

# (HY0) HOUSING AUTHORITY SUBSIDY

## **MISSION**

The mission of the Housing Authority Subsidy is to provide additional funding to the District of Columbia Housing Authority (DCHA) to subsidize its operations and to fund ongoing rental assistance for low-income households.

## **BACKGROUND**

For the past three years, the DC Housing Authority has received a capital allocation of \$50 million per year. The majority of the 46 properties were built between 1940 and 1960 and are in dire need of repair. The yearly infusions of \$50M allowed DCHA to make critical capital improvements to extend the life of the buildings, remove lead, begin master planning and feasibility studies for DCHA properties, and renovate vacant units. As part of its Portfolio Investment Strategy, DCHA has completed many of its repairs, but the agency still has properties with needed urgent repairs and rehabilitation to do. In January 2023, the Housing Authority started a portfolio-wide in-depth inspection initiative to identify patterns and create scopes of work for the coming years.

## **CAPITAL PROGRAM OBJECTIVES**

- Ensure the health and safety of DCHA residents
- Provide a welcoming community for residents
- Decrease vacancy rates
- Avoid displacement (e.g. “build-first” development)
- Steward funding transparently and efficiently
- Invest in preservation & rehabilitation

## **RECENT ACCOMPLISHMENTS**

1. Developed a framework for portfolio investment strategy
2. Developed a Senior Investment Strategy
3. Readied 303 units for lease-up
4. Made significant progress at LeDroit, Judiciary House, and Langston Additions
5. Closed on Phase I of Barry Farm
6. Closed on permanent financing for Park Morton Phase 1

**Elements on this page of the Agency Summary include:**

- **Funding Tables:** Past budget allotments show the allotment balance, calculated as allotments received to date less all obligations (the sum of expenditures, encumbrances, intra-District advances and pre-encumbrances). Agencies are allowed to encumber and pre-encumber funds up to the limit of a capital project’s budget authority, which might be higher than allotments received to date. For this reason, a negative balance on a project sheet does not necessarily indicate overspending or an anti-deficiency violation. A negative balance is permitted in this calculation of remaining allotment authority.
- **Additional Appropriations Data (\$000):** Provides a summary of the budget authority over the life of the project. The table can be read as follows:
  - **Original 6-Year Budget Authority:** Represents the authority from the fiscal year in which budget was first appropriated through the next 5 years.
  - **Budget Authority Through FY 2028 :** Represents the lifetime budget authority, including the 6-year budget authority for FY 2023 through FY 2028.
  - **FY 2023 Budget Authority Revisions:** Represents the changes to the budget authority as a result of reprogramming, redirections and rescissions (also reflected in Appendix F) for the current fiscal year.
  - **6-Year Budget Authority Through FY 2028 :** This is the total 6-year authority for FY 2023 through FY 2028 including changes from the current fiscal year.
  - **Budget Authority Request Through FY 2029 :** Represents the 6-year budget authority for FY 2024 through FY 2029.
  - **Increase (Decrease) :** This is the change in 6-year budget requested for FY 2024 - FY 2029 (change in budget authority is shown in Appendix A).
- **Estimated Operating Impact:** If a project has operating impacts that the agency has quantified, the effects are summarized in the respective year of impact.
- **FTE Data (Total budget in FTE Table might differ from actual budget due to rounding):** Provides the number for Full-Time Equivalent (FTE) employees approved as eligible to be charged to capital projects by, or on behalf of, the agency. Additionally, it provides the total budget for these employees (Personal Services), the non personnel portion of the budget in the agency’s capital plan, and the percentage of the agency CIP budget from either expense category.
- **Facility Location Map:** For those agencies with facilities projects, a map reflecting projects and their geographic location within the District of Columbia.

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(04) Construction	151,782	91,754	0	0	60,028	54,331	61,201	0	0	74,140	79,207	268,879
<b>TOTALS</b>	<b>151,782</b>	<b>91,754</b>	<b>0</b>	<b>0</b>	<b>60,028</b>	<b>54,331</b>	<b>61,201</b>	<b>0</b>	<b>0</b>	<b>74,140</b>	<b>79,207</b>	<b>268,879</b>

Funding By Source - Prior Funding						Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
Pay Go (0301)	51,132	18,930	0	0	32,202	0	0	0	0	0	0	0
Taxable Bonds – (0309)	100,650	72,824	0	0	27,826	54,331	61,201	0	0	0	0	115,532
Paygo - Restricted (0314)	0	0	0	0	0	0	0	0	0	74,140	79,207	153,347
<b>TOTALS</b>	<b>151,782</b>	<b>91,754</b>	<b>0</b>	<b>0</b>	<b>60,028</b>	<b>54,331</b>	<b>61,201</b>	<b>0</b>	<b>0</b>	<b>74,140</b>	<b>79,207</b>	<b>268,879</b>

Additional Appropriation Data			Estimated Operating Impact Summary						
First Appropriation FY		2021	Expenditure (+) or Cost Reduction (-)						
Original 6-Year Budget Authority		65,650	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
Budget Authority Through FY 2028		151,782	No estimated operating impact						
FY 2023 Budget Authority Changes		16,132	Full Time Equivalent Data						
6-Year Budget Authority Through FY 2028		212,252	Object	FTE	FY 2024 Budget	% of Project			
Budget Authority Request Through FY 2029		420,661	Personal Services	0.0	0	0.0			
Increase (Decrease)		208,409	Non Personal Services	0.0	54,331	100.0			

# HY0-DHA21-DEVELOPMENT AND REHABILITATION - DCHA

**Agency:** HOUSING AUTHORITY SUBSIDY (HY0)  
**Implementing Agency:** HOUSING AUTHORITY SUBSIDY (HY0)  
**Project No:** DHA21  
**Ward:**  
**Location:** DISTRICT-WIDE  
**Facility Name or Identifier:** PUBLIC HOUSING  
**Status:** Ongoing Subprojects  
**Useful Life of the Project:**  
**Estimated Full Funding Cost:** \$420,661,000



## Description:

To further the Mayor's commitment of increasing housing opportunities for the District's most vulnerable communities, the District is supporting the development and rehabilitation of the District of Columbia Housing Authority's (DCHA) real estate portfolio, which includes deeply affordable and subsidized housing. Projects range from capital repairs to building rehabilitations to property redevelopments. Starting in FY28, 15% of deed recordation and transfer tax revenue is dedicated to this project consistent with the Public Housing Stability Amendment Act of 2023, approved on 2nd reading June 13, 2023 (Enrolled version of Bill 25-202).

## Justification:

Funding will help ensure safe, hygienic housing units for DC's most vulnerable residents. The funds will also facilitate investments that provide housing stability by producing and preserving safe and affordable housing. Starting in FY28, 15% of deed recordation and transfer tax revenue is dedicated to this project.

## Progress Assessment:

The Office of the Deputy Mayor for Planning and Economic Development and DCHA will submit an annual written report to the Chairperson of the Committee on Economic Development for the District of Columbia, in accordance with the Fiscal Year 2014 Budget Support Act of 2013.

## Related Projects:

EB0-EB012C-33 K Street NW, EB013C-Barry Farm, Park Chester, Wade Road, EB016C-Park Morton Redevelopment, EB008C-MP - New Communities

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
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(04) Construction	151,782	91,754	0	0	60,028	54,331	61,201	0	0	74,140	79,207	268,879
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## Additional Appropriation Data

First Appropriation FY	2021
Original 6-Year Budget Authority	65,650
Budget Authority Through FY 2028	151,782
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6-Year Budget Authority Through FY 2028	212,252
Budget Authority Request Through FY 2029	420,661
Increase (Decrease)	208,409

## Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

## Milestone Data

	Projected	Actual
Environmental Approvals		
Design Start (FY)		
Design Complete (FY)		
Construction Start (FY)		
Construction Complete (FY)		
Closeout (FY)		

## Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	54,331	100.0