Washington, DC 20019

**Ward:** 7

**Project Description:** DCHA was awarded a \$20 million HOPE VI Grant for Eastgate in 2004. Prior to HUD-approved demolition, the old Eastgate Gardens was severely distressed and served as a blighting influence on the surrounding neighborhood. Thirty-four buildings of the poorly designed, inappropriately sited, 230-unit Eastgate development were demolished in 1998, and the remaining three buildings were removed in 2003. Many residents suffered in severe poverty and lived in unhealthy, isolated and dense conditions. DCHA leveraged this \$20 million HOPE VI grant to produce \$80.6million in total investment.

The key features of the plan include:

- 150 For-Sale units geared toward low and moderate-income families, infusing mixed income owner occupancy into the neighborhood while alleviating a critical shortage of affordable, quality, For-Sale homes.
- 61 on-site public housing replacement rental units, sufficient to accommodate the former Eastgate residents who have indicated an interest to return to the site.
- 100 (75 ACC; 25 LIHTC) unit senior building, Triangle View that is fully occupied.

To date, 146 of the for-sale units have been sold; and 4 are under contract.

### **HENSON RIDGE (COMPLETED)**

**Address:** the intersection of Stanton Road and Alabama Avenue, Washington DC, 20020

**Ward: 8**

**Project Description:** DCHA was awarded a \$29.9 million HOPE VI grant in 1999 for the revitalization of Frederick Douglass and Stanton Dwellings, two public housing developments with a combined 650 units, located on parcels across the street from one another, in the heart of Anacostia and Congress Heights, East of the Anacostia River. Built as temporary housing for World War II workers, Frederick Douglass had been deemed uninhabitable in 1998 and left vacant.

Stanton Dwellings, with its poor site design and history of neglect, offered substandard housing in a community that ranked among the lowest in the District on economic indicators such as income and homeownership. The \$29.9 million HOPE VI grant was leveraged to provide a total of \$110 million in development funding.

The redevelopment plan calls for the construction of a new 600-unit community with all new public infrastructure (streets, sidewalks and alleys), new parks and open spaces as well as significant investment in neighborhood schools, including the building of a new elementary school. The development includes 320 homeownership units targeted to households with a range of incomes. The 280 rental homes will serve a mix of public housing and moderate income families. All rental units have been completed and all homeownership units have now been sold.

### **CAPITOL GATEWAY (IN DEVELOPMENT)**

**Address:** East Capitol St, SE, at Southern Avenue, Washington, DC 20019

**Ward: 7**

**Project Description:** DCHA was awarded a \$30.8 million HOPE VI grant in 2000 for the redevelopment of two public housing developments, East Capitol Dwellings and Capitol View

Plaza, and a vacant HUD foreclosed property, Capitol View Plaza II, located on a contiguous boundary of the site, with a combined 1,107 units. The \$30.8 million HOPE VI grant was leveraged with an additional \$130 million in funding and services through commitments of funds from Mayor Anthony Williams, the D.C. Housing Finance Agency, Department of Housing and Community Development and the Department of Employment Services, DCHA non-federal sources, tax exempt bonds, low income housing tax credits, private equity and other substantial private investment.

Once complete, this redeveloped site will include 761 units of beautifully constructed, mixed income units, including 86 family rental units, 142 family homeownership units, 290 multi-family rental units, and a 93-unit for sale condominium building. Construction was completed on 379 units and all of these units are occupied/sold (151 unit senior building; 142 homeownership units; and 86 affordable rental units).

In 2009, the Capitol View Plaza Senior Building and Capitol View Plaza II were demolished. Plans for the site were put on hold due to the current real estate market, however with the progress of Capitol Gateway Marketplace, DCHA will revisit the plan and financing scenario for the development of the towers and intends to partner with local community partners to temporarily use the site as an urban farm in the meantime.

Capitol Gateway was announced as one of the six District of Columbia sites for a Walmart Store. The Capitol Gateway Marketplace development will be a commercial/retail center with residential which will provide amenities such as a full service bank, white table cloth restaurant, health and wellness center, day care, and additional retail and services. In 2013, the Planned Unit Development was approved by the District of Columbia Zoning Commission. Construction is expected to begin in the spring of 2015.

### **ARTHUR CAPPER/CARROLLSBURG (IN DEVELOPMENT)**

**Address:** 812 5th St SE /601 L St SE /1000 - 5th St, SE, Washington, DC 20003

**Ward:** 6

**Project Description:** DCHA received a \$34.9 million grant award for the revitalization of Arthur Capper/Carrollsborg in October 2001. The plan for the revitalization of Arthur Capper/Carrollsborg represents one of the most ambitious HOPE VI projects undertaken nationwide. The \$34.9 million grant award will leverage over \$424 million in public and private investment for the creation of 1,753 rental and homeownership units, office space, neighborhood retail space and a community center.

The housing strategy will include replacement of the 707 demolished public housing units, 528 market rental units and 518 affordable and market rate homes for purchase, for a total of 1,753

new units. 398 replacement housing units have been constructed to date. DCHA and its development partner secured financing and began construction on The Lofts and Capitol Quarter (Square 882N), a 195 unit building with 39 replacement units, in 2014. The Capper Community Center is currently under construction and expected to be complete in 2015. This project is funded with Capper Infrastructure bonds issued by the District of Columbia.

### **SHERIDAN STATION (IN DEVELOPMENT)**

**Address:** 2516 Sheridan Road, SE Washington, DC 20020

**Ward: 8**

The Sheridan Terrace public housing site, which was demolished in 1997, received a \$20 million HOPE VI grant in 2008. Built on a hilly site, poor site design and construction contributed significantly to building settlement issues leading to unstable foundations, failure of site drainage, severe soil erosion and frequent flooding of ground level apartments. The site lacked defensible space and was inaccessible to individuals with mobility impairments. While occupied, Sheridan was a major source of violence and drug-related criminal activity with former residents of the site having suffered symptoms common to severely distressed public housing: limited education, extreme poverty and high unemployment. In 2005 DCHA selected William C. Smith & Co. as the lead developer for Sheridan Terrace.

The current development plan consists of seven different unit types - a mid-rise building; manor flats (four story building with four apartments); cottage units (small townhouse); stacked townhouse units; and 3 varieties of row house units. The site has several mews (u shaped courts) with manor flats, townhouses, and cottage units. Replacement and affordable units will be available in each unit type. There are 327 units of which there are 110 replacement affordable rental units; 137 Low Income Housing Tax Credit (LIHTC) units; and 80 For Sale units. The development will seek LEED Certifications from the U.S. Green Building Council and will have three (3) tot-lots and green space.

In 2011, 114 affordable rental units, of which 45 were replacement housing units (25 units are Barry Farm Replacement units through the New Communities Initiative), were delivered and began occupancy.

Phase I has a 104 unit multifamily building and an 18 unit mew, both with a mix of unit types and tenure. The total development cost for Phase I was \$28 million. The Phase has a mix of funding sources including HOPE VI, Housing Production Trust Funds (HPTF), Low Income Housing Tax Credit (LIHTC) Equity, Tax Exempt Bonds, Stimulus Funds, Enterprise Green Building

Grant, Federal Solar Tax Credits (FSTC) and permanent debt. The 104 unit multifamily building is registered with the U.S. Green Building Council and is certified LEED Platinum. The building has a health and wellness center operated by Core Health, Inc., fitness center, business center and multipurpose room.

The next phase to close in the summer of 2011 was the Affordable For sale component. Phase II is constructed in three phases, Phase IIA, Phase IIB and Phase II C. The financing structure is HOPE VI, Developer Equity, DCHA Equity, Construction Loan, and HPAP. The total development costs for this phase is \$31.6 million. In September 2011 construction Phase IIA began with twenty-two (22) units. All 22 units are sold and occupied; Phase IIB began construction in March 2013 and 38 units were delivered in March 2014. All units are now occupied. Phase IIC construction on the last 20 homeownership units will begin March 2015.

The final phase of construction for the overall project secured financing and began construction in September 2013. Phase III is 133 LIHTC units of which 65 are replacement affordable units. Forty (40) of the units will be replacement housing for Barry Farm through the New Communities Initiative. The sources of financing include HOPE VI, Housing Production Trust Fund (HPTF), Low Income Housing Tax Credit (LIHTC) equity, Tax Exempt Bonds and permanent debt.

# Update on New Communities Initiative

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## Overview

District of Columbia Housing Authority is the land owner of the public housing sites included in the New Communities Initiative and a policy partner to the Deputy Mayor for Planning and Economic Development. DCHA is also the provider of operating subsidy for the replacement housing units.

The developments identified to participate in New Communities are owned and operated by DCHA:

1. Barry Farm
2. Park Morton
3. Northwest One
  - a. Sibley Plaza (townhomes)
  - b. Sursum Corda (turnkey units)
4. Lincoln Heights / Richardson Dwellings

DCHA has worked with DMPED to create a participatory process and will use the housing authority's 20 year record of transforming Public Housing sites to make New Communities successful.

## Cross Collaboration

DCHA program staff meets with DMPED regarding NCI on a regular basis. In addition, based on the status and needs of each project, staff continues to coordinate meetings with resident leadership and the community. For example, regular meetings with DMPED, DCHA and the residents of Barry Farm has significantly increased as a result of the master planning activities underway and meetings occur on an average of twice a week.

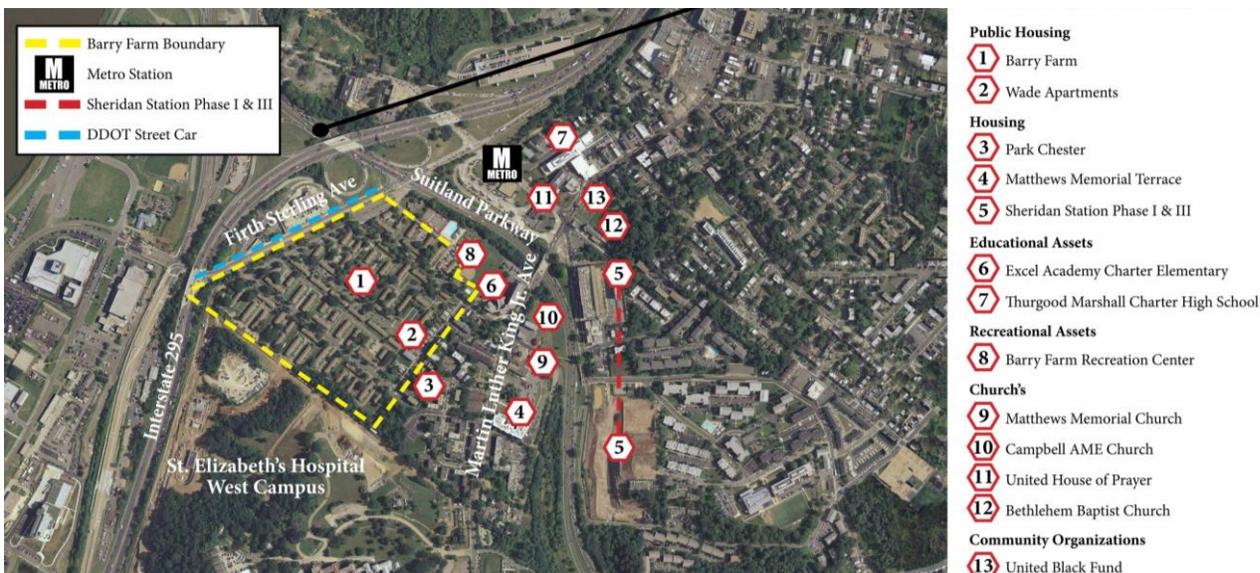
## Community Engagement

DCHA and DMPED meet with the resident leadership of each of the NCI sites regularly. These meetings provide an opportunity to inform and educate the resident leadership about the redevelopment process and each individual project as well as gain insight from the resident leaders about the issues that are most pressing in their respective communities.

## Economy

The state of the economy does have impact on NCI's progress. Although the local economy is strong and has shown growth, which helps with moving the program forward, the need for significant investment from both federal and private sources is vital to the success of the program. DCHA will continue to seek funding from all available resources and work in close coordination with DMPED and our private partners.

## Barry Farm (Ward 8)



DCHA received a Choice Neighborhood Initiative planning grant for Barry Farm in 2012. The Master Planner and Development team, POAH/A&R, for Barry Farm was selected in July 2013 and in coordination with DMPED, the master planner and developer, are continuing to educate the residents on the redevelopment process and developing a master plan for the site. The Steering Committee, which is composed of Barry Farm residents; community stakeholders; DCHA staff, DMPED staff, representatives of the Developer and representatives from other District and Federal government agencies was established in October 2013 and have been meeting regularly. Examples of such meetings include:

Type	Meeting description
Visioning	Residents play the “Planning Game” and present what they would like in their community. Alternate plans are developed by the community which the planners use to determine the common themes
Touring	DCHA sponsored tours of its HOPE VI and redevelopment sites to show residents and members of the community various housing types.
Workshop	Residents are invited to informational sessions covering the various aspects of the redevelopment process, sometimes using case study model to illustrate the various considerations and factors involved to engage resident input.

The committee has initiated three sub-committees; 1) Housing, 2) Neighborhood and 3) People, to assist with developing the transformation plan, the deliverable that is due to the U.S. Department of Housing and Urban Development (HUD) to meet the requirements of the planning grant funding. DCHA is

negotiating a development agreement with the development team which is expected to be executed in the Spring 2015. .

In the meantime, the Planned Unit Development (PUD) Application for proposed zoning, site plan, height, density, and uses only was submitted to the Zoning Commission and approved October 2014. Design , housing types and amenities will be developed further in the planning process.

During the People, Neighborhood and Housing sub-committee meetings, subjects such as relocation and re-entry are discussed. A plan for relocation will be developed by the People Sub-Committee and submitted to the Steering Committee for approval prior to submission to HUD.

DCHA and DMPED have been meeting with residents and holding educational sessions focused on Section 3 Hiring, Public Safety, Health and other subjects as requested. Relocation and Re-Entry will also be addressed in future educational sessions. DCHA meets at least twice a week with residents at Barry Farm.

Fifty-four (54) Barry Farm families have been relocated to replacement units to date.

<b>Property</b>	<b>Replacement units</b>	<b>status</b>
Sheridan Station	65	25 Completed 40 under construction
Matthews Memorial	35	Completed

## Lincoln Heights/Richardson Dwellings (Ward 7)



DCHA has selected a nationally renowned architecture and design firm, Torti Gallas, as the Master Planner for Lincoln Heights / Richardson Dwellings. The goal of the planner is to first review the current plan and then work with Lincoln Heights/Richardson Dwellings residents and community stakeholders to update the plan and make necessary changes based on financing, need and desires of the community. Lincoln Heights/Richardson Dwellings is an attractive site for developers and local and national developers are reaching out to DCHA to discuss next steps and timing for the redevelopment.

Thirty-two(32) families have been relocated from Lincoln Heights to other replacement units to date.

Property	Replacement units	status
4800 Nannie Helen Burroughs	23	Completed
4427 Hayes St NE	9	Completed
Marley Ridge	9	completed

## Park Morton (Ward 1)



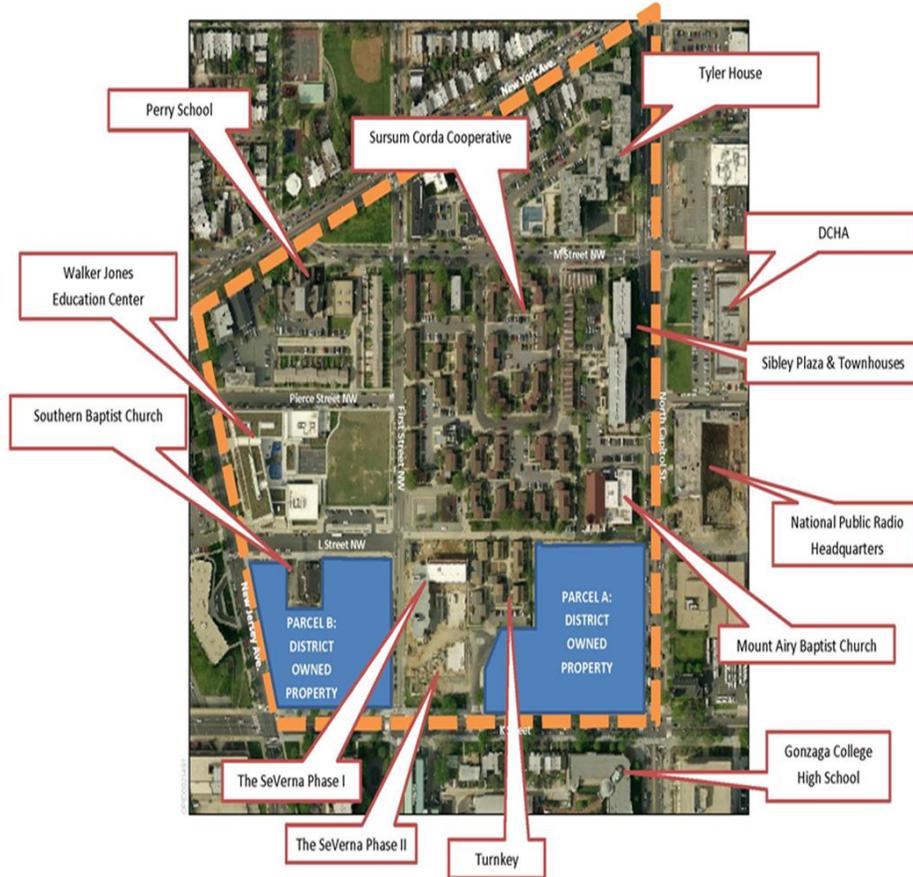
On March 31, 2014, DCHA, in partnership with The Office of the Deputy Mayor for Planning and Economic Development issued a Request For Proposals (“RFP”) from interested firms for a Master Planning and Development Team for the redevelopment of Park Morton. Park View Community Partners, comprised of The Community Builders, Inc.; Dantes Partners, LLC; Torti Gallas Urban; Harkins Builders, Inc.; and Klein Hornig, LLP, was the team selected to lead this effort. The planning and development team will refine and implement the redevelopment plan for the Park Morton New Communities Initiative, leading to the creation of a sustainable, mixed-income community that is well integrated with the surrounding neighborhood.

In the meantime, DCHA is continuing ongoing site maintenance and operations and working with DMPED to determine next steps related to the site and identification of replacement housing options in the surrounding area

Eleven (11) families have been relocated from Park Morton to the other replacement units to date.

Property	Replacement units	status
The Avenue	27	Completed

## Northwest One (Ward 6)



DCHA provided relocation services for residents of Temple Courts when the community was initially vacated. DMPED is continuing to track and communicate with all affected families through its Human Capital Provider.

DMPED and DCHA will be soliciting a master planner and developer for the site. This process is expected to begin Spring 2015. Green space and public parks, along with housing, infrastructure and human capital will be part of the master planning process.

The replacement units delivered or under construction for NW One are listed below.

Property	Replacement units	status	Returns to community
SeVerna I	30	Completed	31 returned
SeVerna II	48	Completed	2 returned and 2 transferred
2 M St NE	59	Completed	23 and 3 pending move in this month