



Brenda Donald, Executive Director

**FY2022 PERFORMANCE OVERSIGHT
RESPONSE TO PRE-HEARING QUESTIONS**

Question

1. Please provide a current organizational chart for the agency, including names, titles, and job descriptions.
 - a. Please provide a narrative explanation of any changes to the organizational chart made during the previous year.
 - b. Please provide a separate organizational chart for the DCHA Police Department.

Answer: See Attachment 1 – Organizational Chart

2. Please provide a current Schedule A for the agency which identifies each position by program and activity, with the employee’s title/position, salary, fringe benefits, and length of time with the agency. The Schedule A should also indicate if the position is continuing/term/temporary/contract or if it is vacant or frozen.
 - a. Please provide a separate Schedule A for all employees of the DCHA Police Department.

Answer: See Attachment 2 – DCHA Schedule A

Please note that the Schedule A for the DCHA Office of Public Safety is not broken down by funding source and therefore far exceeds the \$4.7M that the District contributed in FY20 and FY21.

3. Please provide your agency’s employee benefits schedule, personnel policies, hiring policies, and copies of employment and/or union contracts.

Answer: See Attachment 3 – DCHA Benefits, Personnel Policies, Union Contracts

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

Answer: See Attachment 4 – Employees Detailed

5. Please provide the Committee with
 - a. A list of all vehicles owned, leased, or otherwise used by the agency and to whom the vehicle is assigned, along with DCHA’s vehicle use policy;

Answer: See Attachment 5a



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- b. A list of travel expenses and reimbursements, arranged by employee for FY21 and FY22, to date, including the justification for travel;

Answer: No travel expenses incurred in FY 21 or FY22 YTD

- c. A list of credit cards, credit card holders, and monthly statements for FY21 and FY22, to date, as well as a copy of credit card policy; and

Answer: See Attachment 5a – Vehicles Owned / Credit Cards

- d. A list of the total workers’ compensation payments paid in FY21 and FY22, to date, including the number of employees who received workers’ compensation payments, in what amounts, and for what reasons.

Answer:

Workers’ Compensation	Financial Type				# Employees with Claims
	Fiscal Year	Medical	Indemnity	Recovery	
FY2021	\$62,071	\$66,571	-\$1,698	\$126,944	32
FY2022	\$35,209	\$32,391		\$67,600	15
Grand Total	\$97,279	\$98,962	-\$1,698	\$194,543	47

- 6. Please provide your agency’s budget (operating, capital and consolidated) for FY21 and FY22, to date.

Answer: See Attachment 6 – DCHA Budget

- 7. Please provide as an attachment a chart showing the agency’s federal funding and expenditures by program for FY20, FY21 and FY22, to date.

Answer: See Attachment 7 – Federal Funding Expenditures

- 8. With respect to capital projects, please provide:

- a. A list of all capital projects in the financial plan.
- b. For FY21, FY22, and FY23, an update on all capital projects under the agency’s purview, including a status report on each project, the timeframe for project completion, the amount budgeted, actual dollars spent, and any remaining balances, to date.
- c. An update on all capital projects planned for FY22, FY23, FY24, and FY25.



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Answer: See Attachment 8 – Locally Funded Capital Projects

9. Please list each contract, procurement, and lease, entered into, extended, and option years exercised by your agency during FY21 and FY22, to date. For each contract, please provide the following information, where applicable:
- a. The name of the contracting party;
 - b. The names of the individual principals constituting that contracting party;
 - c. Does the contracting party or individual principals constituting the contracting party have a relationship with any member of agency staff?
 - d. The nature of the contract, including the end product or service;
 - e. The dollar amount of the contract, including amount budgeted and amount actually spent;
 - f. The term of the contract;
 - g. Whether the contract was competitively bid and/or the explanation for it being non-competitive or sole source;
 - h. The name of the agency's contract monitor and the results of any monitoring activity;
 - i. Whether DCHA solicited the contract independently or through the Department of General Services, and the reason for the decision to solicit independently, if applicable; and
 - j. The funding source.
 - k. Please provide a copy of DCHA's Procurement Policy

Answer: See Attachment 9 – DCHA Contracts Registry

DCHA Procurement Policy

10. Provide a complete vendor listing and total amounts paid to each for the last three years.

Answer: See response to Question 9

11. Please provide a copy of outside legal contracts and breakdown of legal costs by program for the last three years.

Answer: See Attachment 10 – Outside Legal Contracts



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12. Please list all pending lawsuits that name the agency as a party. Identify which cases on the list are lawsuits that potentially expose the District to significant financial liability or will result in a change in agency practices, and describe the current status of the litigation.

Answer: See Attachment 11 – Pending Lawsuits and Settlements

13. Please list all settlements entered into by the agency or by the District on behalf of the agency in FY21 or FY22, to date, and provide the parties' names, the amount of the settlement, and if related to litigation, the case name and a brief description of the case.

Answer: See Attachment 11 – Pending Lawsuits and Settlements

14. Please list the administrative complaints or grievances that the agency received in FY21 and FY22, to date, broken down by source. Please describe:

- a. The process utilized to respond to any complaints and grievances received and any changes to agency policies or procedures that have resulted from complaints or grievances received.
- b. For any complaints or grievances that were resolved in FY21 and FY22, to date, describe the resolution.

Answer:

The Office of Fair Hearings receives grievances based on programmatic actions or inactions that take place within a defined timeframe. Participants in the Housing Choice Voucher Program (HCVP) have a 35 day window to file a complaint per section 8903 of the District of Columbia Municipal Regulations. Participants in Low Income Public Housing (LIPH) have a 1 year window to file a complaint per section 6301 of the District of Columbia Municipal Regulations. A participant can mail or email in their grievance. If a grievance complies with the requirements of the District of Columbia Municipal Regulations, the matter is scheduled for a hearing. LIPH hearings engage in an informal conference at the property level prior to their hearing per regulations in an effort to determine if a settlement can be reached. At all times, the participant has a right to counsel, documents, and his or her file if timely requested. After the hearing, the parties are allowed to appeal. If an appeal is filed, it is sent to the Executive Director for a final decision. The hearings process does not prevent the complainant from engaging in the judicial process. To ensure the safety of the participants in light of the COVID pandemic, all hearings are virtual using the Cisco WebEx platform. If a complainant lacks technological resources, he or she may request use of the DCHA



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Customer Solution Center, where technological resources are provided for the hearing.

See Attachment 12 – Administrative Complaints and Grievances

15. Please describe the agency's procedures for investigating allegations of sexual harassment or misconduct committed by or against its employees. List and describe allegations received by the agency in FY21 and FY22, to date, and whether or not those allegations were resolved. Please give the number of allegations and describe the nature of any resolutions.

Answer: See Attachment 13 – Sexual Harassment Investigation Procedures

16. Please list and describe any ongoing investigations, audits, or reports on the agency or any employee of the agency, or any investigations, studies, audits, or reports on the agency or any employee of the agency that were completed during FY21 and FY22, to date. Please describe any follow up actions that the agency has taken as a result of any such investigations, audits, or reports.

Answer: See Attachment 14 – Investigations, Audits and Reports

17. Please provide a list of all studies, research papers, reports, and analyses that the agency prepared or contracted for during FY21 and FY22, to date. Please state the status and purpose of each. Please submit a hard copy to the Committee if the study, research paper, report, or analysis is complete.

Answer: Not Applicable

18. Provide a list of all publications, brochures and pamphlets prepared by or for the agency during FY21 and FY22 to date.

Answer: Not Applicable

19. Please provide the number of FOIA requests for FY21 and FY22, to date, that were submitted to your agency. Include the number granted, partially granted, denied, and pending. In addition, please provide the average response time, the estimated number of FTEs required to process requests, and the estimated number of hours spent responding to these requests.



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Answer:

FOIA Requests	FY 2021	FY 2022 YTD
Requests Received	47	23
Granted	25	11
Partially Granted	-	-
Denied	1	1
Pending	20	8
Withdrawn	1	3
Average Response Time	75 days	17 days
Average # of FTE's Required	1.5	2
Estimated Time Spent	820 hours	320 hours
Cost of Compliance	\$0.00	\$0.00

20. Please provide a list of all training or continuing education opportunities that employees were required to take during FY 21 and FY 22 to date. Please provide the subject of the training, the number of agency employees that were trained, the names of the trainers, and the total cost of each. Include any training provided to DCHA Police Personnel.

Answer: See Attachment 15 – Training and Continued Education Activities

21. Does the agency conduct annual performance evaluations of all its employees? Who conducts such evaluations? What steps are taken to ensure that all agency employees are meeting individual job requirements?

Answer: It is the policy of the District of Columbia Housing Authority (DCHA) to conduct employee performance evaluations on a regular basis as a means of establishing clear performance goals and objectives that are relevant to DCHA's mission and strategic initiatives; measuring and improving employee performance; encouraging professional development and career growth; providing a record of work history that may be used to support employment decisions and rewarding exemplary performance. It is the responsibility of each Supervisory employee to conduct annual performance evaluations and hold employees accountable for meeting the requirements of their individual positions.



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Agency-Specific Questions

Public Housing

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

- a. Name, Address, and Ward of property;
- b. Total number of units by size (number of bedrooms)
- c. Number of vacant units by size (number of bedrooms), and length of vacancy
- d. Total number of residents by type: families, children under 18, seniors/disabled, other

Answer: See Attachment 16 – DCHA Owned and Managed Properties

23. Provide the number of households on the following waiting lists at the conclusion of FY21 and currently in FY22:

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

Answer: See Attachment 17 – DCHA Waiting List

24. How many households on each of the respective waiting lists received housing in FY21 and year-to-date FY22?

Answer:

Waiting List	Housed in DCHA Program FY21	Housed in DCHA Program FY22 To Date
Public Housing	31	13
Housing Choice Voucher	852	340
Mod Rehab (project-based)	674	260
Total	1,557	613

25. How much federal and local funding, respectively, was available to the agency for repairs and maintenance at the beginning of FY21, and how much has been spent since then?

Answer:

Funding Source	FY21 Funding	Obligated to Date	Spent to Date
DC Capital Funds	\$50,000,000	\$49,694,108	\$11,190,897



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DC Repair & Maintenance Funds	\$8,250,210	\$1,961,660	
Total	\$58,250,210	\$51,655,768	\$11,190,897

26. Please provide the agency’s maintenance plan, work order procedures, annual inspection procedures, and vacancy procedures.

Answer: Each property has a complement of property management, maintenance mechanics, mechanics, laborers and maintenance foreman to ensure maintenance and upkeep of the property. The property manager is responsible for directing the site maintenance staff and bringing in necessary additional maintenance and technical assistance resources as well. The attached maintenance plan provides the framework of the property management team to perform the various duties and functions.

See Attachment 19 – Maintenance Plan

27. Provide a list of all rehabilitation and maintenance funded via the Rehabilitation and Maintenance Fund in FY21, and all planned rehabilitation and maintenance scheduled so far in FY 22, to date.

Answer: Below is a list of all Rehabilitation and Maintenance-Funded projects in FY21 and FY22 YTD. These projects were funded by Rehabilitation and Maintenance Funds from FY19 to FY22.



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Request No.	DJ Number	Property Identification	Task Description	Request Amt to OCFO
R&M-FY21-001	DJ69-RM10.01	Langston Addition	Water Main Installation	\$437,493.96
R&M-FY21-002	DJ70-RM10.01	Judiciary House	Building Sprinkler Installation	\$835,194.33
R&M-FY21-002	DJ72-RM02.01	Ledroit Senior Apts	Management Office and Lobby Renovations	\$175,274.98
R&M-FY21-002	DJ74-RM01.01	Judiciary House	Management Office Renovations	\$107,026.65
R&M-FY21-002	DJ76-RM08.01	Harvard Towers	Emergency Generator	\$168,268.74
R&M-FY21-002	DJ76-RM09.01	Sibley Plaza	Emergency Generator	\$171,425.11
R&M-FY21-002	DJ76-RM10.01	Horizon House	Emergency Generator	\$177,159.01
R&M-FY21-003	DJ66-RM10.01	Ledroit Senior Apts	Unit Renovations Phase 4 (33 units) - 2124 4th St NW	\$3,374,923.31
R&M-FY21-003	DJ70-RM07.01	Judiciary House	Unit Renovation Phase 3 (20 units)	\$2,025,585.88
R&M-FY21-003	DJ70-RM08.01	Judiciary House	Unit Renovation Phase 4 (27 units)	\$2,752,309.66
R&M-FY21-003	DJ76-RM07.01	Regency House	Emergency Generator	\$156,376.14
R&M-FY21-004	DJ66-RM01.01A	Judiciary House	Garage ramp and paint ceiling	\$135,960.08
R&M-FY21-004	DJ66-RM11.01	Ledroit Apts	Corridor improvements	\$191,381.00
R&M-FY21-004	DJ76-RM22.01	Judiciary House	Building fire alarm upgrade	\$169,659.25
R&M-FY21-004	DJ78-RM20.01	Judiciary House	Waste line replacement	\$513,122.48
R&M-FY21-005	DJ69-RM07.01	Langston Addition	Unit Renovation Phase 3 (6 units)	\$660,758.07
R&M-FY21-005	DJ69-RM08.01	Langston Addition	Unit Renovation Phase 4 (8 units)	\$924,920.64
R&M-FY21-005	DJ70-RM04.01A	Judiciary House	Permit Fees - Judiciary	\$198,094.87
R&M-FY22-001	DJ70-RM12.01	Judiciary House	Phase 2 - Make ready Unit Renovations	\$365,116.27
R&M-FY22-002	DJ66-RM26.01	Claridge Towers	Roof Replacement	\$921,019.44
R&M-FY22-002	DJ74-RM11.01	James Creek	Lead walk and step replacement	\$422,231.87
R&M-FY22-002	DJ75-RM07.01	Richardson Dwellings	Lead walk and step replacement	\$618,408.91

Public Safety

28. Please provide a breakdown of the total number of cases handled by the Housing Authority Police, by housing authority property, and by type of incident, for FY 21 and FY 22 to date.

Answer: See Attachment 20 – DCHA Public Safety Crime Report

29. Please provide a breakdown of the total number of arrests made by Housing Authority Police, by housing authority property, and by type of arrest, for FY 21 and FY 22 to date.

Answer: See Attachment 20 – DCHA Public Safety Crime Report

30. Please provide a complete listing and description of all complaints filed against Housing Authority Police with the Police Complaints Board, their final disposition, and current status, for FY 21 and FY 22 to date. Please describe any measures taken by DCHA in response to any such complaints or the disposition of such complaints.

Answer: Below is a listing of all complaints filed against the DCHA OPS with the Police Complaints Board.



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DCHA/OPS regularly provides refresher training regarding the Use of Force, Harassment and Conduct towards citizens and residents during roll calls and conference calls with all sworn and special police personnel.

OPC Case Number	Allegations	Status	Disposition	Open date	DCHA Actions Taken
21-0125	Force	Completed	Dismissed - Merit	12/1/2020	No Specific Actions
21-0150	Force; Harassment; Fail to ID	Completed	Dismissed-Merit	12/14/2020	No Specific Actions
21-0161	Force; Harassment	Completed	Dismissed-Merit	12/17/2020	No Specific Actions
21-0379	Language/Conduct	Completed	Dismissed - failure to cooperate with mediation	4/1/2021	No Specific Actions
21-0415	Force; Harassment; Language/Conduct	Completed	Dismissed-Merit	4/12/2021	No Specific Actions
21-0443	Force; Harassment; Language/Conduct	Completed	Referred to DCHA - Juris (complainant not proper party) Duplicate Complaint under 21-0415 / Dismissed - Merit	4/23/2021	No Specific Actions
21-0498	Harassment; Language/Conduct; Retaliation	Completed	Dismissed-Merit	5/24/2021	No Specific Actions
21-0501	Force; Harassment	Active		5/25/2021	Pending
21-0510	Harassment; Language/Conduct	Completed	Dismissed- failure to cooperate with investigation	6/1/2021	No Specific Actions
21-0565	Harassment; Language/Conduct	Completed	Dismissed-Merit	6/24/2021	No Specific Actions
21-0603	Discrimination; Harassment	Completed	Dismissed-Merit	7/7/2021	No Specific Actions
21-0669	Discrimination; Harassment; Force; Fail to ID; Language/Conduct	Active		7/28/2021	Pending
21-0784	Harassment; Language/Conduct	Completed	Mediation Resolved	9/13/2021	Review of Policy with Involved Officer
22-0095	Harassment; Language/Conduct	Completed	Dismissed -failure to cooperate with mediation	11/22/2021	No Specific Actions

31. Please provide a narrative description of crime rates, by type of crime, for each property in the DCHA portfolio of properties, and what steps DCHA is taking to address crime on housing authority properties. Please be detailed in your response.

Answer: Violent crime on DCHA was reduced by 25% during calendar year 2021 as compared with calendar year 2020. The DCHA crime dashboard does not specifically identify crimes involving firearms, however the offenses of homicides (-14%) and assaults with dangerous weapons (-3%) that often involve firearms were both reduced in calendar year 2021.

Additional information is available in Attachment 21 – Public Safety Report

Vacancy Rates, Repairs, and Maintenance

32. How many vacant public housing units has the agency brought back online in FY21 and FY22 to date?

Answer: Increasing occupancy and revamping our service approach are two of DCHA’s highest priorities. The agency completed construction on 157 units and is currently under contract/in the process of turning 418 units since June 2021.

33. How many work orders did the agency complete in FY21 and FY22 to date? Please break these numbers down by the type of repair, and by property, to the extent possible.



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Completed Work Orders							
Work Order Categories	Court Case	Emergency	Make Ready	Preventative Maint.	Routine	Urgent	Grand Total
Access Control		11			38		49
Accessories		1	3		232	1	237
ADA		20			65		85
Appliances	3	3081	49		762	12	3907
Boiler Room		9	1	2423	18	1	2452
Carpentry	8	9	7	2	288	3	317
CCTV		26		3	268		297
Doors, Windows and Railings	46	959	12	44	2884	32	3977
Electrical	16	839	7	5	833	9	1709
Elevator		353			41		394
Extermination/Pest Control	13	1		2	52		68
Fire Alarm	3	250		4	34	1	292
Floors, Wall and Ceilings	42	1102	15	10	1348	61	2578
Grounds/Landscaping		2		8	184	3	197
Heating and Cooling	8	2465	7	99	1570	9	4158
Lighting and Ceiling Fans	3	52		9	803	5	872
Locks/Keys	4	842	10	2	875	8	1741
Maintenance		1	1	99	669		770
Make Ready	5	12	367	128	106		618
Painting	9		16	3	207	3	238
Plaster/Drywall	48	40	5	15	498	8	614
Plumbing	38	6883	11	227	3724	25	10908
Roofing	3	42		9	189	11	254
Safety, Security, Bldg Maint	22	302	4	32	1931	2	2293
Snow Removal		12	1	4	37	2	56
Suspicious Odor	1	76			45		122
Telecommunication					11		11
(blank)							1
Grand Total	272	17,390	516	3,128	17,712	196	39,215



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Completed Work Orders	
Property Name	Work Orders
Benning Terrace	1,115
Carroll Apartments	354
Claridge	2,681
Elvans Rd	262
Fort Dupont	476
Fort DuPont Additions	59
Fort Lincoln	790
Garfield Terrace/Garfield Family	1,002
Greenleaf Additions	209
Greenleaf Extensions	28
Greenleaf Gardens	1,817
Greenleaf Senior	909
Harvard Towers	988
Highland Additions	942
Hopkins Apartments	1,252
Horizon	935
James Apartments	771
James Creek	1,433
Judiciary House	1,133
Kelly Miller	1,166
Kenilworth/Parkside	1,840
Kentucky Courts	763
Knox Hill	911
Langston Terrace/Addition	1,306
Ledroit Apartments	648
Lincoln Heights	1,320
Lincoln Road	234
Marley Ridge	62
Metro Towns	223
Montana Terrace	716
Ontario Road	78
Park Morton	530
Potomac Gardens	2,687
Regency	1,046
Richardson Dwellings	1,487



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Completed Work Orders	
Property Name	Work Orders
Sibley	1,951
Stoddert Terrace	992
Sursom	396
Syphax Gardens	1,427
The Villager	137
Woodland Terrace	2,135
Unidentified	4
Grand Total	39,215

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

Answer: DCHA Property maintenance team is continuing to review and address any backlog of work orders. Supply chain issues slowed down some construction progress during 2021; however, DCHA pre-ordered common materials and expanded its approved vendor list in an effort to stock the supplies needed for unit turns. The work orders listed below are being prioritized for completion along with any other work orders that arise.

Work Order Category	Routine	Emergency
Access Control	2	0
Accessories	70	0
ADA	12	0
Appliances	74	19
Boiler Room	2	0
Carpentry	179	0
CCTV	37	3
Doors, Windows and Railings	1158	14
Electrical	46	2
Elevator	2	3
Extermination/Pest Control	8	0
Fire Alarm	6	2
Floors, Wall and Ceilings	832	10
Grounds/Landscaping	13	1
Heating and Cooling	99	42
Lighting and Ceiling Fans	99	1
Locks/Keys	79	5
Maintenance	72	0
Make Ready	16	0
Painting	98	0



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Work Order Category	Routine	Emergency
Plaster/Drywall	291	1
Plumbing	346	45
Roof Communications	1	0
Roofing	18	0
Safety, Security, Bldg Maint	232	5
Snow Removal	4	0
Suspicious Odor	3	0
Telecommunication	5	0
(blank)	1	1
Grand Total	3805	154

35. Please provide any plans or presentations outlining your maintenance strategy.

Answer: See response to Question 26

Reasonable Accommodations

36. How many reasonable accommodation requests did DCHA receive from public housing residents in FYs 20 and 21?

- a. How many of these requests were denied? How many were approved?
- b. What was the average amount of time that it took to resolve each request? What was the shortest amount of time and what was the longest amount of time?
- c. For each request that DCHA denied, why was it denied?

Answer:

Public Housing	FY20	FY21
Applications received	108	117
Denied	5	0
Approved	68	79
Administratively Closed	3	1
Administratively withdrawn	14	12
Resident Deceased	2	1
Resident Moved out of PH	8	1
Pending Documentation	8	21

In 2020, shortest time for processing was 1 day and longest amount of time was 120 days. In 2021, shortest time for processing was 4 days and longest average time was 92 days.



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Denials were due to participants not meeting the requirements for a Live In Aide (LIA); participant did not meet the requirements for a UFAS unit; third party verifier did not provide the nexus between the participant’s disability and reasonable accommodation request; participant did not meet the requirement for a transfer; no response from the third party verifier; and/or no nexus between the participant disability and need for the reasonable accommodation request.

- 37. How many reasonable accommodation requests did DCHA receive from HCVP participants in FYs 20 and 21 (broken down by year)?
 - a. How many of these requests were denied? How many were approved?
 - b. What was the average amount of time that it took to resolve each request? What was the shortest amount of time and what was the longest amount of time?
 - c. For each request that DCHA denied, why was it denied?

Answer:

Housing Choice Voucher	FY20	FY21
Applications received	215	166
Denied	18	5
Approved	136	119
Administratively Closed	5	1
Administratively withdrawn	13	16
Request Withdrawn	1	1
Request received updated voucher	6	3
Pending Documentation	36	21

In 2020, the shortest time for processing was 1 day and longest average time was 122 days. In 2021, the shortest time for processing was 4 days and longest average time was 120 days.

Denials were due to participants not meeting the requirements for a LIA; participant who did not meet the requirements for a UFAS unit; third party verifier did not provide the nexus between the participant’s disability and reasonable accommodation request; participant did not meet the requirement for a transfer; no response from the third party verifier; participant must contact property management or local program that are currently under.



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Recertifications, Transfers

38. Please describe in detail the recertification process for public housing residents as well as voucher recipients.
- What is the average length of time that it takes for the recertification process to be completed?
 - What is the percentage of compliance among public housing residents, HCVP recipients, and LRSP recipients respectively?

Answer: See Attachment 22– Recertification Information

- What is the average length of time that it takes for the recertification process to be completed?**

HUD provides 120 days in which to complete a recertification. DCHA is typically able to complete the recertification in this timeframe unless the resident is non-compliant with the 30, 60 and 90 day notices. The recertification is scheduled 150 days before the reexam date. If the client submits all of the necessary documents 60 days prior to reexam date, then recertification can be processed within the 30 days before the reexam date.

- What is the percentage of compliance among public housing residents, HCVP recipients, and LRSP recipients respectively?**

DCHA only tracks this metric at a total level. For all programs, there is 75% compliance. HUD’s waivers for submitting late recertifications for vouchers have caused a higher-than-normal volume of late recertification.

39. How many total households moved out of DCHA’s public housing portfolio in FYs 20, 21, and 22 to date (broken down by year)? Please identify the reason each family moved (e.g. the family was evicted, the family voluntary moved out, the family was relocated due to poor housing conditions, etc.). For each family that moved out of public housing, also please identify the household’s:
- property/development where they lived prior to moving;
 - family size and whether there are minor children in the household;
 - marital status;
 - gender;



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- e. race and/or ethnicity; and
- f. income.

Answer:

Due to public health emergency related protections, no evictions occurred in FY21. Residents did, however, move out of Public housing for a variety of reasons, including those listed below. The list of move outs by property is available in Attachment 23 – DCHA Move out Report

Reasons for Move-Out

- Rented Locally
- Transfer
- Death
- New Community
- HCVP Voucher
- Rented Out of State
- Nursing Home
- Purchased Locally
- Court Agreement
- Purchased Out of State

40. DCHA has moved tenants living in certain public housing units out of those units by using housing choice vouchers. How many housing choice vouchers did DCHA use for this purpose in FYs 20 and 21? How many housing choice vouchers does DCHA plan to use for this purpose in FY22?

Answer:

In FY2019, DCHA Board of Commissioners approved Resolution 18-22 and Resolution 19-12 that authorized the allocation of up to 272 federal tenant-based vouchers which may be issued under the new limited local preference under 14 DCMR Section 6125.14. Therefore, the new allocation of vouchers were used to support the transfer of public housing residents to the voucher program due to emergency conditions in the units or other threat to life, health, and safety in the current unit, and if there are no other suitable unit available in DCHA public housing portfolio or Rental Assistance Demonstration portfolio. See chart below for residents who relocated in the respective fiscal years.

Vouchers Used to Relocate Public Housing Residents		
Fiscal Year	Number of Vouchers Used	Number of Vouchers Pending
2020	25	0
2021	0	0
2022	0	0



Brenda Donald, Executive Director

Total	25	0
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41. It is the Committee’s understanding that residents of New Communities and Transformation Plan properties slated for demolition or who live in properties being renovated and which require temporary displacement are eligible for Relocation and Replacement Tenant Protection Vouchers. Please explain the differences and similarities of Relocation and Replacement TPVs, explain if these vouchers come from the same pool for which households on the voucher waitlist are waiting.

Answer:

Residents who are living in communities where renovation/rehabilitation activity is occurring may need to move to another unit within the property or to another public housing unit. These transfers are facilitated by DCHA staff and all required assistance is provided to the affected households.

Properties that are slated for redevelopment and have an approved Demolition/Disposition application from HUD may also receive an allocation of Tenant Based Vouchers that can be used solely by the affected households. Residents have the option of moving to other public housing or to obtain a housing choice voucher to complete their move. These allocations are designated for affected households only and not from the same pool as the waiting list.

Voucher/Subsidy Programs

42. With how many housing providers does DCHA have Housing Assistance Payments Contracts? Please break down the number of units by ward in your response. (All programs by type (federal/local/tenant/project,etc.)

Answer:

There are close to 5,000 active housing providers connected to DC Housing Authority. These housing providers provide housing assistance to participants through local and federally funded vouchers or subsidies.

Below is a list of the active units in our federally funded voucher program. Please note that locally funded active units are listed in the response to question 44.



District of Columbia Housing Authority

1133 North Capitol Street N.E.,
Washington, DC 20002-7599
(202) 535-1000 | dchousing.org

Brenda Donald, Executive Director

FY21

Ward	Type	Count
1	Mod-Rehab	34
1	Project-Based	156
1	Tenant-Based	554
1 Total		744
2	Tenant-Based	181
2 Total		181
3	Project-Based	1
3	Tenant-Based	307
3 Total		308
4	Project-Based	60
4	Tenant-Based	677
4 Total		737
5	Mod-Rehab	32
5	Project-Based	137
5	Tenant-Based	1,454
5 Total		1,623
6	Mod-Rehab	49
6	Project-Based	92
6	Tenant-Based	1,580
6 Total		1,721
7	Mod-Rehab	72
7	Project-Based	561
7	Tenant-Based	1,994
7 Total		2,627
8	Mod-Rehab	65
8	Project-Based	527
8	Tenant-Based	2,630
8 Total		3,222

Grand Total 11,164

FY22 YTD

Ward	Type	Count
1	Mod-Rehab	34
1	Project-Based	156
1	Tenant-Based	614
1 Total		804
2	Tenant-Based	229
2 Total		229
3	Project-Based	1
3	Tenant-Based	330
3 Total		331
4	Project-Based	62
4	Tenant-Based	743
4 Total		805
5	Mod-Rehab	31
5	Project-Based	133
5	Tenant-Based	1,571
5 Total		1,735
6	Mod-Rehab	49
6	Project-Based	92
6	Tenant-Based	1,721
6 Total		1,862
7	Mod-Rehab	76
7	Project-Based	563
7	Tenant-Based	2,163
7 Total		2,802
8	Mod-Rehab	65
8	Project-Based	523
8	Tenant-Based	2,863
8 Total		3,451

Grand Total 12,019

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

- a. What populations do the vouchers serve (individuals, families, seniors, persons with disabilities)?

Vouchers serve a variety of household types, from single individuals, to families, to seniors and disabled



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- b. What is the percentage of households receiving HCVP vouchers at 30% of AMI or below?

85% of households are at 30% AMI or below

- c. What is the average time between voucher issuance and client placement?

Average time is 84 days

- d. Percentage of HCVP clients per Ward

WARD	PERCENTAGE
1	6%
2	2%
3	3%
4	7%
5	14%
6	14%
7	24%
8	30%
TOTALS	100%

- e. Percentage of these households that include minor children.

56 % of households have minor children.

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

- a. Tenant-Based LRSP

FY22 to date, there are 4,850 tenant-based LRSP participants.

- b. Project/Sponsor-Based LRSP

FY22 to-date, there are 1,576 project-based LRSP participants.

- c. Percentage of LRSP clients per Ward

WARD	PERCENTAGE
1	9%
2	3%



Brenda Donald, Executive Director

WARD	PERCENTAGE
3	6%
4	11%
5	14%
6	13%
7	20%
8	24%
TOTALS	100%

- d. Percentage of these households that include minor children.
52% of households have minor children.
- e. Average per-household value of an LRSP subsidy.
The average LRSP unit has two bedrooms and receives \$2,252 in HAP.

45. How many LRSP vouchers were issued in FY21 and FY22 to date? Please provide a breakdown for each of the following:

- a. Tenant-Based LRSP
- b. Project/Sponsor-Based LRSP
- c. Percentage of LRSP clients per Ward
- d. Percentage of these households that include minor children.
- e. Average per-household value of an LRSP subsidy

Answer:

- a. **Tenant-Based LRSP**

NEW LRSP VOUCHERS ISSUED	
Fiscal Year	Local
FY2021	1622
FY2022	492

- b. **Project/Sponsor-Based LRSP**

Vouchers are not issued to Project/Sponsor-based clients.

- c. **Percentage of LRSP clients per Ward**



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LRSP CLIENTS PER WARD				
WARD	FY2021		FY2022	
	# OF FAMILIES	% OF FAMILIES	# OF FAMILIES	% OF FAMILIES
1	560	9%	584	9%
2	139	2%	171	3%
3	357	6%	374	6%
4	679	11%	697	11%
5	867	14%	912	14%
6	837	14%	862	13%
7	1,255	20%	1,303	20%
8	1,460	24%	1,523	24%
TOTAL	6,154	100%	6,426	100%

d. Percentage of these households that include minor children.

Fiscal Year	% Households with Minor Children
FY2021	52%
FY2022	53%

e. Average per-household value of an LRSP subsidy

The average LRSP subsidy is \$1,776.71.

46. Please provide a map indicating the approximate location of every household that receives a HCVP voucher from your agency.

Answer: See Attachment 24 – HCVP Map

47. Provide a separate map indicating the approximate location of every household that receives a LRSP voucher from your agency. (see map from last year)

Answer: See Attachment 25 – LRSP Map

48. What is the maximum allowable reimbursement rate, by neighborhood, and by bedroom size, for HCVP vouchers? What is the average actual reimbursement rate, by neighborhood, and by bedroom size, for HCVP vouchers? And what is the average actual contribution of household recipients, by neighborhood and by bedroom size.



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Answer:

DCHA’s current payment standards are set at 187% of FMR. This is the maximum rent allowable for a given bedroom size and is the same throughout the city. However, the rent must also be deemed reasonable for the submarket. DCHA’s payment standards by bedroom size are listed below.

Current Payment Standard

BR Size	With Utilities	Without Utilities
0	\$2520	\$2397
1	\$2648	\$2467
2	\$3113	\$2872
3	\$4069	\$3872
4	\$5008	\$4753
5	\$5757	\$5462

Average Rents

BR Size	Avg. Contract Rent	Average HAP	Avg. Tenant Rent
0	\$1,218	\$987	\$231
1	\$1,559	\$1,443	\$117
2	\$1,856	\$1,610	\$246
3	\$2,256	\$1,956	\$299
4	\$2,724	\$2,399	\$325
5	\$3,475	\$3,139	\$336
6	\$4,023	\$3,669	\$353
7	\$5,252	\$4,873	\$379
8	\$6,908	\$6,328	\$580

49. Please provide the same breakdown for LRSP vouchers, by neighborhood and by bedroom size.

Answer: See Response to Question 48



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50. How many HCVP households and how many LRSP households did DCHA terminate from these programs in FYs 19, 20, and 21 (broken down by year)? For each household that was terminated, please identify the reason for termination.

Answer: Please see a summary of terminations by program and year in the table below.

Terminations	FY19	FY20	FY21
HCVP	41	57	38
LRSP	29	46	13

Reasons for termination include failure to recertify, eviction, criminal activity, HQS violations and unauthorized occupants. It is important to note that no evictions took place during the eviction moratorium resulting in fewer terminations in FY21.

51. How many new project-based and sponsor-based LRSP units came online in FY21? Please provide an attached list.

Answer: There are a total of 6 projects (84 Units) that came online in FY21

PROJECT	WARD	ADDRESS	LRSP Units
Residence at St Elizabeths East Housing	8	1201 Oak Drive, SE / 1100 Alabama Ave SE	13
Delta Towers	5	808 Bladensburg Road, NE / 1400 Florida Ave NE	30
Capitol Vista	6	888 New Jersey Avenue NW	21
1736 Rhode Island Ave Apts.	5	1736 Rhode Island Ave NE	13
555 E Street Senior Apts.	6	555 E Street SW	7
3534 East Capitol Street (Phase II)	7	3534 East Capitol Street NE	5

52. How many new project-based and sponsor-based LRSP units have come online to date in FY22? Please attach a list.

Answer: There are 14 projects currently slated to come online in FY22, bringing over 300 units online. Each project is in various stages of preparation for inspection, occupancy and LTSC execution



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

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

Answer: 2,720 units are in the LSRP development pipeline. For a more detailed breakdown, please see the table below.

Ward	Awarded	Reserved	Committed	Under Construction	Online	Total Units by Ward
1	0	68	0	0	322	390
2	0	0	0	47	128	175
3	0	0	0	0	0	0
4	0	13	0	146	238	397
5	0	0	0	75	173	248
6	75	32	0	216	92	415
7	0	3	0	93	251	347
8	18	82	0	90	195	385
Various	0	0	0	0	363	363
TOTAL	93	198	0	667	1,762	2,720

Payments and Delinquencies

54. Please provide a comprehensive breakdown of the rents owed by tenants at public housing properties, the delinquencies owed by tenants at public housing properties, the amount of relief that was provided by the STAY DC program, and the number of open cases.

Answer: See Attachment 27 – Rent Collection Rate [NEEDS REVIEW]

DCHA worked closely with STAY DC and community partners to support tenant applications for STAY DC assistance. DCHA submitted over 2,500 Housing Provider applications for tenants who have balances.

To date, the following payments have been identified as related to DCHA public housing households:



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	Payments	Amount
Payments identified as DCHA Public Housing	1,892 ⁺	\$6.1MM
Paid Apps. Direct to DCHA	1,232	\$4.22MM
Paid Apps. Direct to Tenants (no landlord match)	660	\$1.85MM

+ - Some households have received 2 or more payments. Total households with payment associated - 1601

DCHA is continuing efforts to reconcile records to ensure that payments are credited to relevant household account.

55. How many HCVP and LRSP voucher recipients have been evicted during FY 21 and FY 22 for failure to pay their share of rent?

Answer: Not Applicable

56. What is the amount of rent owed by HCVP and LRSP voucher recipients – how much relief did they receive from STAY DC?

Answer: DC Housing Authority does not have any information on any rent relief applications submitted by private owners/landlords through the HCV and LRS programs.

57. What measures is the agency taking to improve rent collections? (intended for public housing and voucher)

Answer: In FY21, DCHA focused its rent collection efforts on maximizing utilization of StayDC. In FY22, we will conduct an analysis to determine the accuracy of our rent delinquencies, look for root causes, and review national best practices to improve our rent collection rates. This analysis is underway and is expected to be completed in June.

New Communities Initiative

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

- a. The status of financing;
- b. The source(s) of financing;
- c. The master development plan;
- d. A description and justification for any changes made to the master plan or the financing of the project in FY21 and FY22 to date;
- e. Estimated dates of completion for each phase;



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- f. The amount of District funding spent on each project to date; and
- g. The total amount of District funding expected to have been spent on each project when it is finished.
- h. The planned ownership model.

Answer:

Barry Farm & Wade Apartments

- a. The status of financing;

Answer: Overall, approximately \$35.6M of District funds have been committed through a MOU to DCHA to support relocation, demolition, infrastructure, master planning and vertical construction for the redevelopment of the Barry Farms & Wade Apartments sites. To date, approximately \$30.9M have been spent.

- b. The source(s) of financing;

Answer: To date, District funds have financed work at the Barry Farm site. Offsite projects have utilized tax exempt bonds and private debt & equity in addition to District funding.

- c. The master development plan;

Answer: The redeveloped Barry Farm will provide more than 900 units of housing, including 480 replacement units for former public housing residents, 108 senior apartments, and approximately 300 homeownership units. It will also include retail space, a portion of which will be set aside for resident- and community-owned businesses. The site will include five historically landmarked buildings and other features that incorporate the Barry Farm legacy into the design while creating a new street grid will provide better access to neighboring streets. The project will be developed in phases.

The proposed plan, including construction of new mixed-income housing and neighborhood-serving retail, allows site development consistent with the redevelopment goals outlined in the Barry Farm Small Area Plan. This plan received community input prior to approval by the Council.

- d. A description and justification for any changes made to the master plan or the financing of the project in FY21 and FY22 to date;



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Answer: Due to the Historic Preservation Review Board (HPRB) decision in January 2020 to preserve five buildings as historic landmarks, the overall number of redeveloped units may have to be reduced.

A Development Loan Agreement for \$10 million was approved July 12, 2021 to finance a portion of the development costs for the new construction of affordable housing/mixed-use development at 1200 Sumner Road SE (building 1B), in the Barry Farm section of Ward 8 (the “Development”). This senior building will be the first newly constructed building on the Barry Farm site. It will contain 108 affordable rental housing apartments, of which 77 will be replacement units for Barry farm residents that will be leased to persons 55 years and older earning 80% or below of Median Family Income (“MFI”).

e. Estimated dates of completion for each phase;

Answer: We are anticipating that the 1B senior building will be completed in Q3 2024. Other phases of redevelopment at the Barry Farm site are expected to follow as funding permits.

f. The amount of District funding spent on each project to date; and

Answer: To date, approximately \$30.9M have been spent supporting relocation, demolition, infrastructure, master planning and vertical construction for the redevelopment of the Barry Farms & Wade Apartments site. The following offsite projects leveraged an additional \$36.6M of District funds to develop 100 replacement units:

- Matthews Memorial – Completed 2012 (35 replacement units)
- Sheridan Station Phase 1 – Completed 2011 (25 replacement units)
- Sheridan Station Phase 3 – Completed 2015 (40 replacement units)

g. The total amount of District funding expected to have been spent on each project when it is finished.

Answer: The total amount of District funding required to redevelop the entire Barry Farm site has not been determined. DCHA is currently working with its development partners & DMPED the forecast needed funds for the upcoming fiscal year request.

h. The planned ownership model.



Brenda Donald, Executive Director

Answer: We are working with our development partners & DMPED to formulate homeownership models that will benefit Barry Farm residents.

Park Morton

a. The status of financing;

Answer: \$5M have been committed through a Development Funding Agreement (DFA) directly between Parkview Development Partners and DMPED for predevelopment costs for Park Morton and Bruce Monroe which includes, but is not limited to, design and zoning approvals. Through a separate MOU between the District and DCHA approximately \$14.8M of funds have been committed to supporting demolition and infrastructure for the phase 1 onsite redevelopment of the Park Morton.

b. The source(s) of financing;

Answer: To date, District funds have financed the Park Morton site. Offsite projects have utilized tax exempt bonds and private debt and equity in addition to District funds.

c. The master development plan;

Answer: The original redevelopment plan for Park Morton includes the Bruce Monroe Community Park as the build-first site/phase 1 and the existing Park Morton public housing site as phases 2 and 3.

The complete redevelopment, including both sites, includes approximately 462 new units, 147 of which are replacement public housing (*27 replacement units were completed at the Avenue in 2016*). The remaining units are planned as moderate/affordable and market rate.

Litigation led to a Court of Appeals decision, issued on June 25, 2020, to vacate and remand the Bruce Monroe zoning order (ZC16-11) back to the Zoning Commission. The Zoning Commission held a hearing November 18, 2021 to reapprove the zoning order after considering the Court of Appeals considerations.

d. A description and justification for any changes made to the master plan or the financing of the project in FY21 and FY22 to date;

Answer: In order to attempt to move the Park Morton redevelopment forward, planning shifted from phase 1 to onsite redevelopment at Park Morton.



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The onsite redevelopment of Park Morton includes phases 2 and 3. The completed phases will deliver 189 total units, of which 57 are replacement units, 45 are additional affordable units, 60 are market rate units, and 27 are affordable and homeownership opportunities. New streets and alleys and a new pocket park will also be delivered.

Phase 1 development at Park Morton will provide a total of 148 apartments (142 in multi-family buildings and six townhomes/flats). 43 of the apartments will be replacement units and an additional 105 units will be affordable/LIHTC. This is a shift from the previously proposed unit mix. In order to reduce the funding gap, the current project unit mix replaces the market rate units with 60-80% AMI units using income averaging to take advantage of LIHTC 4% floor rating to raise additional equity.

e. Estimated dates of completion for each phase;

Answer: If anticipated vertical construction at Park Morton begins by Q4 2022, the phase 1 redevelopment at the Park Morton site could be completed by 2024. Other phases' redevelopment at Park Morton and Bruce Monroe are expected to follow as funding permits.

f. The amount of District funding spent on each project to date; and

Answer: Approximately \$15.7M in District funds supported the Avenue offsite project that was completed in 2012 and provided 27 replacement units.

g. The total amount of District funding expected to have been spent on each project when it is finished.

Answer: The total amount of District funds required for the entire redevelopment of Park Morton and Bruce Monroe has not been determined.

It is expected that there will be a need for total of approximately \$35M needed for phase 1 redevelopment at Park Morton, of which \$14.8M was provided in FY21 to support demolition and infrastructure. DCHA is working with its development partners and DMPED to forecast future funding requests.

h. The planned ownership model.



Brenda Donald, Executive Director

Answer: DCHA is working with its development partners and DMPED to formulate homeownership models that benefit the residents in phase 2 development at Park Morton.

Lincoln Heights & Richardson Dwellings

a. The status of financing;

Answer: There have not been any recent funding requests for redevelopment at Lincoln Heights and Richardson Dwellings to support New Communities activities.

b. The source(s) of financing;

Answer: To date, the Lincoln Heights/Richardson Dwellings offsite projects have been funded with District funds. These projects also utilized tax exempt bonds and private debt and equity.

c. The master development plan;

Answer: The original redevelopment plan for LH/RD

The development plan calls for 1,609 units of new housing (including up to 630 replacement units), 30,000 square feet of new retail development, and 58,000 square feet of new office space (including health care uses). The total estimated cost to implement the revitalization in 2008 was estimated at over \$559M.

To date, 82 replacement units have been produced:

- Marley Ridge (2008): 9 replacement units and 64 affordable units
- The Nannie Helen at 4800 (2013) : 70 total units, of which 23 are replacement units and 47 are affordable
- The Residences at Hayes Street (2018): 150 total units, of which 50 are replacement units and 100 are affordable

Additional build first units are under construction for scheduled delivery late summer to early fall 2022. They will produce an additional 63 replacement units at the following:

- Providence Place: 93 total units, of which 35 are replacement units and 58 are affordable
- Strand Residences: 86 total units, of which 28 are replacement units and 58 are affordable



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d. A description and justification for any changes made to the master plan or the financing of the project in FY21 and FY22 to date;

Answer: DCHA is working with DMPED to determine a timeline to reengage residents and stakeholders on overall master planning for both Lincoln Heights and Richardson Dwellings.

e. Estimated dates of completion for each phase;

Answer: Onsite redevelopment at Lincoln Heights has not started.

DCHA is planning to spend approximately \$12.9 million to begin a stabilization program for both properties that will address the following:

- **Repair of vacant units that have been offline;**
- **Deferred maintenance;**
- **Security issues through consolidating units; and**
- **Onsite relocation to specific areas of each site will help prepare future phased onsite redevelopment.**

Most of the focus for development to date has been on offsite build-first options for Lincoln Heights and Richardson Dwellings residents.

f. The amount of District funding spent on each project to date; and

Answer: DCHA has used \$33.1M of DMPED and \$1.6M of DHCD HPTF gap funding to support building the offsite replacement units listed above.

g. The total amount of District funding expected to have been spent on each project when it is finished.

Answer: The total amount of District funds required has not been determined.

h. The planned ownership model.

Answer: This has not yet been determined.

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



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Answer: DCHA has a Relocation and Mobility team that has implemented standard operating procedures to effectively manage tenant relocation and ensure each resident is tracked throughout the relocation process and after re-housing. DCHA uses two methods of tracking, at the agency level and at the HCVP division level. At the agency level, a database archives residents' customer history such as contact and demographic information, family composition, income, re-certifications etc. At the HCVP division level, a separate internal database maintains current contact information, family composition and other pertinent information relevant to their relocation/re-occupancy. This database is solely managed by HCVP's Relocation team and information is verified and updated annually.

The residents' contact information is used to stay connected to our residents. DCHA is committed to keeping relocated residents informed about development updates through organized resident meetings, ANC meetings, formal letters and mail-outs.

Impacted residents at each redevelopment site vote on and certify their approved relocation/re-occupancy plan and determine the priority in which residents return to the site (e.g., first: senior headed households; second: families with children; third: families with persons with disabilities, etc.). As new properties come online, DCHA will guide families through an organized and coordinated process to ensure their return to their new replacement unit is as seamless as possible.

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

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

Answer:

Barry Farm

In addition to the 35 replacement units at Matthews Memorial and 65 Sheridan Station, Barry Farm residents were given the opportunity to move to other communities as units became available. As indicated to residents at Barry Farm, all



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residents at Barry Farm as of October 11, 2012 are considered affected residents. Relocation was completed May 2019 for the 370 eligible households.

BARRY FARM RELOCATION	Total
# of families withdrawn due to death	2
Returned to their Redeveloped Sites (Capper & Highland Dwellings)	73
Relocated to New Replacement Units at Sheridan Station and Matthews Memorial	100
Relocated to offsite public housing	60
Relocated via voucher	117
Other	18
# of families Relocated	368

Please see the table below for a list of 295 temporarily relocated Barry Farm residents' location by ward. It does not include the 73 families who returned to their redeveloped sites (Capper & Highland Dwellings) or were withdrawn due to death:

Ward	Residents
1	15
2	3
3	3
4	8
5	25
6	59
7	30
8	147
MD/VA/Other	5
Total Relocated	295

Park Morton

There were 130 households onsite at the start of relocation. Over 80% of households surveyed indicated a preference to move with a voucher. DCHA's mobility team is working closely with all residents to meet their relocation needs and preferences.



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Please see the table below for a summary of the current relocation status for Park Morton residents.

PARK MORTON RELOCATION	PH I	PH II	Total
Total number of families on-site as of 06/2019	44	86	130
# of families opted voucher	33	76	109
# of families opted public housing	5	4	9
# of families opted to remain on-site	4	3	7
# of families automatically selected for onsite/offsite public housing due to unresponsiveness	0	1	1
# of families withdrawn due to death, evictions, etc.	3	6	9
Relocated via voucher	32	56	88
Relocated to offsite public housing	5	4	9
Relocated/already housed in onsite zone in phase 2	3	2	5
Relocated without subsidy	0	2	2
# of families remaining to be relocated	1	16	20*
*Total number of families remaining onsite includes the five (5) households who relocated from PI to PII.			

Please see the table below for a list of relocated Park Morton residents' location by ward:

Ward	Residents
1	31
2	6
3	8
4	20
5	17
6	13
7	4



Brenda Donald, Executive Director

Ward	Residents
8	1
MD/VA	4
Total Relocated	104

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

Answer:

DCHA has a Relocation and Mobility team that has implemented standard operating procedures to effectively manage tenant relocation and ensure each resident is tracked throughout the relocation process and after re-housing. The Relocation and Mobility team coordinates with a cross-functional team including the Office Resident Services (ORS), Property Management and Operations (PMO), and the Office of Capitol Programs (OCP) to ensure each household’s needs are identified and a comprehensive re-housing plan is implemented. The Relocation and Mobility team also collaborates with third parties to assist residents with their re-housing needs and maintains relationships with previous development partners who may have vacancies available for impacted residents.

Examples of actions taken to ensure each resident has a comprehensive re-housing plan include:

- Conducting bi-monthly workshops with residents to educate them about relocation benefits, the process, and available staff and resources;**
- Opening on-site relocation offices for easy day-to-day access to DCHA staff;**
- Pairing residents with Mobility Specialists to assist with the housing search for residents choosing a voucher;**
- Coordinating with landlords familiar with or already participating in the HCVP;**
- Providing referrals to potential housing opportunities that reflect the needs of each family;**
- Covering relocation costs such as transportation, application fees, security deposits, packing materials and moving costs; and**



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- **Referring residents to other ancillary or social services to mitigate potential barriers to re-housing.**

62. Have the Authority's efforts to relocate households residing at New Communities Initiative properties been impacted by the COVID-19 pandemic?

Answer:

At the start of the COVID-19 pandemic, DCHA implemented processes and procedures to continue serving our residents on a virtual platform. For those households residing at NCI properties, DCHA Relocation and Mobility Specialist teams were still able to conduct eligibility screenings, New Applicant briefings, assist with unit search assistance, unit inspections, and collaborate with both internal and external partners with the relocation of the households to their new units. DCHA created a Customer Solution Center (CSC) to better serve and assist residents with limited technological capabilities while adhering to the COVID-19 protocols. With the approved HUD COVID-19 waivers, DCHA temporarily amended some of its policies and procedures to accept documentations that would typically hinder the processing of the eligibility applications and lease-ups. Overall, DCHA continued to assist residents with relocation while adhering to the COVID-19 protocols.

Headquarters Redevelopment

63. Please describe in detail DCHA's plans for developing 1133 North Capitol Street NE.

Include in your answer:

- a. How much the developer(s) are paying DCHA to lease the land and for how long the lease will run;
- b. How much money DCHA will pay to the developer to lease back the land and for how long DCHA will be leasing the land back;
- c. How many housing units will be built on the 1133 North Capitol Street NE site? Include the following information:
 1. How many of the units will be market rate?
 2. How many affordable housing units will there be? What will the rent levels charged for those units be and how will those rent levels be determined?
 3. How many of those affordable units will be deeply affordable (i.e. affordable to families living between 0-30% AMI)?



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4. How will the deeply affordable housing units be subsidized?
5. Does DCHA intend to put tenant-based voucher holders in the affordable housing units? If so, how many of the affordable housing units does DCHA intend for tenant-based voucher holders to occupy.

Answer:

- a. **How much the developer(s) are paying DCHA to lease the land and for how long the lease will run;**

Answer: This spring, DCHA and the developer will enter into a 99-year land lease. The total lease value is based on the expected developed square feet of Gross Floor Area (GFA) and amounts to \$67,722,300. In the event that, the actual development exceeds the expected GFA, for one or both phases, the developer is required to pay additional rent that equals to the product of \$70.50 times such additional square footage of GSA (Additional Payment). Per the lease agreement, the developer shall pay DCHA an upfront payment of \$53,473,115 at closing.

- b. **How much money DCHA will pay to the developer to lease back the land and for how long DCHA will be leasing the land back;**

Answer: Per the lease agreement, DCHA will pay the developer a total of \$14,249,958 for DCHA to remain on site over a 42-month period. The payment will occur at closing and will be reserved from the lease payment made by the developer.

However, DCHA may and expects to choose to leave the site at any time during that period.

In the event that DCHA chooses to end its occupancy prior to the end of the 42-month term the developer is required to reimburse a portion of the payment, as per previously agreed pay back schedule.

- c. **How many housing units will be built on the 1133 North Capitol Street NE site? Include the following information:**
 1. **How many of the units will be market rate?**



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The lease requires that no more than 80% of any residential GFA developed within the project will be market rate. Currently it is anticipated that 862 units will be market rate.

2. How many affordable housing units will there be? What will the rent levels charged for those units be and how will those rent levels be determined?

Currently, it is anticipated that 216 units will be affordable. However, the lease requires, a) that a minimum of 20% of any residential GFA developed within the project will be designated for the residents earning a range of incomes at or below 60% of AMI (and a minimum of two hundred (200) units across the entire project) and b) fifty percent (50%) of such affordable units (and a minimum of one hundred (100) affordable units within the project as a whole) will be designated for the residents earning a range of incomes at or below 30% of AMI. The rent levels will be set to serve households at 60% of AMI or below with a preference for DCHA residents.

3. How many of those affordable units will be deeply affordable (i.e. affordable to families living between 0-30% AMI)?

It is anticipated that 108 units or 50% of the total affordable units will be deeply affordable.

4. How will the deeply affordable housing units be subsidized?

DCHA funded the affordable component of this project through a “write-down” of its land value to reflect 20% of units at 60% of AMI.

5. Does DCHA intend to put tenant-based voucher holders in the affordable housing units? If so, how many of the affordable housing units does DCHA intend for tenant-based voucher holders to occupy.

Preference will be given to DCHA participants with portable (tenant-based) vouchers.



Brenda Donald, Executive Director

East Capitol Gateway Project

64. Please describe, in detail, the history of DCHA's involvement and stake in the East Capitol Gateway project. Include in your response:

- a. The history of the project; especially, when and how the agency decided that it would dispose of the land.
- b. Please provide copies of any agreements between the Housing Authority and the partners in the project; and
- c. Copies of any agreements between the Housing Authority, or its subsidiary or subsidiaries, and the DC Government regarding the disposition of the property.
- d. The value of the property;
- e. The amount of the value contributed by DCHA;
- f. The amount DCHA expects to recover from the recent eminent domain action approved by the Council;
- g. What the agency is planning to do with those funds; and
- h. Any future projected involvement of DCHA in the development of the site.

Answer:

- a. **The history of the project; especially, when and how the agency decided that it would dispose of the land.**

The East Capitol Gateway project refers to several former public housing developments that include East Capitol Dwellings, Capitol View Plaza, and Capitol View Plaza II (collectively, Capitol Gateway). DCHA received a \$30.8 million HOPE VI grant from the U.S. Department of Housing and Urban Development in 2000 to support a comprehensive mixed-use redevelopment of all three sites. The revitalization plan approved by HUD contemplated a mixed-use redevelopment that would include affordable and market-rate housing and slightly over 10 acres in commercial/retail development, which originally involved the development of a Giant grocery store.

From 2002-2012 there was a period of extensive yet failed negotiations with multiple grocery retailers to become the anchor tenant to lease the property.

DCHA and its development partner A&R Development (A&R), created CG Marketplace LLC, a development entity jointly owned on a 50/50 basis with A&R as the managing member. CG Marketplace LLC entered into a ground lease in 2012 for the Capitol



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Marketplace portion of the Capitol Gateway site, which is located on the North side of East Capitol St. NE.

In 2012, Wal-Mart executed a sublease agreement with CG Marketplace for the Capitol Marketplace property to build a Walmart store as the anchor tenant in the planned redevelopment.

In January 2016, Walmart informed the District of Columbia that it would not build out the site as agreed, but continued to make the required sublease payments.

From 2016-2021, DCHA and A&R have continued to explore alternative development plans after Walmart's pull out, including attempts to engage with other grocery retailers to replace Walmart.

In January 2022, Mayor Bowser announced that the city had secured a grocery retailer willing to commit to anchoring a future development at Capitol Marketplace. Mayor Bowser announced that it had reached an agreement with Walmart for an assignment of its sublease with CG Marketplace from Walmart to DC for a \$6.685M payment from Walmart to the DC. Mayor Bowser requested from the DC City Council authorization to use eminent domain authority to acquire the Capitol Marketplace portion of Capitol Gateway to move forward development to include a grocery retailer. That authority was granted by the City Council on February 1st 2022.

DCHA remains the owner of all portions of the Capitol Gateway Marketplace site. DCHA has not made a decision to sell any portion of the Capitol Gateway Marketplace site.

- b. Please provide copies of any agreements between the Housing Authority and the partners in the project; and**

DCHA and A&R are currently in active negotiations with the District regarding the future development of the Capitol Gateway site. Disclosure of confidential agreements requested by this item is premature and may negatively impact negotiations.



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- c. Copies of any agreements between the Housing Authority, or its subsidiary or subsidiaries, and the DC Government regarding the disposition of the property.**

No such agreements exist.

- d. The value of the property;**

The tax assessed value of the Capital Gateway Marketplace property is \$18,357,700, as published by the D.C. Office of Tax and Revenue.

- e. The amount of the value contributed by DCHA;**

DCHA is the fee simple owner of the Capitol Gateway site. All of the land value is attributable to DCHA.

- f. The amount DCHA expects to recover from the recent eminent domain action approved by the Council;**

DCHA cannot estimate any potential recovery resulting from eminent domain litigation instituted by the District.

- g. What the agency is planning to do with those funds; and**

DCHA cannot state with specificity what it might do with funds resulting from an eminent domain action, as the timing and amount of such funds is unknown. However, DCHA would generally put such funds to use in furtherance of its public housing mission, including maintenance and repair of existing housing properties, capital projects, and other affordable housing priorities.

- h. Any future projected involvement of DCHA in the development of the site.**

DCHA continues to evaluate future development opportunities at this site.

Greenleaf Redevelopment

65. Please provide an update of all activities, timelines, and contracts for the Greenleaf Redevelopment Initiative.

Answer:

- On December 18, 2017, the DCHA Request for Qualifications (RFQ) 0006-2018 was issued for a Greenleaf Housing Community Co-Developer. The RFQ closed February 1,**



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2018, and there were 10 respondents. Eight shortlist teams were invited to respond to the DCHA Request for Proposals (RFP) 0006-2018 on April 19, 2019, when the RFP for Greenleaf Housing Community Co-Developer opened.

- On August 8, 2019, the solicitation closed, and five proposals were received. On November 12, 2020, based on the recommendation of the evaluation panel, the Board of Commissioners authorized DCHA, through Resolution 20-20, to enter into an Exclusive Right to Negotiate (ERN) with the GDP for the development of the Greenleaf Community. The GDP team consists of EYA, Pennrose & Bozzuto.
- DCHA & the development team have engaged with the community to develop the Revitalization Plan. As part of the engagement, DCHA & the development team conducted extensive community outreach which culminated in eight resident/community meetings between August-November 2021.
- DCHA expects to begin its redevelopment process at Greenleaf after approval from its Board of Commissioner on March 9, 2022 for a Revitalization Plan that provides for modern, sustainable mixed-income housing while ensuring DCHA's redevelopment goals of one-for-one replacement of 493 public housing units, improvement to public safety, and development of human capital through enhanced resident services and opportunities; and
- The plan commits to providing no more than 35% of replacement units in any single phase of the development except for a senior building rehabilitation that will be an all affordable building; and
- Development will occur in five phases:
 - Phase I includes rehabilitation of Greenleaf Senior which preserves 211 replacement units and potentially creates additional new units, and it is expected to start in 2023; and
 - Phase II is anticipated to include construction of two multifamily high-rise buildings that are expected to deliver approximately 446 new units with an estimated start date in 2025; and
 - Phase III and IV will include construction of both townhomes and two high-rise, multifamily buildings with approximate delivery of 452 units in each building with estimated start dates in 2028 and 2030, respectively; and



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- **The final phase is expected to start in 2032 and will include construction of approximately 282 units to include multi-family buildings & townhomes.**

D.C. Housing Authority Board of Commissioners

66. Please provide the latest, most up-to-date version of the Board’s by-laws, all policies and procedures adopted by the Board during FY 21 and FY 22, to date, and any applicable conflict of interest rules and regulations that apply to DCHA Commissioners.

Answer: The following documents are attached – Attachment 28:

- **Board of Commissioners Standards of Conduct**
- **DC Code 6-220 – Financial Disclosure and conflict of interest**
- **DCHA BOC Bylaws**
- **DCHA Resolution 20-01**
- **Financial Disclosure**
- **Fraud and Waste Policy**
- **Standards of Ethical Conduct**

67. Please provide a list of the Board’s current members and vacancies. For each position, please provide the following:

- a. The member’s name;
- b. The constituency, agency, or organization the member represents;
- c. When the member’s term expires;

Answer: See Attachment 29 – Board of Commissioners Profiles

68. Please provide a list of the Board’s meeting dates, times, and locations, whether a quorum was reached, for FY21 and FY22 to date.

Answer:

Date	Location	Time	Quorum	*Absent
October 14, 2020	Via WEBEX	1:00 p.m.	Yes	None
November 12, 2020	Via WEBEX	1:00 p.m.	Yes	None
November 23, 2020	Via WEBEX	11:00 a.m.	Yes	Falcicchio
December 9, 2020	Via WEBEX	1:00 p.m.	Yes	None
December 11, 2020	Via WEBEX	3:00 p.m.	Yes	Vann-Ghasri
February 10, 2021	Via WEBEX	1:00 p.m.	Yes	Council
March 10, 2021	Via WEBEX	1:00 p.m.	Yes	None
April 14, 2021	Via WEBEX	1:00 p.m.	Yes	None
May 12, 2021	Via WEBEX	1:00 p.m.	Yes	Vann-Ghasri
May 27, 2021	Via WEBEX	3:00 p.m.	Yes	None



District of Columbia Housing Authority

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Date	Location	Time	Quorum	*Absent
June 9, 2021	Via WEBEX	1:00 p.m.	Yes	None
July 14, 2021	Via WEBEX	1:00 p.m.	Yes	None
August 4, 2021	Via WEBEX	2:00 p.m.	Yes	Vann-Ghasri
August 13, 2021	Via WEBEX	9:00 a.m.	Yes	Taliaferro
September 8, 2021	Via WEBEX	1:00 p.m.	Yes	Council
September 17, 2021	Via WEBEX	1:30 p.m.	Yes	None
October 13, 2021	Via WEBEX	1:00 p.m.	Yes	Vann-Ghasri, Taliaferro
November 10, 2021	Via WEBEX	1:00 p.m.	Yes	None
December 8, 2021	Via WEBEX	1:00 p.m.	Yes	None
January 12, 2022	Via WEBEX	1:00 p.m.	Yes	Taliaferro
January 27, 2022	Via WEBEX	1:00 p.m.	Yes	Taliaferro, Slover
February 9, 2022	Via WEBEX	1:00 p.m.	Yes	Taliaferro

69. Please describe the Board’s major activities and accomplishments in FY21 and FY22 to date.

Answer:

The Board held 22 monthly public Board meetings from October 2020 (FY21, FY22) to present. There are also meetings of the standing Committees during the same timeframe. They are as follows:

- **Committee on Resident Services/Resident Initiatives – 6**
- **Committee on Operations – 10**
- **Committee on Education – 3**
- **Committee on Development and Modernization – 14**
- **Committee on Audit and Finance – 13**
- **Committee on Bylaws and Statutory Updates – 4**
- **Committee on Housing Choice Vouchers - 3**

See Attachment 30 – Board of Commissioner Resolutions

Racial Equity Questions

70. In the context of your agency and its mission, what are three areas, programs, or initiatives where you see the most opportunity to address racial inequity?

Answer: Given the population served by DCHA and our mission to provide quality affordable housing to extremely low to moderate income households, foster sustainable communities, and cultivate opportunities for residents to improve their lives, every initiative addresses racial inequity. DCHA sees opportunity in our development projects to ensure economic benefits reach residents and participants most in need.



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71. What are three metrics that your agency uses, or could use, to measure progress toward racial equity?

Answer: DCHA uses measures of number of individuals served both in our voucher/subsidy programs and traditional public housing, our self-sufficiency programs and our coordination with other health and human services' agencies to measure our progress toward racial equity.

72. Do you think there are any areas/programs where your department has had some success in building racial equity over the past year? Which areas/programs?

Answer: Not Applicable.

73. Consider the demographic data your department collects, tracks, and evaluates as (A) part of its operations and (B) as part of its performance plan:

a. Do you collect information on race and geographic area? If not, why not?

Answer: Yes.

74. What legal barriers (if any) do you face as an agency to advancing racial equity or better understanding racial inequity?

Answer: Not Applicable.

75. In your FY22 budget as approved, are there specific programs or allocations that are specifically designed to address racial or economic inequities faced by District residents? In detail, please describe how these efforts address those inequities.

Answer: Given the population served by DCHA and our mission to provide quality affordable housing to extremely low to moderate income households, foster sustainable communities, and cultivate opportunities for residents to improve their lives, every initiative addresses racial inequity.

76. How do you propose to address the perception of public housing in our communities as "less than," or "inferior to" market rate housing? Please discuss your thoughts about how we can lift up and clean up the image of public housing in our neighborhoods and communities.

Answer: There is a richness of spirit, networks of neighbors, and generations of family and their histories living in DCHA communities. DCHA residents have made it clear



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that they don't want to lose their connections, but they want their communities empowered and improved. The most impactful way DCHA can address this need is through our Portfolio Investment Plan which focuses on preserving, rehabilitating, and creating new affordable housing that is the same quality and developed with the same materials as that of traditional market-rate housing.

DCHA is very proud of our residents' success stories. We regularly promote our customers' accomplishments within our programs, services, and with partner organizations – from rent reporting/credit building to a new job to first-time homebuyers.

DCHA will continue to live out our mission to provide safe, quality affordable housing, foster sustainable communities and create opportunities for customers to enrich their lives and the lives of their families.