

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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DEPARTMENT OF HOUSING AND

COMMUNITY DEVELOPMENT

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DISTRICT OF COLUMBIA'S FISCAL YEAR 2013

CONSOLIDATED ANNUAL PERFORMANCE

EVALUATION REPORT

(CAPER) PUBLIC HEARING

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WEDNESDAY

NOVEMBER 20, 2013

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The Public Hearing convened in the  
First Floor Conference Room, 1800 Martin  
Luther King Jr. Ave SE, Washington, D.C., at  
6:30 p.m., Michael P. Kelly, Director, DHCD,  
presiding.

PRESENT:

MICHAEL P. KELLY, Director, DHCD

NATHAN SIMMS, Chief Program Officer, DHCD

T-A-B-L-E O-F C-O-N-T-E-N-T-S

Welcome and Opening Remarks, Michael P. Kelly,  
Director, DHCD. . . . .3

Witnesses:

Fred Hill, Ward 8 Resident. . . . .7

Annie Tyson, University Legal Services. .9

Jacqueline Ward Richardson,  
Greater Washington Urban League . . . . 11

Ash Kosiewicz, the Communications  
Director from the Latino Economic  
Development Center . . . . . 13

Tom Litke, Barracks Row Main Street . . 17

Leonard Watson, Ward 8 Resident . . . . 22

Judy Meima, Director of Multi-Family  
Programs at Mi Casa . . . . . 28

Tonya Crawford, Ward 8 Resident . . . . 35

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P-R-O-C-E-E-D-I-N-G-S

6:39 p.m.

DIRECTOR KELLY: Good evening everybody. My name is Michael Kelly and I'm honored to serve as the Director of the D.C. Department of Housing and Community Development.

I would like to thank you for attending tonight's hearing on the agency's Consolidated Annual Performance and Evaluation Report, we call it CAPER, for Fiscal Year 2013.

This hearing is being conducted on Wednesday, November 20, 2013. It's approximately 6:40 and we're at the Department of Housing and Community Development's headquarters here at 1800 Martin Luther King, Jr. Avenue, S.E., Washington, D.C. 20020. I would like to at this point recognize the managers at the table -- the manager at the table, Nathan Simms, who serves as the Chief Program Officer here at the agency, is with me

1        tonight.

2                        As many of you know, DHCD's  
3 mission is to create and preserve  
4 opportunities for affordable housing and  
5 economic development and to revitalize  
6 underserved communities of the District of  
7 Columbia. We accomplish this mission through  
8 the use of both federal and local funding.  
9 The U.S. Department of Urban Development,  
10 commonly known as HUD, requires that the  
11 Department complete an annual performance and  
12 evaluation report which details how the  
13 federal entitlement funding was spent.

14                      The purpose of tonight's hearing  
15 is to give the public an opportunity to  
16 provide feedback on the CAPER and how we have  
17 used federal funds to meet the District's  
18 housing and community development needs.  
19 These comments will be incorporated into  
20 DHCD's and the District's evaluation.

21                      The District receives four  
22 entitlement grants from HUD. We received the

1 Community Development Block Grant (CDBG), the  
2 HOME Investment Partnership Program, commonly  
3 called HOME, the Energy Shelter Grant (ESG),  
4 and finally the Housing Opportunities for  
5 Persons with AIDS (HOPWA). D.C. administers  
6 the CDBG and the HOME funds directly. The  
7 Emergency Service Grant Program is  
8 administered by the Department of Human  
9 Services, and the Housing Opportunities for  
10 Persons with AIDS program is administered by  
11 the D.C. Department of Health. In addition,  
12 the Department uses the Local Housing  
13 Production Trust Fund which is funded for the  
14 District's deed recordation and transfer taxes  
15 for the production and preservation of  
16 affordable housing.

17 D.C. utilizes this federal local  
18 funding to support a variety of initiatives  
19 including, but not limited to single-family,  
20 multi-family housing developments,  
21 comprehensive housing counseling services, and  
22 direct assistance to both current and future

1 homeowners. These initiatives help improve  
2 and revitalize our District neighborhoods. So  
3 before we begin tonight, just a few  
4 housekeeping items. Please make sure that  
5 your cell phones and other electronic devices  
6 are silent and on vibrate. I'll do that  
7 myself.

8 As you participate in this  
9 hearing, we understand that you may need to  
10 use personal examples when voicing your  
11 concerns. We'll be happy to speak with you  
12 one-on-one about any of those personal  
13 concerns that you may have after the meeting.  
14 Lastly, we ask that you please be respectful  
15 of others who are speaking and keep side  
16 conversations to a minimum. We'll have nine  
17 witnesses this evening who have registered to  
18 provide testimony. After we have heard from  
19 all those pre-registered witnesses, we'll open  
20 the floor for additional persons who wish to  
21 provide testimony. If you have written  
22 testimony, please make sure we have a copy.

1 Again, please limit your testimony to about  
2 three minutes.

3 Our first witness this evening is  
4 Mr. Samuel Ruffin. On to number two, Ward 8  
5 resident Fred Hill.

6 MR. HILL: Good evening, Director  
7 Kelly and Nathan Simms. I have a few brief  
8 questions relating to, one, the single family  
9 rehab program. Earlier this year you  
10 testified before D.C. Council that you were  
11 going to allocate \$14 million to the Single  
12 Family Rehab Program. Historically that  
13 program has never spent all of 3 million  
14 dollars each year so I'm curious to find, one,  
15 what would the 14 million do that the 3  
16 million hasn't done.

17 Then there's also the question of  
18 how many CBEs participated in the District  
19 funded or DHCD funded development projects.  
20 Who would those CBE companies be? How much  
21 money did they earn out of the 33.4 million?  
22 How many jobs were created with those

1 development projects for D.C. residents? And  
2 where could the public see proof of the  
3 announcement that you will give us or the  
4 response that you will give us?

5 That's basically my short  
6 questions.

7 DIRECTOR KELLY: Well, again, I  
8 probably should have included this in my  
9 notes. This is not necessarily a question and  
10 answer exercise. It's an opportunity for the  
11 public to put on record questions like yours,  
12 Mr. Hill. We'll be putting those on the  
13 record. Again, there are other avenues to get  
14 those directly answered to you, in other ways.  
15 For tonight's purposes, we just want to make  
16 sure that your comments and your concerns are  
17 embedded in our record to HUD.

18 MR. HILL: Okay. And this will  
19 be, right?

20 DIRECTOR KELLY: Absolutely.

21 MR. HILL: All right. Thank you.

22 DIRECTOR KELLY: Thank you for

1 your testimony.

2 University Legal Services, Annie  
3 Tyson.

4 MS. TYSON: Good evening. My name  
5 is Annie Tyson. I work for University Legal  
6 Services. We have three locations and I'm  
7 housed here. I'm here just to say that we  
8 have helped many clients purchase homes through  
9 the HPAP program and rehab program, and the  
10 other housing programs that you have here like  
11 the Lead Program. I think these are good  
12 programs that we need in the community. If it  
13 wasn't for these programs, which I have been  
14 working with HPAP since 1987, I've seen so  
15 many people that didn't think they was able to  
16 afford a house. Now they are homeowners.  
17 I've seen a lot of people that was having  
18 problems with the house. They didn't have  
19 money to get rehab work done on their houses.  
20 Now their houses are completed and fixed. I  
21 think that these programs are good programs  
22 and we should continue with them.

1                   The newest program that we are  
2                   working with is Lead and we was able to help  
3                   a lot of people up on Chesapeake Street and  
4                   Brandywine. Those people was able to get the  
5                   lead out of their buildings with the help of  
6                   DHCD Lead Program. I think it's very  
7                   important that they continue on adding money  
8                   into these programs so we can help more and  
9                   more people. It feels good when you have  
10                  someone that says, "Golly, I never even though  
11                  I could buy a house." \$22,000 and you're in  
12                  a house. That's pretty good. That's all I  
13                  have.

14                                 DIRECTOR KELLY: Thank you, Ms.  
15                                 Tyson.

16                                 MS. TYSON: You're welcome.

17                                 DIRECTOR KELLY: Housing and  
18                   Community Development Director of the Greater  
19                   Washington Urban League, Jacqueline Ward  
20                   Richardson.

21                                 MS. RICHARDSON: Good evening.  
22                   The League administers key programs funded

1 with the U.S. Department of Housing and  
2 Community and Urban Development sourced hours.  
3 Our largest program is the DHCD's Home  
4 Purchase Assistance Program. During our  
5 administration of the Home Purchase Assistance  
6 Program we have helped over 7,000 families to  
7 realize the dream of homeownership. In fiscal  
8 year 2013 our achievements were as follows:

9           The facilitation of 269 loans for  
10 homeownership. Fifty percent utilized CDBG  
11 funding for \$4,093,000. Four percent utilized  
12 home funds for an addition of \$328,805.  
13 Therefore, 54 percent of the HPAP funds funded  
14 in FY '13 were made using HUD program funding.

15           We expended a total of 8.5 million  
16 including the Negotiated Employer Assistant  
17 Housing Program. The majority of our clients  
18 purchased in Ward 7 amounted to 134 clients,  
19 and Ward 8: 53 clients. However, each D.C.  
20 ward received HPAP home buyers. Of the \$4.5  
21 million HPAP funding went to Ward 7 and 8.

22           Our HPAP clients are low to

1 moderate income residents of the District of  
2 Columbia. The average client earns  
3 approximately \$56,000 and purchases a home for  
4 about \$240,000. The average HPAP loan is  
5 \$32,852 in Ward 7 and \$36,604 in Ward 8.  
6 Recent years have been very difficult for  
7 prospective home buyers. Insecurity of the  
8 job and housing markets have resulted in many  
9 persons not taking steps toward homeownership.  
10 However, the D.C. market has seen an upturn in  
11 the housing market, with increasing property  
12 values for qualified first-time home buyers.  
13 This is an excellent time for families to  
14 purchase in the city utilizing the funds from  
15 the HPAP program.

16 Millions of dollars are pumped  
17 into the local economy when people buy homes.  
18 Our local government receives the benefit of  
19 property and transfer taxes. HPAP is one of  
20 the largest programs of this kind operating in  
21 this country. I believe the way it is  
22 structured, where clients can chose their

1 lenders and realtors, that being the source  
2 delivery and single source for funds, is a  
3 national model.

4 The League is proud to be DHCD's  
5 provider of choice for the administration of  
6 this program. We are proud to be associated  
7 with the successful program and that means so  
8 much to thousands of families residing in the  
9 District. Thank you.

10 DIRECTOR KELLY: Thank you very  
11 much.

12 The Communications Director from  
13 the Latino Economic Development Center, Ash  
14 Kosiewicz.

15 MR. KOSIEWICZ: Good evening. My  
16 name is Ash Kosiewicz, Communications Director  
17 for LEDC. We equip people with the skills and  
18 the financial tools to buy and stay in their  
19 homes, take control of the decisions affecting  
20 their apartment buildings, and start or expand  
21 small businesses. Thank you for the chance to  
22 highlight how our partnership with DHCD helped

1 meet some of our city's housing and economic  
2 development needs in Fiscal Year 2013. In the  
3 wake of Mayor Gray's \$100 million investment  
4 in support of affordable housing and continued  
5 efforts to support small businesses, DHCD is  
6 helping us level the playing field for D.C.  
7 residents.

8           Given D.C.'s improved financial  
9 position, the time is now to make key  
10 investments to harness the city's economic  
11 growth, to preserve the city's economic and  
12 cultural diversity. In FY 2013 with the  
13 support of DHCD, LEDC assisted roughly 4,500  
14 families through our comprehensive approach to  
15 community based economic development.

16           Over the last year LEDC worked  
17 with entrepreneurs to stimulate the local  
18 economy and create jobs. Our lending program  
19 dispersed approximately \$357,000 to 28 small  
20 local businesses, retaining or creating 154  
21 jobs. Almost one quarter of these loans are  
22 part of the KEVA City/D.C. partnership which,

1 is a really an exciting innovative private  
2 nonprofit partnership between LEDC, KEVA, and  
3 Capital One.

4 Our small business development  
5 program connected aspiring and established  
6 entrepreneurs with workshops in areas ranging  
7 from technology integration to smart financial  
8 management to help them better compete in the  
9 digital economy.

10 About 350 individuals participated  
11 in our training and 193 accessed almost 400  
12 101 TA sessions to strengthen businesses in  
13 areas including marketing and business  
14 planning. So the funds from DHCD Small  
15 Business Technical Assistance Program they  
16 were really vital in this effort, and support  
17 for this program's funding during the last  
18 budget cycle was money really well spent.

19 We also know the impact of DHCD  
20 funds to support affordable housing  
21 preservation and homeownership. Over the last  
22 year our Affordable Housing Preservation

1 Program provided assistance to 3,500 families  
2 and 75 apartment buildings and limited equity  
3 housing co-ops. The city's Tenant Purchase  
4 Assistance Programs in particular continue to  
5 be one of DHCD's best investments. In FY 2013  
6 19 buildings completed the TOPA process and 16  
7 retained 100 percent affordability.

8 We are currently working with six  
9 buildings that are ready-to-use funds from the  
10 Mayor's \$100 million commitment to buy their  
11 buildings. LEDC's homeownership program in  
12 turn helped 61 D.C. perspective first-time  
13 home buyers become first-time homeowners. And  
14 this is a 35 percent increase from FY 2012.

15 In that same time, we educated 733  
16 clients on those responsibilities of  
17 homeownership. We really firmly believe that  
18 that dream of responsible homeownership is  
19 alive and well, and we want to help more  
20 people do this in the District of Columbia.

21 So all of these successes wouldn't  
22 be possible without the financial support of

1 HUD and DHCD. So thank you for your support  
2 and we hope that DHCD will champion these  
3 programs, Small Business Technical Assistance  
4 Program, and neighborhood-based services for  
5 tenants and first-time home buyers as it  
6 prepares its Fiscal Year 2015 budget request.

7 DIRECTOR KELLY: Thank you.

8 Resident Samuel Jackson.

9 Okay. Director of Multi-Family  
10 Programs Mi Casa, Judy Meima. I don't see  
11 Judy here tonight.

12 Barracks Row Main Street, Tom  
13 Litke.

14 MR. LITKE: This is moving quick  
15 tonight. That's great. I guess we all feel  
16 compelled to grab the microphone. It's here  
17 but I understand it's not working. Director  
18 Kelly, Mr. Simms, thanks for having us come  
19 out tonight. We appreciate the opportunity.  
20 I prepared testimony, but folks are rolling  
21 along so I'm going to hit you with the  
22 highlights, I suppose.

1 My name is Tom Litke. I'm the  
2 Program Manager for Barracks Row Main Street.  
3 It's one of the local main street programs,  
4 nonprofit, here in Capitol Hill. I'm also an  
5 owner of D.C. Facades. I handle a lot of  
6 facade improvement projects in many of the  
7 communities. I'm also a D.C. certified  
8 business enterprise. I thought I would offer  
9 comment tonight. Martin Smith was unable to  
10 attend, but on behalf of both our  
11 organizations, Barracks Row and D.C. Facades,  
12 I want to express our gratitude to the  
13 Department, for both its financial support and  
14 improving the coordination of services that  
15 have been going on, allowing us to expand.

16 During Fiscal 2013 nearly a dozen  
17 properties were rehabilitated and renovated on  
18 behalf of local businesses and property  
19 owners. Through the use of public funds, it  
20 was also able to leverage \$250,000 of private  
21 money, which is always beneficial to all  
22 groups served. We were able not only to work

1 on 8th Street, SE, which I think most people  
2 are familiar with the successes, but we've  
3 been able to reach out to smaller nonprofits  
4 working with groups in Wards 1, 2, 4, 5, and  
5 6 to help with their storefront improvements.

6 So while fewer groups are applying  
7 for the storefront funds, actually more  
8 properties are being completed through one  
9 group that can handle a reimbursable check  
10 grant system. It's worked out rather well.  
11 With those 12 properties we've also expanded,  
12 as I mentioned. I wanted to commend DHCD on  
13 improving the process. Specifically I've been  
14 working with Lamont Lee and Stephanie Davis.  
15 Better communications. I know I've been in  
16 D.C. for almost a decade now, the last seven  
17 or eight years helping with storefront  
18 improvements. It's also been a positive  
19 experience making adjustments to the program.  
20 I guess the way I put it is, as the owner of  
21 a private business that represents a lot of  
22 these local nonprofits, I really wanted to

1 mention it's really been well received how  
2 DHCD has been able to bring closer to a market  
3 reality that they are bringing in private  
4 contractors who sometimes have to help out.  
5 We get more buildings done. We increase the  
6 credibility of D.C.'s government efforts, as  
7 well as the local nonprofits and we get to  
8 finish the properties.

9           Obviously the District benefits  
10 from these properties. I know in one of the  
11 neighborhoods alone brought in almost a  
12 million dollars in property taxes that we  
13 didn't see just a few years ago. We found the  
14 program has been effective in maintaining the  
15 historic integrity of the commercial  
16 districts, stabilizing and retaining the long-  
17 time business tenants and also providing  
18 community outreach. A lot of these  
19 neighborhoods are transitional and overcoming  
20 language barriers helps with both cultural  
21 preservation.

22           I guess the phrase I tend to like

1 to use is that it keeps us being competitive  
2 but also keeps us interested. There's a  
3 certain vibrancy that stays to the  
4 neighborhood. So in conclusion, I appreciate  
5 the opportunity to express our gratitude. We  
6 hope that we will continue to see CDBG funds  
7 for more storefront improvements. Thank you.

8 DIRECTOR KELLY: Thank you for  
9 your testimony, Mr. Litke.

10 MR. LITKE: Thank you.

11 DIRECTOR KELLY: Ward 8 resident,  
12 and much more, Leonard Watson.

13 MR. WATSON: Good evening, Mr.  
14 Kelly, DHCD staff. My name is Leonard Watson,  
15 Sr. I'm a resident of Ward 8 and a Ward 8  
16 community activist. I am pleased to be given  
17 the opportunity to offer my testimony  
18 regarding the FY 2013 Consolidated Annual  
19 Performance Evaluation Report, covering the  
20 periods from October 1, 2012 through September  
21 30, 2013.

22 As a former eight-year Housing

1 Production Trust Fund Board Member, I do have  
2 some observations, comments, and questions  
3 regarding the evaluation report. In the  
4 executive summary of the report the total  
5 federal funds was \$43,133,074. And then the  
6 total expenditures were listed at \$47,383,397.  
7 There is an overlap in the spending of  
8 \$4,250,309. I want to know what budgetary  
9 funds were used to cover this overspending?  
10 Also, what did you spend the money on?

11 And I'll move, fast forward to the  
12 checks. On page 22, under Section 3, I want  
13 to know how many Section 3 jobs were created  
14 as a result of this funding and how many  
15 actually was Ward 8 residents who received  
16 jobs under Section 3. On page 24, under  
17 matching funds, I'm looking at Washington but  
18 I'm skipping down to the next paragraph where  
19 you talk about your home funding program.  
20 It's says in FY 2013 DHCD contributed, then  
21 they have two Xs. They don't give you the  
22 dollar amount, I don't know what that is,

1       toward the home match. I would like to know  
2       what is the monetary figure that deals with  
3       the matching funds in that area.

4                       On page 31 you outline your  
5       budget. In Table 4 you speak of the Home  
6       Purchase Assistant Program, HPAP. I want to  
7       know how many Ward 8 residents was involved in  
8       this program, how many received assistance as  
9       a result of this funding. In terms of the  
10      storefront facade development, I want to know  
11      how many facades will actually receive money  
12      to upgrade their storefronts in Ward 8. I see  
13      a lot of areas across the city that's getting  
14      help.

15                      Also the gentleman who testified  
16      before me said they've done some things on  
17      Barracks Row. I want to know what's happening  
18      in Ward 8. My concentration is solely on Ward  
19      8, because that's where I live at. On page 39  
20      I want to talk about your CDBGs. And  
21      specifically I'm speaking to Lydia's House.  
22      Lydia's House, in terms of output they said

1 the ownership council provided to 996  
2 individuals but they don't say how this was  
3 done. Did they do it by survey, telephone  
4 interview? What was the process they used to  
5 get it to these 996 individuals?

6 They speak of, No. 2, they speak  
7 of 136 households. How many foreclosures were  
8 there in Ward 8? In terms of the LSW, how  
9 many resources were used in these particular  
10 projects? They also speak to the home buyers  
11 for 35 members. Are any of these members in  
12 Ward 8?

13 In terms of -- the next piece goes  
14 to -- I want to talk about the ARCH. I  
15 notice, in the funding for ARCH, you list ARCH  
16 twice. On page 42 I see ARCH listed as  
17 receiving \$229,822. Also on page 43, under 5,  
18 there's a different number that speaks to --  
19 under the IDIS number it says 1850. It says  
20 they received \$229,822. I don't know if this  
21 is a duplication of your funding, or  
22 additional funding where they received a half

1 a million dollars. I want to know answers to  
2 that.

3 In terms of the -- I'm speaking  
4 directly as it relates to ARCH. When I was on  
5 the Housing Construction Trust Fund Board  
6 under the Williams and Fenty administration,  
7 and the former director of DHCD was Lisa  
8 Edmond. She was adamant about the fact that  
9 ARCH owed the District of Columbia a large sum  
10 of taxes. I want to know whether or not ARCH  
11 is current with their taxes with the D.C.  
12 government. If not, I question why DHCD is  
13 continuously providing ARCH with CDBG funding.  
14 I want to know that because they are getting  
15 the funding.

16 In terms of when you go back to  
17 Lydia house, they say they only dealt with  
18 five people's applications. I mean, that's  
19 totally ridiculous. When you compared that to  
20 your legal service people, they have 590 some  
21 people that they dealt with. There is a  
22 disparity.

1                   I saw the monetary value for the  
2                   legal people was more advanced than Lydia's  
3                   house. By me living in this ward, knowing  
4                   Lydia House I don't think Lydia House has a  
5                   stellar reputation for the money that they're  
6                   getting and I don't think they are providing  
7                   the services. I can't glean where they're  
8                   at with the output because I don't know if  
9                   this verified information comes to you where  
10                  you can pin them down. I don't know that.  
11                  I'm just looking at bullets, if you will, with  
12                  no verification.

13                   Lastly, I want to talk about the  
14                  Big K project. I've been around for a long  
15                  time and Greta Fuller, who is a commissioner  
16                  in 8A, she was on the found floor of this  
17                  particular funding and she was adamant about  
18                  certain things maintained as it was. I want  
19                  to know: how much federal funding did Big K  
20                  receive for this particular project? And I  
21                  also want to know why is DHCD continuing to  
22                  support the project despite no public or

1 community support. The Big K developer  
2 shopping development did not comply with the  
3 original RFP so why is DHCD doing this? The  
4 community wants the historic homes to stay on  
5 the site and not move.

6 Assuming it is moved, these  
7 historical sites, which the community objects  
8 to, who would defray the cost for move and  
9 relocation? Would it be DHCD? Would it be  
10 the developer? We need to know answers in  
11 that particular area.

12 I want to know why, or maybe DHCD  
13 could take under advisement they might want to  
14 issue another RFP, even if you go as far as to  
15 chose another developer that will meet the  
16 needs of this community and what they are  
17 asking for as relates to the Big K project.  
18 Thank you for your time.

19 DIRECTOR KELLY: Thank you, Mr.  
20 Watson.

21 If we can circle back at this  
22 point to see about the ones that have already

1 registered. Did Mr. Samuel Ruffin get here?  
2 How about Samuel Jackson? I know Judy is  
3 here. Judy Meima, Director of Multi-Family  
4 Programs at Mi Casa.

5 MS. MEIMA: Good evening. Thanks  
6 for the opportunity to talk. A lot of work  
7 needs to be done I see. My day today has been  
8 sandwiched between two DHCD events. The first  
9 was a press conference this morning that the  
10 Mayor and Director Kelly and Deputy Director  
11 Hoskins announced the awards for the current  
12 Super NOFA. I'm here tonight to talk a little  
13 bit about what I see being done and how Mi  
14 Casa can continue to work with the Department.

15 This morning was an uplifting  
16 event. In addition to the announcement of the  
17 actual money invested, \$187 million for  
18 affordable housing, what was even more  
19 heartening was hearing the Mayor and the rest  
20 of the speakers affirm their commitment to  
21 affordable housing and affirming the  
22 commitment that came out of that comprehensive

1 housing strategy to 10,000 units affordable  
2 housing in 2020.

3 But even more so, I heard the  
4 Mayor make a deeper commitment this morning in  
5 saying two things in response to questions  
6 from the press. One was regarding  
7 affordability, and I heard the Mayor say that  
8 technical meeting the definition of  
9 affordability was not enough, the HUD  
10 definition using median income.

11 I heard the Mayor say that his  
12 administration wanted to address the needs of  
13 D.C. residents and really target all income  
14 levels, including 30 percent of AMA in D.C.  
15 That was encouraging. Also I heard the Mayor  
16 say and acknowledge that \$187 million is great  
17 but it's not going to solve the housing gap in  
18 the city. Also even 10,000 units by 2020,  
19 which is a very high goal to set, still won't  
20 solve the issue. It's good to hear a Mayor  
21 acknowledge that and I believe that behind  
22 that some commitment to follow through on

1       that.

2                       Mi Casa is not-for-profit  
3       affordable housing development organization.  
4       We are about 20 years old and we have three  
5       programs: single family first time  
6       homeownership, providing consulting services  
7       through tenant opportunity to purchase, and  
8       also affordable rental. Tonight I just want  
9       to spend a few minutes on some of the awards  
10       that Mi Casa has directly been involved in and  
11       kind of the picture behind what those loans  
12       and grants accomplish. One of the  
13       cooperatives today that was awarded a grant Mi  
14       Casa works with, and that's the Kara House  
15       Cooperative located at 1498 Spring Place in  
16       D.C.

17                      They exercised their rights in  
18       2005 to purchase their building. And since  
19       that time they've been working to find funds  
20       to complete the development. Very much needed  
21       rehabilitation is needed. During those eight  
22       years they have managed their cooperative.

1 They've gotten some support from the Housing  
2 Finance Agency, a small McKinney Loan, which  
3 they have since paid back. Today they got a  
4 commitment from the Department to complete the  
5 construction which will be also leveraged with  
6 private funds. In that building for 60  
7 percent of the people, the current residents,  
8 lived in the building when it was purchased,  
9 so they've hung in there kind of through this  
10 time persistently finding the funds.

11           When the building was purchased a  
12 lot of those households were young families  
13 and they've grown since that time. One of the  
14 nice things about this grant is that it will  
15 allow them to combine units and make some  
16 family sized units, which are in great need in  
17 D.C. It's not an inexpensive project. All  
18 that cost money. The eight years in trying to  
19 find the financing have created needs in the  
20 building but it's a valuable project. I think  
21 the fact that many of the residents still live  
22 there show their commitment to the city.

1                   Also today, a co-op that bought  
2                   their building on the very same day as Kara  
3                   House, Crestwood Cooperative, received funds  
4                   from the FY 2012 NOFA. Currently they are  
5                   undergoing construction. They will be moving  
6                   back to their rehabed unit in March of next  
7                   year. In that building there's a lot of  
8                   elderly single Latina women who have lived in  
9                   that community, in the Adams Morgan community,  
10                  for long years and would certainly have been  
11                  displaced out of their homes if they couldn't  
12                  have purchased through TOPA. Now they know  
13                  that they have an affordable home for the rest  
14                  of their lives, in the neighborhood that they  
15                  have lived in so long.

16                  The final area in which Mi Casa  
17                  has worked with the Department to try address  
18                  the needs is providing services to co-ops.  
19                  Under this NOFA we've the received grants to  
20                  do technical assistance and training with co-  
21                  ops that are post development. We had our  
22                  first training under that grant last Saturday.

1 About 30 people from 14 co-ops came. And the  
2 spirit in that room was tremendous. We talked  
3 about budgeting and how do you budget for your  
4 building. Not only spirit but the kind of  
5 experience and knowledge that people brought  
6 to the room and shared with each other.

7 Certainly it's more than the  
8 professional staff of our agencies can match,  
9 because they have been living this throughout  
10 the days. Without the grant that you provided  
11 to Mi Casa, they would have no other forum or  
12 resources in which to come together and  
13 maintain their co-ops and find the support  
14 they can do, because it's a difficult job.

15 Affordable housing is difficult in  
16 any circumstances. When you combine that with  
17 trying to do cooperative housing it becomes  
18 more difficult. People at the training said:  
19 we need a space to meet. We need a way to  
20 come together to share ideas and to get the  
21 help to keep going. That's what your grant  
22 has done.

1                   Again, Mi Casa appreciates working  
2 with the Department and we look forward to  
3 continuing to do what we can to address the  
4 needs.

5                   DIRECTOR KELLY: Thank you for  
6 your testimony, Ms. Meima.

7                   Okay. At this point I would like  
8 to open it up to any other resident to provide  
9 any kind of testimony for tonight. Would  
10 anyone else like to provide testimony for the  
11 public record?

12                   Please come up. State your name.

13                   MS. CRAWFORD: Good evening. My  
14 name is Tonya Crawford. I reside here in Ward  
15 8, actually around the corner. I really  
16 appreciate the opportunity to be here and to  
17 share my testimony with you this evening.  
18 Unfortunately I haven't had a chance to take  
19 a look at the performance evaluation, so I  
20 really can't speak on that.

21                   I can just share what my  
22 experience has been. I have recently been --

1 actually, my home has recently been renovated  
2 through the Lead Safe Washington Program. I  
3 am also an applicant of the rehabilitation,  
4 single family rehabilitation program which I  
5 am still waiting to work out or hear from.

6 I would just like to say that the  
7 program, on a very personal note has just done  
8 so much to my neighborhood. I have a fresh  
9 coat of paint on my home. I have fresh  
10 windows. The inside of my home, practically  
11 the entire inside of my home has been  
12 repainted. My radiators have been cleaned up.  
13 I don't know the technical term for what was  
14 done. It's just like a new home.

15 Middle class is like the new poor.  
16 I mean, I'm not -- my income is not really at  
17 the poverty -- it isn't at the poverty level.  
18 However, I did qualify for the program.  
19 Although generally speaking, I am not at that  
20 income level, I'm still at an income where I  
21 could not have ever really afforded to take  
22 care of all the things that the program took

1 care of.

2 Again, as I mentioned, it's just  
3 created a wonderful vibe in my neighborhood.  
4 My neighbors along the way commented on the  
5 paint and everyone is coming and talking about  
6 how wonderful the house looks. Just that  
7 interaction and that feeling of just  
8 renovation and renewal and just, care.

9 My home is actually situated at  
10 the -- it's the very last rowhouse on my  
11 street and it is parallel to -- well, it's  
12 perpendicular to an alley where lots of people  
13 walk to get to Minnesota Avenue so there are  
14 lots of people that see the home, lots of  
15 people who have seen it over the years in a  
16 not so positive way because of the lead paint  
17 and the chipped paint and all of the things.

18 I have been the victim of graffiti  
19 in the past. Now it seems to be a different  
20 sense of appreciation for the space. Again,  
21 I could not have afforded it myself. The  
22 program staff has been -- I can't say enough

1 good about the staff. They have always been  
2 really forthright with me, responsive,  
3 proactive, just really informative. This is  
4 the very first program that I had ever been  
5 part of so I guess you can say I was really  
6 unaware of what the process was. Again, I had  
7 not been part of any other district programs  
8 where they took care of me in that way.

9 So it was really refreshing for me  
10 to be a part of this program and realize that,  
11 yes, these are stewards of the District of  
12 Columbia who really cared about the fact that  
13 my home was in need of these changes and these  
14 improvements. Just seeing that the staff and  
15 the people in the program wanted to make sure  
16 that I received the services that I most  
17 needed.

18 One thing that I would suggest,  
19 however, is that more people are made aware of  
20 the program. It was really kind of haphazard  
21 how I found out about the program just being  
22 in this particular building actually with

1 someone else who was trying to find out  
2 information about becoming a homeowner. Just  
3 my intuitive or just my inquisitive self just  
4 taking everything, any and all brochures that  
5 were housed here, and that's how I stumbled  
6 upon the program. Otherwise, I might not have  
7 ever really been privy to that. Or, at least  
8 if it came in the mail, I didn't really pay  
9 much attention to it.

10 I would suggest that whatever  
11 means that the program, particularly the Lead  
12 Safe Program, is advertised and beefed up a  
13 bit, or maybe some different strategies are  
14 used. Again, I can't say enough good things  
15 about the program. I'm recommending to  
16 everyone who complements me on my home. They  
17 say, "Ooh, I love the color." I say, "You  
18 know, I didn't pay a dime for this." And I  
19 want to share that with people. They are in  
20 the same situation that I'm in, probably  
21 economically less stable than myself.

22 I want people to know about the

1 program. It does mean a lot when you home  
2 feels renewed, when it's refreshed. Again, I  
3 believe that the neighborhood appreciates it  
4 and tried to take better care of it. Thank  
5 you.

6 DIRECTOR KELLY: Thank you so  
7 much.

8 Anybody else who would like to  
9 present testimony for tonight's Consolidated  
10 Annual Performance Evaluation Report Hearing?

11 Hearing none then, I think I would  
12 like to make a couple announcements before I  
13 conclude the hearing. As part of our  
14 continuing education series -- Ms. Crawford,  
15 this is apropos to your comments a moment ago  
16 -- on December 4th we'll be having a rent  
17 adjustment under the Rental Assistance Act,  
18 Substantial Rehabilitation petitions.

19 There will be a workshop conducted  
20 right here. That topics will include housing  
21 provided petitions in general and when to  
22 consider filing for a substantial rehab

1 petition. We are going to be having, on  
2 December 10th, a housing regulation  
3 administration quarterly tenant stakeholder  
4 meeting. Again, this is an opportunity for  
5 tenants and tenant stakeholder groups to come  
6 and discuss issues with us. And a Housing  
7 Regulation Administration quarterly housing  
8 provider stakeholder meeting. This is at the  
9 attention of realtors, property managers,  
10 housing providers, and small landlords. That  
11 will be on Thursday, December 12th. Both the  
12 tenant meeting and the provider meeting will  
13 start at 12:00 on the 10th and the 12th  
14 respectively.

15 Again, thanks for your testimonies  
16 this evening. Your feedback is valuable to  
17 the agency and to the city as a whole. Again,  
18 your comments will be incorporated into our  
19 larger District Evaluation Reports. This  
20 concludes tonight's hearing of the  
21 Consolidated Annual Performance Evaluation  
22 Report.

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Please feel free to stay to speak  
to myself or to any of the senior managers  
here for any other issues. Thanks again for  
coming tonight everybody.

(Whereupon, the above-entitled  
matter went off the record at 7:21 p.m.)

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Before: DC DHCD

Date: 11-20-13

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