



# District of Columbia Housing Authority

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

202-535-1000

Tyrone Garrett, Executive Director

## Responses to Questions Received from the Local Affordable Housing Advocacy Community Concerning DCHA's Portfolio Stabilization

The following are the District of Columbia Housing Authority's responses to questions received on January 29, 2019 from the local affordable housing advocacy community concerning DCHA's Portfolio Stabilization.

First, We'd like to know the universe of units we're talking about. Mr. Garrett mentioned that there are 3700 units identified by HUD for various reasons (failed REAC, insolvent, etc.). Next, my understanding is that there are around 2600 units that are deemed to have "extremely urgent" repair needs. Finally, we're told that 14 properties are under consideration for repositioning. **Regarding these numbers we'd like to know:**

1. What are the 14 properties identified as part of this process? Ideally we'd also know how these buildings were selected.

*The 14 properties referred to are those traditional public housing sites where all of the units at the site are considered to be in "extremely urgent" condition based on the results of lead risk assessments and visual unit inspections conducted by DCHA over the last several months. See below for a list of properties.*

*Extremely urgent housing units are those in exceedingly poor and unacceptable condition. A unit is listed in the extremely urgent category for repairs when there are multiple conditions of disrepair. Moreover, repairs required rise beyond the level of Facilities Maintenance staff and are related to the infrastructure of the site where there is significant risk of the units becoming uninhabitable.*

### Extremely Urgent DCHA Public Housing Sites Based on Lead Risk Assessments and Visual Unit Inspections

Benning Terrace
Fort Dupont
Garfield Family
Garfield Terrace Senior
Greenleaf Gardens Family
Greenleaf Senior
Judiciary House
Kelly Miller Dwellings
Langston Addition
Langston Terrace
Ledroit Apartments
Richardson Dwellings

**Extremely Urgent DCHA Public Housing Sites Based on Lead Risk Assessments and Visual Unit Inspections**

Stoddert Terrace

Woodland Terrace

2. Of the HUD identified 3700 units that are insolvent or failed REAC or for some other reason were selected as units that need to move out of the Section 9 portfolio, can you identify where these units are located? And of the units, which are "insolvent" vs. failed REAC vs. some other reason HUD thinks they need to be moved out of the portfolio. Also, for the insolvent units, can you identify why they are insolvent and which units are in this category? Finally, can we see the HUD recommendation given to DCHA regarding these units?

*The list of properties provided by HUD as part of their roll-out of its repositioning initiative were based on a high level scan of DCHA's public housing stock and did not represent the definitive list of units that DCHA is expected to move from the Section 9 (public housing) funding platform. HUD has given DCHA the latitude to make its own determination of units for repositioning. As such, DCHA is not working from HUD's list of properties for making its determination, but will be looking at properties with the most immediate need based on unit and overall property conditions, along with timing, resident impact and cost considerations.*

3. Of the 2600 units that DCHA has identified as needing urgent repair, how many are overlapped with the 3700 identified by HUD and how many are in the 14 properties identified by DCHA? Also, we'd like to know the breakdown of which properties these units are in and the scope of repairs that deemed them urgent.

*The 2,610 units are located at the 14 properties listed in the response to question 1. As mentioned in response to question 2, DCHA is not using the HUD list as a basis for making repositioning or repair/maintenance decisions. At the conclusion of a portfolio wide assessment, DCHA plans to have a proposed list of options of units to be repositioned for consideration by DCHA's Board of Commissioners. These options will be shared with the public after review by the Board.*

*The unit conditions/needed repairs found for which the units have been deemed extremely urgent are based on the lead risk assessments and visual unit inspections completed over the last several months and include: roofs (repair and replacement), major paint and plastering, plumbing (mainline backups), elevators (repair and replacement), lead, asbestos, pests, boiler replacements, electrical overloads, mold, and subfloor damage.*

4. HUD requires that work be completed in 90 days in units where there are children under 6. How many units are in this category and where are they located? Are they included in the 2600? Are they in the 14 properties identified?

*There are a total of 456 public housing units with children six and under where it has been determined, based on completed lead risk assessments, that there is a presence of lead. These units are located throughout DCHA's portfolio, with some units among the 2,610 extremely*

***urgent units located at the 14 properties considered to be extremely urgent. The following is a listing of all properties where these units are located.***

**Units with Children 6 Years Old and Under Where a Lead Presence Has Been Determined  
(by Property)**

<b>Property Name*</b>	<b># of Units with Children 6 and under</b>
Benning Terrace (Townhomes)	32
Benning Terrace (Walk-ups)	34
Fort Dupont Additions	3
Fort Dupont Dwellings (Townhomes)	7
Fort Dupont Dwellings (Walk-ups)	9
Garfield Terrace Family (Walk Ups)	8
Garfield Terrace (Townhomes)	23
Greenleaf Addition (Apartments)	3
Greenleaf Gardens (Apartments)	13
Greenleaf Gardens (Townhomes)	27
Greenleaf Senior	10
Harvard Towers	2
Highland Addition	12
James Creek	31
Kelly Miller Walk Ups	19
Kenilworth (Apartment Walk-ups)	44
Kenilworth (Townhomes)	3
Langston Additions	4
Langston Dwellings (Townhomes)	5
Langston Dwellings (Walk-ups)	10
Montana Terrace (Townhomes)	9
Montana Terrace (Walk-ups)	3
Park Morton	23
Richardson Dwellings	36
Sibley Townhomes	5
Syphax	27
Villager	2
Woodland Terrace (Walk-ups) (Ph 2)	10
Woodland Terrace (Townhomes) (Ph1)	42

**TOTAL 456**

*\*Please note that properties are listed by the building types located on the site in accordance with how the lead risk assessments were conducted.*

***For detail about the lead risk assessments, see the attached for links to each of the property reports.***

5. Regarding the 17,000 work orders created by the inspections that Chelsea Johnson spoke about, how many of those overlap with the 2600 urgent repair units vs. the 3700 HUD identified units and how many of those are in the 14 properties in consideration?

*The 17,000 work orders generated as a result of the lead risk assessments and visual unit inspections are located throughout the DCHA public housing portfolio. About half (48%) of the 17,000 work orders generated were for conditions at the 14 properties identified as extremely urgent.*

6. Late in our conversation there was some mention that there are properties where work only takes 2 weeks vs the need for voucherizing out tenants. To date, how many tenants have received vouchers? What has been done to ensure that tenants who are voucherized have the right to return should any redevelopment happen at their property? Also, has there been any effort to relocate these residents within the property vs. voucherizing them out?

*In those situations where it has been determined that a household needs to move based on unit conditions identified by the lead risk assessments and visual unit inspections, DCHA looks to identify another public housing unit in which to transfer the household. If a vacant unit is not available at the property where the household resides, staff looks to identify a unit at another public housing site in the DCHA portfolio. Only when a public housing unit is not readily available will DCHA designate the household for voucher issuance. Please note that the conditions in most units related to this effort that require a household to be transferred exist throughout the property where the household resides. As such, transferring households within their existing properties general will not be an option.*

*In order to facilitate moves from public housing to voucher units that are as quick and seamless as possible, DCHA has focused the efforts of its Housing Choice Voucher Program (HCVP) mobility counseling team on identifying landlords with available units and coordinating pre-inspections in advance of voucher issuance. Staff is also working closely with households to coordinate unit matches to facilitate timely lease-ups. To date, 135 public housing households have been identified for voucher issuance, with one lease up already completed and 30 households on track to lease-up within the next two weeks.*

*In the event that the property in which a household was transferred/issued a voucher under this effort is slated for redevelopment, the household will have the right to return to the site if a demolition/disposition application was filed prior to the move.*

7. DCHA stated that the number of current public housing units is 6600. We've always operated under the assumption that there were 8000? Can you account for the discrepancy?

*DCHA has a total 8,504 public housing units in its portfolio. Of the 8,504 units, 6,853 units are traditional public housing owned by DCHA that either DCHA manages or is managed by a private management company. The remaining 1,651 units are public housing units located at mixed finance sites. DCHA did not conduct lead risk assessments at mixed finance sites as such inspections are not required at properties built after 1978. DCHA also did not conduct visual*

*unit inspections at the mixed finance sites given the age of the sites or the timing of when the sites underwent renovations.*

With regard to funding:

1. The numbers that have been used seem to include the properties that are already targeted for redevelopment (Park Morton, Barry Farm, Greenleaf, etc). Can you break out the costs by building? We would like to know the amount needed to repair units at properties that have not already been selected for redevelopment.

*The information provided in the [2018 Capital Needs Assessment \(CNA\)](#) includes a property by property breakdown of work needed. When reviewing the Capital Needs Assessment please note that properties have been designated by "Development Option": redevelopment ("Tear Down and Rebuild"), major rehabilitation ("Gut Rehab") and rehabilitation ("Not-Gut Rehab"). The cost of work needed at sites designated as "Gut Rehab" and "Not Gut Rehab" are related to repairs not full redevelopment of the sites.*

*As DCHA continues its comprehensive portfolio analysis, these costs may change. For example, the lead risk assessment results are not part of the CNA. In addition, the unit level detail of the visual unit inspections may not be reflected in the CNA.*

2. Recognizing that there a lot of units that need repair, is there any breakdown in which we can advocate for funding at properties that have a small percentage of units that need repair to get them to 20 year viability but don't need total rehabilitation?

*In addition to the Capital Needs Assessment, DCHA completed lead risk assessments and visual inspections of DCHA's traditional public housing units. All of these activities provide the basis for the costs necessary to address unit conditions and need to be reviewed together in order to determine a maintenance and repair cost. DCHA is in the process of this review as part of its comprehensive portfolio stabilization analysis.*

3. Can you provide further clarification about the \$1.3B Capital need? There were multiple explanations for this amount. Is this to get the whole portfolio up to 20 year viability? Does it include funds for temporary relocations? Does it include any operating costs or is it just repair costs? Also, say we got all the money to get all properties repaired, what is the actual gap in operating expenses needed for each year? Can you break it down by property? Also, Can the \$1.3 billion be spent in one year, or would it need to be spread out over a multi-year timeframe?

*Use this link below to access the [2018 Capital Needs Assessment](#) which provides property detail of unit conditions and estimated costs related to bringing the public housing portfolio to 20 year viability. The assessment is the basis for the \$1.3B capital needs cost estimate. The assessment identifies one of three options for addressing the conditions each property, along with costs related to the identified option. The options are: redevelopment ("Tear Down and Rebuild"), major rehabilitation ("Gut Rehab") and rehabilitation ("Not-Gut Rehab" or repairs). This number will be further refined as DCHA completes its analysis of possible strategies for meeting its public housing capital needs.*

*The cost estimates included in the CNA were based upon DCHA's understanding of the conditions of the units at the time the CNAs were completed. The lead risk assessments and visual inspections of DCHA's traditional public housing units were completed in addition to the CNAs. These additional inspections provide further understanding of portfolio conditions and better inform related costs. DCHA's estimate of the cost to address all of the needs of the portfolio using this additional information is not yet finalized.*

*DCHA cannot redevelop and repair all of its housing at once, even if the agency received enough money to finance all of the repairs in one lump sum. Given certain limitations (i.e. staffing, funding source requirements, routine contracting processes, etc.), DCHA will need to sequence redevelopment and repair efforts.*

*The CNA estimate reflects costs related to physical work—it does not include operating costs. The FY2018 total funding gap for operating DCHA traditional public housing is \$11,488,832. DCHA is able to fill this gap currently, at the expense of other agency activities, based on funding flexibility allowed by the agency's designation as a Moving to Work agency.*

*The relocation costs included in the Capital Needs Assessment are related to temporary relocation.*



# District of Columbia Housing Authority

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

202-535-1000

Tyrone Garrett, Executive Director

## District of Columbia Housing Authority Risk Assessments and Lead-Based Paint Testing Reports by Property August 2018 - December 2018

Property	Risk Report Link
Barry Farm	<a href="http://bit.ly/2L3vot0">http://bit.ly/2L3vot0</a>
Benning Terrace Townhomes	<a href="http://bit.ly/2zQFuLh">http://bit.ly/2zQFuLh</a>
Benning Terrace Walkup	<a href="http://bit.ly/2zR1eXy">http://bit.ly/2zR1eXy</a>
Carroll Apartments	<a href="http://bit.ly/2zyFSjK">http://bit.ly/2zyFSjK</a>
Claridge Towers	<a href="http://bit.ly/2sMsy4A">http://bit.ly/2sMsy4A</a>
Colorado Apartments	<a href="http://bit.ly/2KSylHp">http://bit.ly/2KSylHp</a>
Columbia Road	<a href="http://bit.ly/2OfrVd2">http://bit.ly/2OfrVd2</a>
Elvans Road	<a href="http://bit.ly/2OUqzZP">http://bit.ly/2OUqzZP</a>
Fort Dupont Addition	<a href="http://bit.ly/2QTWaI4">http://bit.ly/2QTWaI4</a>
Fort Dupont Dwellings Walkup	<a href="http://bit.ly/2RlXkXk">http://bit.ly/2RlXkXk</a>
Fort Dupont Dwellings Townhomes	<a href="http://bit.ly/2QnP0zx">http://bit.ly/2QnP0zx</a>
Fort Lincoln	<a href="http://bit.ly/2tCY8SC">http://bit.ly/2tCY8SC</a>
Garfield Terrace (Family) – Walkup	<a href="http://bit.ly/2vKRniD">http://bit.ly/2vKRniD</a>
Garfield Terrace (Family) – Townhomes	<a href="http://bit.ly/2vKPySR">http://bit.ly/2vKPySR</a>
Garfield Terrace (Senior)	<a href="http://bit.ly/2vutqMp">http://bit.ly/2vutqMp</a>
Greenleaf Additions Townhomes	<a href="http://bit.ly/2Q2YuvL">http://bit.ly/2Q2YuvL</a>
Greenleaf Additions Apartments	<a href="http://bit.ly/2QDzYlf">http://bit.ly/2QDzYlf</a>
Greenleaf Extension	<a href="http://bit.ly/2PO1qMa">http://bit.ly/2PO1qMa</a>
Greenleaf Gardens Apartments	<a href="http://bit.ly/2OX3zJA">http://bit.ly/2OX3zJA</a>
Greenleaf Gardens (Townhomes)	<a href="http://bit.ly/2RP4J7z">http://bit.ly/2RP4J7z</a>
Greenleaf Senior	<a href="http://bit.ly/2vVdOSz">http://bit.ly/2vVdOSz</a>
Harvard Towers	<a href="http://bit.ly/2AoJe9f">http://bit.ly/2AoJe9f</a>
Highland Addition	<a href="http://bit.ly/2POnyqr">http://bit.ly/2POnyqr</a>
Highland Dwellings	<a href="http://bit.ly/2S8hKZN">http://bit.ly/2S8hKZN</a>
Hopkins Apartments	<a href="http://bit.ly/2L1Z75p">http://bit.ly/2L1Z75p</a>
Horizon House	<a href="http://bit.ly/2y4UJTI">http://bit.ly/2y4UJTI</a>
James Apartments	<a href="http://bit.ly/2twRLjJ">http://bit.ly/2twRLjJ</a>
James Creek	<a href="http://bit.ly/2Pvjv67">http://bit.ly/2Pvjv67</a>
Judiciary	<a href="http://bit.ly/2uvlKsN">http://bit.ly/2uvlKsN</a>
Kelly Miller Walk Up	<a href="http://bit.ly/2PB2XFY">http://bit.ly/2PB2XFY</a>
Kelly Miller Townhomes	<a href="http://bit.ly/2DMkOs2">http://bit.ly/2DMkOs2</a>
Kenilworth Apartments (262 Units)	<a href="http://bit.ly/2RPVFzc">http://bit.ly/2RPVFzc</a>
Kenilworth Townhomes (28 units)	<a href="http://bit.ly/2RCd4vj">http://bit.ly/2RCd4vj</a>
Kentucky Courts	<a href="http://bit.ly/2Q4T6Z5">http://bit.ly/2Q4T6Z5</a>
Knox Hill	<a href="http://bit.ly/2vO32xd">http://bit.ly/2vO32xd</a>
Langston Additions	<a href="http://bit.ly/2QDbg4p">http://bit.ly/2QDbg4p</a>

District of Columbia Housing Authority  
 Risk Assessments and Lead-Based Paint Testing Reports by Property  
 August 2018 - December 2018

Property	Risk Report Link
Langston Dwellings Walk-Up/Apartments	<a href="http://bit.ly/2RIMy38">http://bit.ly/2RIMy38</a>
Langston Dwellings Townhomes	<a href="http://bit.ly/2RNJUcl">http://bit.ly/2RNJUcl</a>
Ledroit Apartments – Highrise (106 units)	<a href="http://bit.ly/2waD4El">http://bit.ly/2waD4El</a>
Ledroit Apartments – Lowrise (18 units)	<a href="http://bit.ly/2L3IJl2">http://bit.ly/2L3IJl2</a>
Lincoln Heights Apartments	<a href="http://bit.ly/2DT2Ung">http://bit.ly/2DT2Ung</a>
Lincoln Heights Townhomes	<a href="http://bit.ly/2POswn5">http://bit.ly/2POswn5</a>
Lincoln Road	<a href="http://bit.ly/2wbxt0w">http://bit.ly/2wbxt0w</a>
Marigold	<a href="http://bit.ly/2zWg7d1">http://bit.ly/2zWg7d1</a>
Marley Ridge	<a href="http://bit.ly/2zShtUe">http://bit.ly/2zShtUe</a>
Montana Terrace Walk Ups	<a href="http://bit.ly/2QqBBCN">http://bit.ly/2QqBBCN</a>
Montana Terrace Townhomes	<a href="http://bit.ly/2QoGcp4">http://bit.ly/2QoGcp4</a>
Ontario Road	<a href="http://bit.ly/2NrSN9m">http://bit.ly/2NrSN9m</a>
Park Morton	<a href="http://bit.ly/2LijiWl">http://bit.ly/2LijiWl</a>
Potomac Gardens Family	<a href="http://bit.ly/2L6DeSR">http://bit.ly/2L6DeSR</a>
Potomac Gardens Senior	<a href="http://bit.ly/2vRTtgO">http://bit.ly/2vRTtgO</a>
Regency House	<a href="http://bit.ly/2t1LBYE">http://bit.ly/2t1LBYE</a>
Richardson Dwellings	<a href="http://bit.ly/2Dz6GIB">http://bit.ly/2Dz6GIB</a>
Sibley Plaza	<a href="http://bit.ly/2O7OTmx">http://bit.ly/2O7OTmx</a>
Sibley Townhomes	<a href="http://bit.ly/2KTJRYg">http://bit.ly/2KTJRYg</a>
Stoddert Terrace	<a href="http://bit.ly/2PFVbdM">http://bit.ly/2PFVbdM</a>
Sursum Corda	<a href="http://bit.ly/2KWaXOF">http://bit.ly/2KWaXOF</a>
Syphax Gardens	<a href="http://bit.ly/2Rgs5CM">http://bit.ly/2Rgs5CM</a>
The Villager	<a href="http://bit.ly/2QWaS1g">http://bit.ly/2QWaS1g</a>
Woodland Terrace – Walk-Ups	<a href="http://bit.ly/2R2WHaP">http://bit.ly/2R2WHaP</a>
Woodland Terrace – Townhomes	<a href="http://bit.ly/2RRXH1V">http://bit.ly/2RRXH1V</a>