GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

# FIVE YEAR CONSOLIDATED PLAN

October 1, 2016 to September 30, 2021

## Fostering the Development of Strong, Equitable Neighborhoods

Brian Kenner
Deputy Mayor for Planning and Economic Development

Polly Donaldson, Director
Department of Housing and Community Development
1800 Martin Luther King Jr., Avenue, SE | Washington, DC 20020

# Note on the Draft

The U.S. Department of Housing and Urban Development (HUD) now requires all jurisdictions to draft and submit Consolidated Plans, Annual Action Plans, and Consolidated Annual Planning and Evaluation Reports via the internet. The majority of the data tables throughout this document were pre-populated or defined by HUD software. Grantees enter responses to questions individually. In many sections, responses were limited to 4,000 characters. The new system allows for more automated data capture by HUD, and therefore, more robust analysis and reporting of activities for geographies nationwide. This is the first time the District of Columbia is submitting its Consolidated Plan and Annual Action Plan through HUD's new portal.

For the purpose of making the Plan accessible and readable for the public yet transferable to this new system, this draft document was developed in Microsoft Word with mirror templates of the system.

This draft version is available for public review and comment for a minimum of 30 days, pursuant to the District's Citizen Participation Plan. An online copy is available on DHCD's homepage located at http://dhcd.dc.gov and is available for review at the Department's office at 1800 Martin Luther King, Jr. Avenue, Southeast, Washington, DC 20020 in the Housing Resource Center. Additionally, copies will be available for review at the following community-based organizations:

| | | | |
|---|---|---|---|
| AARP Legal Counsel for the Elderly<br>601 E Street, NW<br>(202) 434-2120 | Central American Resource Center<br>1460 Columbia Rd, NW, #C1<br>(202) 328-9799 | Greater Washington Urban League, Inc.<br>2901 14th Street, NW<br>(202) 265-8200 | Housing Counseling Services, Inc.<br>2410 17th Street, NW,<br>Suite 100<br>(202) 667-7006 |
| Latino Economic Development Center<br>641 S Street, NW<br>(202) 588-5102 | Lydia's House<br>4101 Martin Luther King, Jr. Avenue, SW<br>(202) 373-1050 | Manna, Inc.<br>828 Evarts Street, NE<br>(202) 832-1845 | MiCasa<br>6230 3rd Street, NW<br>(202) 722-7423 |
| University Legal Services<br>220 I Street, NE<br>Suite 130<br>(202) 547-4747 | University Legal Services<br>3939 Benning Road, NE<br>(202) 650-5631 | University Legal Services<br>1800 MLK Jr. Ave., SE<br>(202) 889-2196 | |

Pursuant to the Language Access Act of 2004, the Executive Summary, Table of Contents, and Notice of Public Engagement Events will be translated into the following six languages: Spanish, French, Korean, Chinese, Vietnamese, and Amharic. Translated versions will be available on DHCD's website no later than **Friday, July 1, 2016.**

DRAFT

An open forum and hearing will be held on **Wednesday, July 27, 2016** at 815 Florida Avenue, NW (Housing Finance Agency) to provide an opportunity for the public to receive information related to the Consolidated Plan, Annual Action Plan, and Housing Trust Fund Allocation Plan and offer comments in person. The open forum will be open between 5pm and 6:15pm for the community to engage with staff freely. The public hearing will start at 6:30pm.

Written comments on the Consolidated Plan, Annual Action Plan, and Housing Trust Fund Allocation Plan can be submitted one of two ways – via e-mail to Jennifer.skow@dc.gov or by mail to Polly Donaldson, Director, DC Housing and Community Development, 1800 Martin Luther King Jr, Ave, SE, Washington, DC 20020.

Comments may be submitted between the time the Draft Plans are available for review and must be ***submitted no later than 5pm on August 10, 2016***. The Department of Housing and Community Development will consider all comments received, revise the Plans as appropriate, and post the final versions on its website.

.

DRAFT

# Table of Contents


***EXECUTIVE SUMMARY*** ..... 5

*ES-05: Executive Summary* ..... 5

*PR-05: Lead & Responsible Agencies* ..... 11

*PR-10: Consultation* ..... 12

*PR-15: Citizen Participation* ..... 21

**NEEDS ASSESSMENT** ..... 25

*NA-05: Overview* ..... 25

*NA-10: Housing Needs Assessment* ..... 27

*NA-15: Disproportionately Greater Need: Housing Problems* ..... 37

*NA-20: Disproportionately Greater Need: Severe Housing Problems* ..... 40

*NA-25: Disproportionately Greater Need: Housing Cost Burdens* ..... 43

*NA-30: Disproportionately Greater Need: Discussion* ..... 45

*NA-35: Public Housing* ..... 47

*NA-40: Homeless Needs Assessment* ..... 53

*NA-45: Non-Homeless Special Needs Assessment* ..... 58

*NA-50: Non-Housing Community Development Needs* ..... 67

**MARKET ANALYSIS** ..... 74

*MA-05: Overview* ..... 74

*MA-10: Number of Housing Units* ..... 76

*MA-15: Cost of Housing Units* ..... 84

*MA-20: Condition of Housing* ..... 89

*MA-25: Public and Assisted Housing* ..... 96

*MA-30: Homeless Facilities and Services* ..... 101

*MA-35: Special Needs Facilities and Services* ..... 105

*MA-40: Barriers to Affordable Housing* ..... 115

*MA-45: Non-Housing Community Development Assets* ..... 117

*MA-50: Needs and Market Analysis Discussion* ..... 128

**STRATEGIC PLAN** ..... 131

*SP-05: Overview* ..... 131


DRAFT

*SP-10: Geographic Priorities* ..... 134
*SP-25: Priority Needs* ..... 140
*SP-30: Influence of Market Conditions* ..... 145
*SP-35: Anticipated Resources* ..... 147
*SP-40: Institutional Delivery Structure* ..... 152
*SP-45: Goals* ..... 158
*SP-50: Public Housing Accessibility and Involvement* ..... 168
*SP-55: Barriers to Affordable Housing* ..... 170
*SP-60: Homelessness Strategy* ..... 178
*SP-65: Lead-Based Paint Hazards* ..... 183
*SP-70: Anti-Poverty Strategy* ..... 187
*SP-80: Monitoring* ..... 190

**APPENDICES**

*Appendix A: CBO Focus Group Notes – November 19, 2015*
*Appendix B: Needs Assessment Hearing 1 – Transcripts - August 13, 2015*
*Appendix C: Needs Assessment Hearing 2 – Transcripts - August 19, 2015*
*Appendix D: Needs Assessment Hearing 3 – Transcripts – November 4, 2015*
*Appendix E: Needs Assessment Hearing (National Housing Trust Fund) 4 – Transcripts – May 26, 2016*
*Appendix F: Needs Assessment Hearings 1-4 – Submitted Written Transcripts*
*Appendix G: Public Forum Summary – October 27, 2015*
*Appendix H: Results of Online Affordable Housing and Community Development Survey*
*Appendix I: Citizen Participation Plan*
*Appendix J: Homeless Inventory Chart – Based upon 2015 Point in Time Count*

DRAFT

# *EXECUTIVE SUMMARY*

## *ES-05: Executive Summary*

*Regulation Citation: 24 CFR 91.200(c), 91.220(b), 91.300(c), 91.320(b)*

**Introduction**

This document contains the Consolidated Plan for the District of Columbia, covering the period of October 1, 2016 through September 30, 2021. The Consolidated Plan ("Plan") is an analysis of government policies, functions, and data designed to help states and local jurisdictions regularly assess their market conditions and affordable housing and community development needs. The process involves thorough data analysis followed by citizen participation to review and comment on the data and on the projected uses of the federal funding received, and it allows the District to make affordable housing and economic investment decisions. This document serves as the District of Columbia's application to the U.S. Department of Housing Urban Development (HUD) for the following federal resources:

- The **Community Development Block Grant (CDBG) program** is the District's most flexible funding resource and can be used for both housing and non-housing activities, including those that revitalize neighborhoods, promote economic development, and improve community facilities, infrastructure and services in low-moderate income communities. DHCD anticipates receiving $13.7 million each year.

- The **HOME Investment Partnerships (HOME) program** supports building, buying, and/or rehabilitating affordable housing for rent, homeownership, or provides direct rental assistance to low-income residents. DHCD anticipates receiving $3.7 million each year.

- The **Emergency Solutions Grant (ESG) program** provides funding for programs and service supporting homeless individuals and families to engage homeless individuals to help operate shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The Department of Human Services administers this program and anticipates $1.2 million each year.

- The **Housing Opportunities for Persons with AIDS (HOPWA) program** makes grants to the District and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families. The Department of Health administers this program and anticipates $11.17 million. HOPWA funds are distributed to the entire Washington, DC Eligible Metropolitan Statistical Area- District of Columbia, counties in Northern Virginia, Calvert, Charles and Prince George's Counties, Maryland and parts of West Virginia).

DRAFT

- The **National Housing Trust Fund (NHTF)** supports the production, preservation, rehabilitation, and operation of housing affordable to extremely low-income households earning less than 30% of the area median income. DHCD anticipates receiving $3 million per year.

The City anticipates level funding throughout implementation of the Plan. The total funding anticipated over the next 5 years is $284,314,553, though that number may change pending annual appropriations and program income (i.e. repayment of loans), or annual set asides from Fannie Mae and Freddie Mac in the case of the National Housing Trust Fund, and includes allowable administrative costs under each program.

| CDBG | HOME | ESG | HOPWA | NHTF |
|---|---|---|---|---|
| $156,661,844 | $41,060,989 | $7,891,151 | $66,700,569 | $12,000,000 |

*Note: HOPWA Funds are distributed to the Washington, DC Eligible Metropolitan Statistical Area, and not the District alone.*

In addition to the Plan, the District is required to complete two reports on an annual basis before funds can be spent. The first is the Annual Action Plan, which specifies project and program information about how the funds are intended to be used to meet the priority needs identified in the Consolidated Plan. The second report is the National Housing Trust Fund Allocation Plan which specifies allocation priorities and guidelines for use of the National Housing Trust Fund. At the end of the year, the District is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) which details how the City spent its federal funds and whether or not the City met the goals set forth in the Consolidated Plan and Annual Action Plan during that year.

The Department of Housing and Community Development (DHCD) is the lead agency responsible for the submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), which is updated every 5 years. This Plan is due to HUD no later than August 16th, 2016.

**Summary of the objectives and outcomes identified in the Plan**

The District of Columbia is required to use HUD's Performance Outcome Measurement System which enables HUD to collect and aggregate standardized performance data on entitlement-funded activities from all grantees nationwide. This information is presented to Congress on the effectiveness of formula entitlement programs in meeting HUD's strategic objectives. The District is required by federal law to use housing and community development grant funds primarily to benefit low and moderate-income persons in accordance with the following HUD objectives:

- *Provide decent housing:* Activities focus on housing programs where the purpose of the activity meets individual, family, or community needs and not programs where housing is an element of a larger community revitalization effort;
- *Establish and maintain a suitable living environment*: Activities designed to benefit families, individuals, and communities by addressing their living environment; and

- *Create Economic Opportunities:* Activities related to economic development, commercial revitalization, or job creation.

These objectives are combined with three performance outcome categories:

- *Accessibility/availability*: Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities.
- *Affordability*: Activities that provide affordability in a variety of ways in the lives of low and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- *Sustainability*: Projects where the activity is aimed at improving communities or neighborhoods, increasing their livability by providing benefit to persons of low and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

This plan will promote the objectives and performance outcomes through the following goals (related HUD objectives and goals are identified in parenthesis):

1. Preserve the existing supply of federally and locally subsidized housing (affordability for the purpose of providing decent housing).
2. Expand the affordable housing stock (affordability for the purpose of providing decent housing).
3. Strengthen homeownership among low and moderate-income households (affordability for the purpose of providing decent housing).
4. Ensure the housing stock is safe, healthy, and accessible for all residents (accessibility for the purpose of creating a suitable living environment).
5. Prevent and end homelessness (accessibility for the purpose of providing a suitable living environment).
6. Transform abandoned and vacant properties into community assets (sustainability for the purpose of creating a suitable living environment).
7. Address blighted and sub-standard housing issues (sustainability for the purpose of creating a suitable living environment).
8. Promote energy-efficiency/community resilience across the city's affordable housing stock and low and moderate-income communities (sustainability for the purpose of providing decent affordable housing).
9. Enhance and improve access to the number of neighborhood amenities near affordable housing communities (accessibility for the purpose of creating a suitable living environment).
10. Promote effective community development decisions through research and planning (sustainability for purpose of providing a suitable living environment).
11. Strengthen the organizational capacity of non-profit organizations (sustainability for the purpose of creating decent affordable housing).

DRAFT

12. Foster small and local business development (sustainability for the purpose of creating economic opportunity).

**Evaluation of Past Performance**

The District of Columbia has made a significant impact with CDBG, HOME, ESG, and HOPWA funds. A commitment of City resources is often the catalyst used by community-based organizations as the basis for their fundraising efforts and to leverage private dollars for even greater impact. With the endorsement and financial commitment of the City, organizations are greatly strengthened in their ability to obtain donations from the community, from foundations, and the private sector. Additionally, City funds are often used as last in "gap financing" to support important efforts after an organization's fundraising capacity has been reached. Annual performance, projects funded, and entitlement resources expended are located in each annual CAPER.

DHCD has been improving its processing and service delivery, which ultimately leads to increased production and more efficient use of resources. With city-wide and Agency-specific technological applications, DHCD is more transparent and accountable, and is continually becoming a better partner to developers and other vendors. DHCD has taken the following measures to improve transparency and processing:

*Track DC:* On an annual basis, DHCD develops a set of performance measures, including, but not limited to, the number of affordable units rehabbed or produced among the wide scope of programs, the rate at which the Agency processes applications, and the number of technical assistance sessions offered. Through a publically-accessed online portal, TrackDC displays individual Agency performance measures, past spending, and annual budgets.

*Online Payment Tracker:* DHCD developed an online invoice tracking system in 2014 to record invoices and track the timeliness with which DHCD makes payments to vendors. Per the District's Quick Payment Act, DHCD is required to pay vendors within 30 calendar days (excluding legal holidays) of receipt of a proper invoice. The payment tracker allows DHCD to better evaluate workflow management and gauge DHCD's adherence to this local law.

*Coordinated Request for Proposals*: Since 2012, DHCD, in partnership with the Department of Health, Department of Behavioral Health, Department of Human Services, DC Housing Finance Agency, and the DC Housing Authority, has been issuing a consolidated Notice of Funding Availability (NOFA). The consolidated NOFA has streamlined applications to one single funding application and it improved intra-district coordination. In 2014, DHCD's Property Acquisition and Disposition Division and Development Finance Division launched a joint process whereby applicants could submit a proposal for both a property under solicitation and gap financing. Before this change, developers responded to a property solicitation followed by a 2 to 3 year series of steps to reach closing. Subsequently, developers often returned to DHCD for project

financing. This new process provides preliminary underwriting during the solicitation review phase of the process, which improves service delivery and closes projects more quickly.

*Development Finance Division Pipeline Report:* DHCD launched a pipeline report in 2014 to provide stakeholders with real time updates on the status of projects currently in underwriting, under construction, completed, leasing, or on the market for purchase. One of the primary functions of DHCD finances the development of affordable housing and community facilities through its Development Finance Division. The database includes all projects since fiscal year 2011. This database allows practitioners, residents, researchers, and advocates to view basic project information, including project status, project size and type, the number of units, the levels of affordability, funding sources, and the amount of funding DHCD provided (or intends to provide) for these projects.

*Request for Proposals (RFP) Online Application:* For the first time in 2015, development teams that applied for DHCD financing were required to submit applications through an online portal. In the past, applicants were required to submit large project binders and compact discs to DHCD's office. The online portal streamlined the process for developers by eliminating paper waste from hundreds of pages of application material, increased DHCD's response rate and transparency to questions about the RFP, and allowed development teams to submit the proposal from the comfort of their office or home until midnight of the due date.

The targeted focus on the Development Finance Division (DFD) has dramatically improved the way developers interact with DHCD and the Agency provided timely response to individuals and Frequently Asked Questions. While these positive changes in DFD should continue during the FY16 – FY20 consolidated planning period, DHCD will need to streamline processes for its neighborhood-based programs (housing counseling, homebuyer programs, home rehab programs), a division lacking in data management systems.

Another area of improvement is DHCD's ability to partner with other agencies on targeted community development projects, including but not limited to, playgrounds, community gardens, and infrastructure improvements. The Consolidated NOFA has improved coordination between agencies with housing resources; however, DHCD's coordination with other agencies that play vital roles in community development can be improved and the agency could leverage greater local dollars and data to improve the quality of neighborhoods.

**Summary of the Citizen Participation and Consultation Process**

DHCD conducted a thorough, multi-layered public engagement and consultation process that included the following: a review of 12 existing DC plans or reports; consultation with community-based organizations contracted to provide housing and community economic services for DHCD; consultation with 15 government entities; four public hearings; an open forum; and administered an online survey that was translated into six languages (French, Amharic, Spanish, Korean, Chinese, and Vietnamese). In

addition, the HIV/AIDS, STD, and Tuberculosis Administration within the Department of Health conducted a focus group for HOPWA service providers. A more detailed Summary of the Citizen Participation and Consultation Process is located in sections *PR: 10 Consultation* and *PR: 15 Citizen Participation*.

**Summary of Public Comments**

The wide range of perspectives in the public participation process pointed to the need for flexibility in the use of funds to address the District's affordable housing gap, de-concentrate poverty, and provide neighborhood-based amenities in underserved communities. A more detailed summary of public comments is presented in the Citizen Participation Outreach Table in *PR-15 Citizen Participation.*

**Summary of Comments Not Accepted**

Some comments fell outside the scope of the Consolidated Plan, including specific recommendations on inclusionary zoning, the local Housing Production Trust Fund, or projects that will not be receiving funds with federal entitlement resources. Comments were transmitted to the appropriate City agencies.

DRAFT

# THE PROCESS

## PR-05: Lead & Responsible Agencies

*Regulation Citation 24 CFR 91.200(b), 91.300(b)*

**Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|---|---|---|
| Lead Agency | District of Columbia | Department of Housing and Community Development (DHCD) |
| CDBG Administrator | District of Columbia | Department of Housing and Community Development (DHCD) |
| HOME Administrator | District of Columbia | Department of Housing and Community Development (DHCD) |
| ESG Administrator | District of Columbia | Department of Human Services (DHS) |
| HOPWA Administrator | District of Columbia | Department of Health (DHS) |

**Narrative**

DHCD is the lead agency for the preparation of the Consolidated Plan and is responsible for administration of the CDBG and HOME programs. The CDBG program funds activities that primarily benefit low- and moderate-income residents of the community and is used for a wide range of community development activities, including housing rehabilitation and homebuyer loans, housing development financing, small business technical assistance, and neighborhood revitalization projects. The HOME program funds loans for the creation and preservation of affordable housing.

DHS, under a Memorandum of Understanding (MOU) with DHCD, administers the Emergency Solutions Grant and is responsible for carrying out activities that support individuals and families experiencing homelessness. Similarly, DOH's HIV/AIDS, Hepatitis, STD, and TB Administration administers the Housing Opportunities for Persons with Aids (HOPWA) program under an MOU with DHCD.

**Consolidated Plan Public Contact Information**

Polly Donaldson
Director, Department of Housing and Community Development
1800 Martin Luther King Jr, Ave SE
Washington, DC 20020
E-Mail: polly.donaldson@dc.gov
Phone: 202-442-7200

DRAFT

# *PR-10: Consultation*

Regulation Citation: 24 CFR 91.100, 91.110, 91.200(b), 91.215(l), 91.300(b), 91.315(l)

**Introduction**

As part of the fiscal years 2016 – 2020 Consolidated Plan, DHCD conducted a thorough, multi-layered consultation process and engaged with a variety of government agencies and organizations that provide community services. In addition to providing both formal and informal settings for citizen participation, DHCD coordinated the following meetings with public agencies and private organizations to identify shared housing and community development needs and solutions:

- A focus group for Community-Based Organizations currently contracted to provide housing and small business services. Eighteen different organizations were represented. The discussion focused on how DHCD can expand upon existing programming to better meet affordable housing and economic development needs and goals of its stakeholders, target populations for which DHCD should consider new programming initiatives, needed capacity-building among stakeholders and community-based partners, and how DHCD can augment its services to more effectively reach low-income populations. A summary of the focus group is located in Appendix A.
- Interviews with staff from other Agencies, including the Department of Energy and the Environment, Department of Parks and Recreation, Department of Transportation, DC Water, Office of the Deputy Mayor for Public Safety and Justice, Department of Behavioral Health, Department of Human Services, Office of the Deputy Mayor for Health and Human Services, Department of Health, Department of Consumer and Regulatory Affairs, Office on Aging, Housing Finance Agency, DC Housing Authority, Office of the Deputy Mayor for Planning and Economic Development, and Office of Planning. Conversations focused around ways in which these agencies could better collaborate with DHCD to more effectively utilize federal resources, increase affordable housing opportunities, and improve access to and enhance neighborhood amenities; and
- In addition, DOH conducted a focus group for HOPWA service providers as part of a standing provider meeting, which includes representatives from the HOPWA-funded jurisdictions as part of the Washington, DC Eligible Metropolitan Statistical Area (EMSA) and HOPWA housing providers. The EMSA includes the District of Columbia, counties in Northern Virginia, Calvert, Charles and Prince George's Counties, Maryland and parts of West Virginia.

DRAFT

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.**

Executive functions are organized under the Mayor, City Administrator, and five additional Deputy Mayors who supervise clusters of agencies with similar missions. The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration priorities. Additionally, monthly Mayor's Cabinet Meetings are used to further coordinate among the clusters of agencies. This system provides for continuous consultation and coordination between agencies. In addition, DHCD identified the following coordination efforts:

Development Decisions: DHCD coordinates project level decision-making for affordable housing projects that submit proposals under the city's consolidated Notice of Funding Availability (NOFA). After initial evaluation a project proposal, DHCD staff presents project recommendations to an independent review panel, consisting of government representatives from both housing and service agencies and subject matter experts from the private and non-profit sectors. The review panel considers overall resource constraints and makes recommendations on which projects should be funded. After thorough underwriting, the project manager presents findings to a loan committee, who offers recommendations to the Director on whether to approve funding.

*Interagency Council on Homelessness (ICH)*: The ICH is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders that inform and guide the District's strategies for meeting the needs of individuals and their families who are homeless or at imminent risk of becoming homeless.

*Age-Friendly Task Force*: The Age-Friendly DC Task Force is made up of community members and District Government cabinet members with extensive knowledge in at least one of the following subject areas: outdoor spaces and buildings, transportation, housing, social participation, respect and social inclusion, civic participation and employment, communication and information, community support and health services, emergency preparedness and resilience, and elder abuse, neglect, and fraud. Charged with developing citywide recommendations for improvements and enhancements across these topics, the task force submitted strategic goals that informed the final Age-Friendly DC Strategic Plan (2014-2017). The Task Force and subcommittees continue to meet regularly to track and monitor progress, and streamline programs and services.

*Sustainable DC Interagency Task Forces*: Ten interagency task forces were developed to advance Sustainable DC, a plan to make the city the healthiest, greenest, and most livable city. The interagency work groups were staffed by 16 agencies and they recommended 131 actions that promote sustainability goals, including increasing affordable housing, making affordable housing greener, and strengthening the link between workforce development and green jobs. While these work groups concluded in 2014, the Department of Energy and the Environment's Urban

Sustainability Administration continues to monitor and track Plan benchmarks in a report annually.

*Partnership for Healthy Homes*: A collaboration of multiple District agencies and private-sector partners focused on identifying homes with children that contain health and/or safety threats.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The ICH, the District's Continuum of Care, has five standing committees and several tightly focused work groups to flesh out need and capacity, assess gaps, and take action to address identified gaps. Guided by Homeward DC (2015-2020), the District's Strategic Plan for ending long-term homelessness, the ICH focuses on five key strategies and 30 action items.

The five committees include: an Executive body, Strategic Planning, Emergency Response and Shelter Operations, Housing Solutions, and Data and Performance Management. Under the Strategic Planning Committee, work groups organize efforts to coordinate homeless services to singles, youth, families, and Veterans. Singles and Veterans use the same Coordinated Assessment and Housing Placement (CAHP) system but the Veterans work group focuses on the Veteran By-Name List generated by the Singles CAHP, the Youth work group recently launched a youth-specific CAHP, and the family system uses a single point of entry to coordinate services. More information about the ICH structure is further described in *SP-60: Homelessness Strategy* and *SP-40: Institutional Delivery Structure.*

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

DHS, the recipient of ESG funds for the District, consults with the District's Continuum of Care (CoC) on ESG allocation as well as the evaluation of sub-recipients. Since fiscal year 2012, ESG has been used to primarily support prevention and rapid rehousing activities, an allocation structure which was derived from CoC decisions about the best use of funds. The CoC has engaged in system modeling exercises to evaluate the efficacy of the grant and determine how it should be used in subsequent years using HMIS data provided by The Community Partnership for the Prevention of Homelessness. DHS evaluates its ESG sub-recipients based on whether households receiving ESG-based prevention or rapid re-housing services remain housed after receiving assistance.

DRAFT

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

| Organization | Agency/Group/Organization Type | What Section of the Plan was addressed by consultation? | Briefly Describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---|---|---|
| Community-Based Organizations (CBOs) | Non-Profit Organizations | Housing Needs Assessment; Market Analysis; Non-Homeless Special Needs; Non-housing Community Development Strategy | CBOs joined DHCD in a targeted focus group on housing and small business issues; CBOs provided input on how DHCD's programs could be enhanced to better meet the needs of low and moderate income households |
| DC Housing Authority | PHA | Public Housing Needs | Coordination meeting to enhance overlapping homeownership programs; Provided language on Public Housing-Specific sections |
| Interagency Council on Homelessness | Continuum of Care; Planning Organization; Other government - local | Housing Needs Assessment; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Unaccompanied Youth; Homelessness Strategy; Anti-Poverty Strategy | Developed language for the Homeless Needs, Institutional Delivery, and Strategy Sections; better alignment with city-wide homeless goals will help federal resources further action items/strategies outlined in Homeward DC |
| The Community Partnership for the Prevention of Homelessness | Services - Homeless | Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Unaccompanied Youth | Discussed Point-In-Time Count and Housing Inventory Count for inclusion into the Plan |
| Department of Health | Services - Persons with HIV/AIDS | Non-Homeless Special Needs | Developed language for housing/service needs for persons living with HIV/AIDS (PLWHA), existing services/housing/facilities for PLWHA and their unmet need, and HOPWA-specific strategies in the Strategic Plan; coordination results in better connection between HOPWA resources and overarching federal and local spending goals |

DRAFT

| Organization | Agency/Group/Organization Type | What Section of the Plan was addressed by consultation? | Briefly Describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---|---|---|
| Department of Human Services | Services - Homeless; Other government - local | Homeless Strategy | Developed language for ESG-specific strategies, furthered coordination between homeless goals; coordination results in better connection between ESG resources and overarching federal and local spending goals |
| Department of Behavioral Health | Other government - local; Services- Health | Non-Homeless Special Needs | Provided needed resources for content development of mental health needs and existing services/facilities |
| Office of Planning | Other government – local; Planning organization | Housing Needs Assessment; Market Analysis | Provided needed data and mapping analysis for housing needs; helped align Consolidated Plan with existing citywide plans |
| Department of Consumer and Regulatory Affairs | Other government - local | Non-Housing Community Development Strategy | Provided needed data on vacant and blighted properties; coordination informed "Address blighted property issues" goal in SP-45 |
| Office on Aging | Services - Elderly Persons; Services Persons with Disabilities | Non-Homeless Special Needs | In coordination with the Age Friendly Initiative, provided needed data to develop content for older adults and persons with disabilities |
| Office of the Deputy Mayor for Public Safety and Justice | Services - Victims of Domestic Violence | Non-Homeless Special Needs | Provided language on housing/service needs of victims of domestic violence |
| Office of the Deputy Mayor for Health and Human Services | Other government - local; Planning organization | Non-Homeless Special Needs | Provided language for housing/service needs for older adults and persons with a disability, existing facilities and services for older adults and the District's unmet need, and coordinated in the development of goals in SP-45 targeted to older adults; Aligned Consolidated Plan goals with Age Friendly Strategic Plan |

DRAFT

| Organization | Agency/Group/Organization Type | What Section of the Plan was addressed by consultation? | Briefly Describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---|---|---|
| Office of the Deputy Mayor for Planning and Economic Development | Other government - local; Planning organization | Housing Needs Assessment; Non-Housing Community Development Strategy | Discussed how affordable housing and community development goals can be better aligned between the two agencies |
| Department of Parks and Recreation (DPR) | Services - Health; Other government - local | Non-Housing Community Development Strategy | Conversations focused on how DHCD and DPR can collaborate on targeted investments in underserved communities; Consultation revealed that eligible census tracts under the CDBG program closely align with DPR facility needs |
| Department of Transportation | Other government - local | Non-Housing Community Development Strategy | Conversations revolved around how DHCD and DDOT can collaborate on targeted investments in underserved communities |
| Department of Energy and the Environment | Other government – local Services – Health Services - Housing | Housing Needs Assessment; Market Analysis (Cost of Housing, Condition of Housing); Non-Housing Community Development Strategy; Lead-Based Paint Strategy | Developed content for utility burden, condition of housing, climate change resilience and sustainability requirements and coordinated with DHCD on "Increase green building/ sustainability/ community resilience" goal outlined in SP-45 and the Lead-Based Paint Strategy in SP-65; Consultation will lead to better coordination, integration, and the identification and alignment of resources |
| DC Water | Other government - local | Non-Housing Community Development Strategy | Provided lead pipe data, language, and program suggestions on targeted investments in underserved communities or for low and moderate-income households |
| HOPWA Service Providers | Non-Profit Organizations; Other government - local | Non-Homeless Special Needs; Housing Needs Assessment | HAHSTA and HOPWA providers and jurisdiction representatives discussed the planning process of the Consolidated Plan. Provider and jurisdiction representatives identified strengths and weakness of the HOPWA program and support services available to clients; they identified barriers to providing services or implementing the program activities |

DRAFT

**Identify any Agency Types not consulted and provide rationale for not consulting**

DHCD consulted with DHS and DOH, who are also involved in housing and community development activities associated with this Consolidated Plan. An effort was made to contact and consult with a wide variety of agencies, groups, and organizations involved with or interested in affordable housing, homelessness, persons with special needs, and community and economic development. However, DHCD may have inadvertently missed parties interested from process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Housing Preservation Strike Force Recommendations | Executive of the Mayor/Department of Housing and Community Development | Preserve federally and locally subsidized housing stock |
| Housing Needs Assessment for the District of Columbia | Office of the Deputy Mayor for Planning and Economic Development | Preserve existing federally and locally subsidized housing stock while expanding the supply of affordable housing; continue to streamline and improve development processes |
| Bridges to Opportunity | 2012 Comprehensive Housing Strategy Task Force | Preserve existing federally and locally subsidized housing stock while expanding the supply of affordable housing; encourage affordable housing in high-opportunity areas; encourage green building techniques in new and existing housing development |
| Homeward DC (2015-2020) | Interagency Council on Homelessness | Prevent and end chronic homelessness; increase the supply of affordable and supportive housing; increase the economic security of households in Continuum of Care System; Increase prevention efforts to stabilize households before housing loss occurs |
| Age Friendly DC (2014-2017) | Office of the Deputy Mayor for Health and Human Services | Develop a housing needs assessment for older adults, which will improve community development decisions during this consolidated planning period; increase the availability of community-based living opportunities for older adults and persons living with a disability; improve access to and enhance the number of neighborhood amenities; provide home modification programs for older adults to age in place |
| Sustainable DC (2012 – 2032) | Interagency effort led by the Department of Energy and the Environment and the Office of Planning | Preserve federally and locally subsidized housing stock while expanding the existing supply of affordable housing; locate new affordable housing in high-opportunity areas (near transit); eliminate environmental health threats, such as mold, asbestos, lead, and carbon monoxide in the District's affordable housing; rehabilitate affordable housing to be green, healthy, and capable of meeting net-zero energy standards |
| Olmstead Plan | Office of Disability Rights | Integrate housing for residents with special needs, including seniors and disabled; evaluate and improve access to home modification programs; determine methodology to evaluate housing needs for individuals who have been referred to the Aging and Disability Resource Center because they want to live in the community |

DRAFT

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Latest Analysis of Impediments to Fair Housing Choice (2006-2011) | Department of Housing and Community Development | Provide affordable housing opportunities and make targeted neighborhood investments that increase racial and ethnic diversity; DHCD will prioritize non-housing neighborhood investments in Racial/Ethnic Concentrated Areas of Poverty |
| Congress Heights, Anacostia, and St. Elizabeth's (CHASE) Action Agenda | Office of Planning | Foster small and local business development. Activities may include façade improvements or funding to non-profits for business incubators or temporary maker space |
| Housing Element - latest Comprehensive Plan for the City (2006) | Office of Planning | Expand the affordable housing stock while preserving the locally and federally subsidized housing stock; promote homeownership access through education and funding incentives for low and moderate-income households; integrate housing for residents with special needs, including seniors, disabled, homeless, persons living with HIV/AIDS, and ex-offenders |
| Creative Economy Strategy for the District of Columbia | Office of the Deputy Mayor for Planning and Economic Development | Foster small and local business development. Activities may include incentives for developers to build make/live spaces for use by creative individuals and organizations or non-profits to construct maker spaces/business incubators |
| Vision Zero | Department of Transportation | Increase safety of pedestrian-oriented transportation options |
| Washington 2050 Region Forward | Metropolitan Washington Council of Governments | Target affordable housing in regional activity centers with high quality transit is supported through the Consolidated Plan's sustainability goals |
| Ward 5 Works Study | Office of Planning | Foster small and local business development through activities such as incentives for developers to build make/live spaces or non-profits to construct maker spaces/business incubators; improve access to and increase the number of neighborhood amenities through activities such as landscape buffers or streetscape improvements |
| DC Climate Change Vulnerability Assessment and Climate Adaptation Plan | Department of Energy and the Environment | The climate change plan identifies neighborhoods as well as specific community facilities and public housing properties that are vulnerable to climate change and recommends adaptation strategies to increase climate resilience; The plan ties directly to two goals in this document - to increase green building, sustainability, community resilience and to improve access to and increase the number of neighborhood facilities. |

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan**

The District of Columbia is a member jurisdiction of the Metropolitan Washington Council of Governments (MWCOG), a nonprofit association comprised of area leaders to address major regional issues in the District of Columbia, Maryland, and Northern Virginia. The District of Columbia is

DRAFT

represented on a number of technical advisory committees, including the Housing Directors Advisory Committee and others involved in housing, homeless services and planning. MWCOG membership provides a structured opportunity to share information and undertake collaborative efforts with other public entities in the Washington metropolitan region.

Through MWCOG, DHCD and other housing directors, and their counterparts in land use planning, transportation, and environment from the greater Washington area, have developed a regional vision plan entitled “Greater Washington 2050 Region Forward.” A major tenet of this plan is to target affordable housing toward regional activity centers with high quality transit. This ensures that both affordable housing and affordable transportation options are accessible for low-income households.

DRAFT

# *PR-15: Citizen Participation*

Regulation Citation(s): 24 CFR 91.105, 91.115, 91.200(c), 91.215(l), 91.300(c), 91.315(l), 91.401, 91.415

**Describe (briefly) the citizen participation process and how it impacted goal-setting. Include efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as to persons with disabilities**.

*Four "Needs Assessment" Public Hearings*: Stakeholders testified about their housing and community development needs and provided spending priority recommendations. Public hearing transcripts and written comments are located in Appendix B-F.

*Open Forum*: Provided an opportunity for the community to learn about the consolidated planning process, engage with DHCD staff, and provide feedback at seven topical stations: housing development finance, vacant/blighted properties, homeownership, home rehabilitation, green building, community economic development, and public infrastructure. A summary of the public forum is located in Appendix G.

*Online Community Survey*: Over 600 people took the online survey, which ranked affordable housing and community development needs as a low, medium, or high need. Survey questions were based upon eligible activities under the CDBG or HOME programs. The survey was open for six weeks in Fall 2015, and was translated from English into six additional languages to provide greater access and participation for DC residents with limited or no-English proficiency. Over 30 individuals took the survey in another language. A summary of community outreach and survey answers are located in Appendix H.

This multi-layered engagement process brought participation from a wide range of stakeholders, from organizations that have received federal funds, developers, and community leaders to residents who have never engaged at a public meeting. The varied perspectives are reflected in the range of goals outlined in *SP-45 Goals;* however, a few overarching themes emerged: the District's severe affordable housing gap and programs and services to address it, concentration of poverty and the need to provide greater housing choice and community economic development across the District, and the need for targeted community amenities that improve the quality of neighborhoods. A more detailed summary of public comments is presented in the *Citizen Participation Outreach Table.* DHCD also integrated a number of goals from other plans that had extensive public engagement since the last consolidated planning period, including Sustainable DC, Age Friendly Strategic Plan, and Homeward DC. A full list of plans consulted and how they intertwine with the Consolidated Plan is included in *PR-10 Consultation.*

The Citizen Participation Plan identifies policies for public engagement during the consolidated planning period and ensures that DHCD is in compliance with HUD regulations. The plan promotes broad outreach efforts that inform a wide range of stakeholders about public input opportunities, particularly low and moderate-income residents and citizen groups located in areas of the city in which DHCD entitlement grant program funds could be directed. The Plan is located in Appendix I.

DRAFT

Public hearing advertisements were placed at least 2 weeks prior to the event in the *DC Register*, and in media outlets that reach different population and interest groups, including a newspaper in general circulation, publications that reach minority populations, and radio announcements. One thousand flyers were distributed at local events, community boards, and CBOs across the city. At least 500 copies of the Public Hearing Notices were distributed by direct mail to various constituent groups and individuals, including Advisory Neighborhood Commissions, public housing resident councils, civic associations, advocacy groups, non-profit developers, organizations supporting special needs populations, church groups, and community based organizations.

DHCD encouraged participation from special needs populations and advertised the availability of sign-language interpreters and interpreters for non-English speaking constituents upon request. Hearings were held in different areas of the city and they were in barrier-free facilities that are easily accessible by public transportation.

DRAFT

***Citizen Participation Outreach Table***

| Date | Mode of Outreach | Target of Outreach | Summary of Response/ Attendance | Summary of Comments Received | Summary of Comments Not Accepted and Reasons | URL (if applicable) |
|---|---|---|---|---|---|---|
| 08/12/2015 – 09-12/2015 | Internet Outreach – Citizen Participation Plan | Non-targeted/ broad community | Displayed on DHCD's website for 30 days; e-mailed listservs; 1 response | No comments received on citizen input process; comment asked for eligible expense clarification | All Comments were received | http://1.usa.gov/22r6Z3Y |
| 08/13/2015 | Public Hearing | Non-targeted/ broad community | 9 testified in person; 3 submitted comments in writing | More funding towards affordable housing and gap financing for affordable housing developers; prioritize elderly housing and other special needs housing; improve design quality of affordable housing; historic district revitalization; prioritize projects in areas that are rapidly gentrifying; subsidize affordable housing projects in every portion of the city; de-concentrate poverty; lead abatement; better coordination between housing agencies; better engagement with public on land dispositions; better target homebuyer programs to low-income; increase housing counseling, tenant organization education, and foreclosure prevention; small business assistance; funding for community facilities expanding services to homeless; rethink grants to CBOs – direct grant that is multi-year vs reimbursable | Some comments fell outside the scope of the Consolidated Plan. Specifically, changes to Inclusionary Zoning and the local Housing Production Trust Fund | http://1.usa.gov/1sSOs4L |
| 08/19/2015 | Public Hearing | Non-targeted/ broad community | 7 testified in person; 6 submitted comments in writing | Allocate funds towards community facilities and infrastructure; support the production of a variety of housing types restricted to households with a range of low and moderate incomes; prioritize funds to small and local developers; provide greater funding for senior housing, including a housing needs assessment, home modification programs, and housing with wraparound services; prioritize housing for persons living with HIV/AIDS; homeownership investment in Wards 7 and 8; develop an acquisition loan program; improve timeliness of fund delivery; capacity-building for providers of small business technical assistance; greater funding support for small businesses; preserve existing housing while creating new housing; homebuyer programs that transition low-income renters to homeownership; better coordination between agencies; use funds to prevent resident displacement; increase funds for homebuyer programs and housing counseling; promote green building and healthy homes; use resources to end chronic homelessness, including housing and public services; promote a robust research agenda that better directs policy decisions; affirmatively further fair housing; prioritize victims of domestic violence (particularly women) | Concern raised for Barry Farm (Public Housing Redevelopment) outside of the purview of the Consolidated Plan (no federal entitlement resources will be used); comments were transmitted to the Office of the Deputy Mayor for Planning and Economic Development for their consideration under the New Communities Initiative | http://1.usa.gov/1sSOs4L |

DRAFT

***Citizen Participation Outreach Table, Cont'd***

| Date | Mode of Outreach | Target of Outreach | Summary of Response/ Attendance | Summary of Comments Received | Summary of Comments Not Accepted and Reasons | URL (if applicable) |
|---|---|---|---|---|---|---|
| 10/27/2015 | Public Forum | Non-targeted/ broad community | 30 community members engaged with DHCD staff, learning about programs and providing feedback on affordable housing and community development needs | Affordable housing in all parts of the city; mental health housing/services; prioritize mixed-income housing and family-sized units, and targeted populations (nurses, public servants); housing counseling, home maintenance owner education; education about vacant or blighted property acquisition (how to purchase or rehab them); building incentives for developers; transform vacant properties into permanent supportive housing, community gardens, and recreation centers; infrastructure upgrades in underserved communities; green building incentives for developers; solar installation assistance; homebuyer programs (closing cost assistance) and residential rehabilitation assistance; provide small businesses greater access to capital; invest in community farms east of the river; invest in local food co-operatives | All comments were received. | http://1.usa.gov/1RwvOn1 |
| 11/04/2015 | Public Hearing | Non-targeted/ broad community | 15 testified in person | Support for greater affordable housing options in general (both rental and homeownership); prioritize housing for persons with mental illness, persons living with HIV/AIDS, increase homebuyer assistance; increase housing counseling/foreclosure prevention assistance; greater resources for tenants to exercise rights under TOPA; use publicly-owned land for affordable housing; address blighted and abandoned property issues; promote barrier-free housing; support for tenant-based rental assistance | All comments were received | http://1.usa.gov/1RwvOn1 |
| 10/12/2015 - 11/24/2015 | Online Survey | Non-targeted/ broad community | 613 individuals responded to the survey | The following categories were noted as a "high" need by at least 50% of the respondents: crime Prevention/Education; job training/employment programs; services for senior citizens; aging in place improvements for senior citizens; fair housing education/enforcement; homebuyer education; down payment/closing cost assistance; home rehabilitation education; rental housing for seniors; rental assistance/payment vouchers; weatherization/energy-efficiency programs | All responses were considered | http://svy.mk/1jD14bF |
| 05/26/2016 | Public Hearing (National Housing Trust Fund (NHTF)) | Non-targeted/ broad community | 2 testified in person | Given the amount eligible for down payment or homeownership production, funds would be better spent on rental housing | Assisting households at 50-80% AMI and housing counseling services are not eligible activities under the HTF program | http://1.usa.gov/1OePssV |
| 7/19/2016 | Public Hearing | Non-targeted/ broad community | To add after Public Hearing | To add after Public Hearing | To add after Public Hearing | To add after Public Hearing |

DRAFT

# NEEDS ASSESSMENT

## *NA-05: Overview*

*Regulation Citation(s): None*

This section presents an assessment of the District's needs pertaining to affordable housing, disproportionate greater need, homelessness, public housing, special needs housing, and community development. Needs were identified from consultations with District government agencies and contracted service providers, five community meetings, an analysis of local and federal data sources, and a thorough review of existing plans.

*Affordable Housing Needs: NA-10 Housing Needs Assessment* discusses the following housing problems – housing cost-burden, overcrowding, and sub-standard housing that lacks kitchen and plumbing facilities. The data shows the percentage of households who spend a disproportionate amount of their income on housing costs is the greatest housing problem in the District, which was confirmed in every Consolidated Plan community meeting. Approximately 38% of the city's households are considered cost-burdened, paying more than 30% of their income on housing costs. Nearly one-fifth (19%) of the District's households are severely cost-burdened, paying more than 50% of their income on housing costs. Roughly 8,000 households are overcrowded and over 2,000 households live in housing that lacks adequate plumbing and kitchen facilities. Renters and extremely low-income households, of which 71% are Black households, have a disproportionate share of the population with housing problems.

*Disproportionate Greater Need:* HUD defines disproportionate greater need when there is greater than a 10 percentage point difference between a racial group at an income level who experiences at least one housing problem and the total population in that income category experiencing at least one housing problem. Based upon this definition, Whites, Hispanics, and Asians in the District have a disproportionate share of households who experience at least one housing problem. However, the total number of low-income households and households with housing problems are staggeringly higher for Blacks. For Whites, the difference may be a result of an influx of young, entry-level professionals and students who select housing options in extremely high cost areas of the city. Poor Black households are much more likely to have a greater share of subsidized housing units, which decreases the relative incidence of housing cost-burden. *Sections NA-15, 20, 25, and 30* further describes disproportionate greater need.

*Homelessness:* Nearly 7,500 persons were estimated in the 2015 Point-in-Time Count to experience homelessness on a given night in the District, including 3,477 among family households, 3,821 individuals, and 190 unaccompanied youth. Homelessness rose by 20% since 2010, largely due to the growth in homeless families. *NA-40 Homeless Needs Assessment* further explains characteristics of the homeless population.

DRAFT

*Public Housing:* The DC Housing Authority's public housing portfolio consists of over 8,000 units, of which 585 comply with Uniform Federal Accessibility Standards. DCHA also provides assistance to over 14,000 units through federally and locally funded rental payment assistance programs. Still, over 42,000 individuals and families are on the DC Housing Authority waitlist for public housing, indicative of the number of low-income households in need of affordable housing options in the city. Because many neighborhoods in DC exceed HUD-defined market rents under the Housing Choice Voucher Program, affordable housing options for voucher participants are limited. DCHA has identified over 6,500 units in need of about $800 million in renovations to ensure viability of its housing portfolio.

*Special Needs Housing*: Persons living with physical or cognitive disabilities, older adults, persons with severe mental illnesses, victims of domestic violence, and persons living with HIV/AIDS and their families were identified through the citizen participation process as special needs populations. Additional costs for medical, personal care, home modifications, or housing needs exacerbate challenges faced by these groups to remain stably housed and connected to care. Section *NA: 45 Non-Homeless Needs Assessment* presents key characteristics among each group.

*Community Development Needs:* NA-50 Non-Housing Community Development Needs identifies public facilities, improvements, and services. Recent plans developed since the last consolidated planning period identify facility needs, including recreational facilities, libraries, schools, and senior centers, and should be referenced during this consolidated planning cycle. Targeted public investments that promote green building, sustainability, and resiliency, increase digital inclusion, and improve needed infrastructure in underserved communities were identified during the consultation process. Public services that increase economic opportunities, reduce poverty, and support the needs of special populations were identified in the citizen engagement process.

DRAFT

# NA-10: Housing Needs Assessment

*Regulation Citation(s): 24 CFR 91.205(a, b, c), 91.305(a, b, c), 91.405*

The District of Columbia has more than 260,000 households, the majority of which are individuals living alone (45%) or small family households (30%) *(Table NA-10.1-2)*. Households are mostly adults-only; households with children represent 21% of all households in the city (*Table NA-10.3).* The average household size is 2.2 persons.[1]

***Table NA-10.1, Demographic Characteristics 2000-2014***

| | 2000 | 2014 | % Change |
|---|---|---|---|
| Population | 572,059 | 633,736 | 10.78% |
| Households | 248,338 | 267,415 | 7.68% |
| Median Household Income | $ 40,127 | $ 69,235 | 72.54% |

*Source: 2000 Census; 2010-2014 American Community Survey*

One-fifth (57,360) of all households report living with at least one housing problem, including moderate or severe cost-burden, overcrowding, or substandard housing conditions *(Table NA-10.4)*, though housing issues disproportionately affect households who earn less than 50% of the area median income (AMI). These very low-income households are twice as likely to experience a housing problem as households in general and represent 79% of all households reporting a problem *(Table NA-10.2-4).* Nearly half of all households with children, 54% of households with an adult over 75, and 47% of all large families (5+ people) earn less than 50% AMI and, therefore, likely to experience a wide range of housing issues due to their lack of resources (*Table NA-10.2-4).*

***Table NA-10.2, Number of households by HUD Adjusted Median Family Income (HAMFI)***

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|---|---|---|---|---|
| Total Households | 57,600 | 30,990 | 25,865 | 21,235 | 125,500 |
| Small Family Households (2-4 people) | 14,875 | 9,995 | 7,010 | 5,485 | 41,550 |
| Large Family Households (5 or more people) | 3,260 | 1,865 | 1,080 | 905 | 3,745 |
| Household contains at least one person 62-74 years of age | 10,820 | 5,005 | 3,905 | 3,255 | 18,355 |
| Household contains at least one person age 75 or older | 7,735 | 3,765 | 2,915 | 2,090 | 7,675 |
| Households with one or more children 6 years old or younger | 8,120 | 4,410 | 2,640 | 1,615 | 10,030 |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

[1] DC State Data Center (2015). *Key Demographic Indicators.* Accessed from: http://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/Key%20Indicators%202010%20-%202014.pdf

***Table NA-10.3, Households with Children Present by Income and Tenure***

| | Renter Households | | | | Owner Households | | | |
|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | 30-50% AMI | 50-80% AMI | All HHs | 0-30% AMI | 30-50% AMI | 50-80% AMI | All HHs |
| Households with Children Present | 14,657 | 6,951 | 4,484 | 31,309 | 1,135 | 1,795 | 2,858 | 22,834 |

*Source: 2009-2013 American Community Survey Public Use Microdata*

***Table NA-10.4, Number of households with a Housing Problems by Tenure and Income***

| | Renter Households | | | | | Owner Households | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI | All HHs | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI | All HHs |
| Having 1 or more of four housing problems | 28,790 | 7,465 | 2,515 | 1,225 | 41,855 | 6,005 | 3,300 | 2,235 | 1,385 | 15,505 |
| Having none of four housing problems | 14,820 | 14,975 | 14,450 | 11,635 | 104,065 | 2,870 | 5,250 | 6,660 | 6,990 | 94,655 |
| Household has negative income, but none of the other housing problems | 4,420 | 0 | 0 | 0 | 4,420 | 690 | 0 | 0 | 0 | 690 |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

**What are the most common housing problems?**

This section discusses the following housing problems captured by the American Community Survey: cost burden, overcrowding, and substandard housing defined as lacking kitchen and plumbing facilities.

*Cost Burden*

Spending a disproportionate share of income on housing can leave too little for other necessities like food, health care, and transportation. Households burdened by high housing costs also contribute less towards retirement or education and have little money to spend on non-essential goods and services in their communities, which can stifle business activity.

Over one-third (38%) of all households are considered cost-burdened, by far the most significant housing problem in the city. Households that pay between 30% and 50% of their monthly income on housing are considered moderately cost-burdened. Households that pay more than 50% of their monthly income are considered severely housing cost burdened. For renters, cost-burden is calculated as monthly gross rent plus renter-paid utilities as a percentage of monthly household income. Nearly half (45%) of all renters are cost-burdened, 21% moderately cost-burdened and 24% severely cost-burdened. For owner households, cost-burden is calculated as a percentage of monthly owner costs (payments for mortgages, debts on the property, real estate taxes, insurance on the property, and utilities) as a percentage of monthly household income. Homeowners often have lower burdens due to higher incomes and the opportunity to lock-in lower mortgage costs and own without a mortgage. However, in the District, a significant proportion of

DRAFT

homeowners is cost burdened; 29% of homeowners are cost-burdened, 17% moderately cost-burdened and 12% severely cost-burdened (*Table NA-10.5-6).*

***Table NA-10.5, Number of households spending more than 30% of income on Housing Costs by Tenure and Income***

| | Renter Households | | | | Owner Households | | | |
|---|---|---|---|---|---|---|---|---|
| Cost Burden > 30% | 0-30% AMI | 30-50% AMI | 50-80% AMI | All HHs | 0-30% AMI | 30-50% AMI | 50-80% AMI | All HHs |
| Small Families (2-4) | 9,800 | 4,535 | 1,325 | 16,865 | 1,185 | 1,680 | 1,300 | 8,770 |
| Large Families (5+) | 2,060 | 570 | 155 | 2,880 | 315 | 390 | 280 | 1,275 |
| Head of Household older than 62 | 8,155 | 2,090 | 755 | 11,650 | 3,760 | 1,925 | 1,260 | 9,635 |
| All other Households | 14,800 | 7,915 | 5,355 | 35,605 | 2,025 | 1,385 | 1,845 | 12,565 |
| Total Households in DC, regardless of cost-burden | 48,030 | 22,440 | N/A | 150,340 | 9,565 | 8,550 | 8,895 | 110,855 |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

***Table NA-10.6, Number of households spending more than 50% of income on Housing Costs by Tenure and Income***

| | Renter Households | | | | Owner Households | | | |
|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | 30-50% AMI | 50-80% AMI | All HHs | 0-30% AMI | 30-50% AMI | 50-80% AMI | All HHs |
| Small Families (2-4) | 7,525 | 1,365 | 240 | 9,180 | 1,005 | 1,015 | 530 | 3,245 |
| Large Families (5+) | 1,650 | 130 | 15 | 1,795 | 285 | 165 | 75 | 560 |
| Head of Household older than 62 | 5,370 | 740 | 225 | 6,380 | 2,735 | 910 | 590 | 4,855 |
| All other Households | 12,860 | 3,550 | 1,080 | 18,220 | 1,890 | 1,005 | 905 | 5,090 |
| Total Households in DC, regardless of cost-burden | 48,030 | 22,440 | N/A | 150,340 | 9,565 | 8,550 | 8,895 | 110,855 |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

<u>*Overcrowded Households*</u>

Many households cope with the shortage of affordable units by squeezing a family into small units or doubling up with family or friends, often leading to overcrowded situations. Approximately 3% (7,953) of DC's population is overcrowded (*Table NA-10.7)*, including 3,960 households that are severely overcrowded where the household has more than 1.5 persons per room *(Table NA-10.8).* In DHCD's online survey as part of its needs assessment for the Consolidated Plan, 9% reported that they are doubled-up with family or friends and another 10% reported that they have a non-immediate family member living in their home (*Appendix H)*, which suggests that Census data may not capture all overcrowded households, depending upon reporting and the sample size margin of error. However, the

DRAFT

survey only captured 617 individuals; further analysis is needed to identify an accurate picture of overcrowded households in the District. Overcrowding is more prevalent among renters (82%) than homeowners and single-family households (70%) than other households *(Table NA-10.7).*

***Table NA-10.7, Number of overcrowded households (more than 1 person per room)***

| | Renter Households | | | | | Owner Households | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **0-30% AMI** | **30-50% AMI** | **50-80% AMI** | **80-100% AMI** | **All HHs** | **0-30% AMI** | **30-50% AMI** | **50-80% AMI** | **80-100% AMI** | **All HHs** |
| Single family households | 1,815 | 1,190 | 485 | 315 | 4,650 | 25 | 200 | 45 | 85 | 890 |
| Multiple, unrelated family households | 405 | 235 | 120 | 90 | 940 | 19 | 85 | 95 | 55 | 364 |
| Other, non-family households | 205 | 205 | 130 | 75 | 960 | 0 | 4 | 0 | 0 | 149 |
| Total Households in DC, regardless of overcrowding | 48,030 | 22,440 | N/A | 12,860 | 150,340 | 9,565 | 8,550 | 8,895 | 8,375 | 110,855 |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

DRAFT

*Substandard Housing*

Less than 1% of all households across the city live in housing that lacks complete kitchen or plumbing facilities. Housing with hot and cold running water, a flush toilet, and a bathtub or shower is considered to have complete plumbing facilities; households with a sink, faucet, a stove or range, and a refrigerator are considered to have complete kitchen facilities. Lacking kitchen or plumbing facilities is rare in DC, though 2,340 households still live in substandard housing by this standard and are in need of necessary improvements. These substandard housing conditions are more prevalent among renters, who represent 78% of households lacking complete kitchen and plumbing facilities *(Table NA-10.8).*

***Table NA-10.8, Number of households with Housing Problem by Problem, Tenure, and Income***

| | Renter Households | | | | | Owner Households | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Problem Type** | **0-30% AMI** | **30-50% AMI** | **50-80% AMI** | **80-100% AMI** | **All HHs** | **0-30% AMI** | **30-50% AMI** | **50-80% AMI** | **80-100% AMI** | **All HHs** |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 670 | 260 | 325 | 225 | 1,805 | 135 | 0 | 0 | 65 | 535 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 1,025 | 965 | 320 | 235 | 3,385 | 30 | 90 | 25 | 30 | 575 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 1,395 | 655 | 370 | 235 | 3,100 | 10 | 200 | 110 | 105 | 820 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 25,695 | 5,585 | 1,500 | 530 | 35,580 | 5,830 | 3,010 | 2,105 | 1,185 | 13,750 |
| Housing cost burden 30% - 50% of income (and none of the above problems) | 6,670 | 8,360 | 5,700 | 3,955 | 31,420 | 1,335 | 2,170 | 2,510 | 2,350 | 18,505 |
| Zero/negative Income (and none of the above problems) | 4,420 | 0 | 0 | 0 | 4,420 | 690 | 0 | 0 | 0 | 690 |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

DRAFT

**Are any population/household types more affected than others by these problems?**

*Extremely low-income*

Extremely low-income (ELI) households - from any age group, race, and household composition- have a disproportionate share of the population with housing problems. ELI households earn less than 30% of AMI, which equates to $22,950 for a one-person household or $32,750 for a four-person household, and they include many employees who work DC or the surrounding communities in low-wage or part-time positions. Although ELI households represent 22% of all DC households, they account for 61% of the population with a housing problem and represent 64% of the city's severely housing cost-burdened. Three-quarters of ELI households are cost-burdened, including 57% who spend more than 50% of their income on housing costs (*Table NA-10.4, 8)*.

The city's lack of affordable housing disproportionately affects low-income households in part due to the nature of the demand for housing. According to an Urban Institute study, higher-income households occupy 40% of the units that would have been affordable to the poorest tenants.[2] The strong competition for affordable units can lead those with fewer resources to find themselves overcrowded or living in substandard housing conditions. ELI households represent the largest share of households who are overcrowded (31%) and living without adequate kitchen or plumbing facilities (34%) *(Table NA-10.4).* Along with substandard facilities, these households can face other housing issues, including pest infestation, leaky roofs, outdated electrical systems, rusty pipes, and gas leaks.

*Renters*

Renters make up nearly three-quarters of all households who report at least one housing problem. One-quarter of renters spend more than 50% of their income on housing costs, compared to 12% of all owner-occupied households. Nearly half of all renters earn less than 50% of the area median income- $32,500 for a one-person household and $54,600 for a family of four. Households who earn less than 50% AMI are nearly 4 times more likely to be renters than homeowners *(Table NA-10.5).* Cost-burdened renters have limited ability to accumulate the savings necessary for an adequate mortgage down payment, thereby limiting their access to homeownership.

*Special Needs Populations*

Special needs populations, including older adults and persons with disabilities, are disproportionately affected by housing problems, and may require costly home modifications and supportive services. More information about special needs populations is presented in *Section NA-45: Non-Homeless Special Needs Population*.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

The District's Inter-Agency Council on Homelessness follows the federal McKinney-Vento Act to define persons at-risk for becoming homeless. This definition includes a number of situations where a family or an individual is considered precariously housed and at risk of homelessness, such as very low-income populations, high housing cost burden, frequent moving for economic reasons, substandard housing, and overcrowded conditions.

[2]The Urban Institute (2014). *Housing Security in the Washington Region assessing American Community Survey* (2009-11). Accessed at: http://www.thecommunityfoundation.org/wp-content/uploads/2014/01/2014-Housing-Security-FULL-REPORT.pdf

In a 2015 housing needs assessment[3] commissioned by the Office of the Deputy Mayor for Planning and Economic Development, the Urban Institute used the Integrated Public Use Microdata Series (IPUMS) dataset from the 2011 American Community Survey to estimate the prevalence of specific homeless risk factors among DC households. Homeless risk was assessed using a rubric that assigned households points based upon a set of homelessness risk factors, including all of the aforementioned at-risk characteristics under McKinney-Vento Act, in addition to these characteristics: whether the head of household or their spouse is unemployed, whether no household member graduated from high school; whether the household receives welfare assistance, and whether the household consists of a young parent (age 22 or younger). Households with a combined score of 5 or more were identified as high risk, a score of 1 to 4 were identified as moderate-risk, and a score of 0 was identified as minimal risk.

Urban Institute's research estimates that 4,700 households (2% of all households in the District) have a high-risk of experiencing homelessness and 87,600 households (32% of all households) have a moderate-risk. Any number of catalyzing events- a healthcare crisis, domestic violence, or job loss- can land these residents at the shelter door. ELI households are particularly at-risk of becoming homeless, and are overrepresented across all homeless risk factors. According to the Urban Institute, homeless risk is more prevalent among residents living in Wards 7 and 8, large households with more than five people, and welfare-recipients.

Homelessness risk is particularly acute among residents of Wards 7 and 8, who have a disproportionate share of households at-risk of homelessness than other parts of the city. Half of all households in Wards 7 and 8 have a moderate risk, compared to 33% of households citywide. High-risk households represent 5% of Wards 7 and 8, a number 2.5 times greater than the citywide average. With much higher poverty rates, unemployment, and high school dropout rates, and much lower median incomes and educational attainment, it is not surprising that, together, Wards 7 and 8 make up the majority (61%) of all high-risk households.

The largest households (5 or more persons) are 2 times more likely to have a high risk of homelessness than smaller households. Over one-fifth of large households in the city are severely cost-burdened and may be attributable to the city's lack of housing units with three or more bedrooms *(Table NA-10.2 and NA-10.8).* [4]

*Rapid Re-Housing*

The District's rapid re-housing program provides financial assistance and services to quickly re-house and stabilize the homeless and to prevent individuals and families from becoming homeless.

---

[3] Urban Institute (2015). *Affordable Housing Needs Assessment for the District of Columbia*, *page 41*. Accessed from: http://www.urban.org/sites/default/files/alfresco/publication-pdfs/2000214-Affordable-Housing-Needs-Assessment-for-the-District-of-Columbia.pdf

[4] The Urban Institute (2015). *Affordable Housing Needs Assessment for the District of Columbia, Phase II*. Pages 41-42. Accessed from: http://www.urban.org/sites/default/files/alfresco/publication-pdfs/2000214-Affordable-Housing-Needs-Assessment-for-the-District-of-Columbia.pdf

Approximately 818 families live in rapid re-housing. Of these, 305 have stayed longer than 18 months and are nearing termination of their assistance.[5]

*Housing and Supportive Services Needs*

Individuals and families at-risk of homelessness will often need housing options affordable and suitable for their household size. They also need supports that lead to housing stability and employment, which may include higher education or vocational training, affordable child care, financial literacy classes, and budgeting assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.**

The District does not have an official estimate of the at-risk population, but follows the federal McKinney-Vento Act to define persons at-risk for becoming homeless.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

Housing affordability impacts more households than any other housing problem in the District, due in part to the convergence of the loss of affordable housing with wages, retirement benefits and savings, and public assistance that have not kept pace with the cost of living. The issue is particularly glaring when the District's minimum wage is compared to its Housing Wage, which is the minimum hourly wage a full-time worker must earn to afford a two bedroom rental home at the HUD Fair Market Rent for the Metropolitan Area ($1,458).[6] In order to afford rent and utilities without paying more than 30% of income on housing, a household must earn $4,860 monthly or $58,320 annually. Assuming a 40-hour workweek, 52 weeks per year, this income translates into an hourly wage of $28.04, the second highest needed renter wage among States. [7] In order to afford a 2-bedroom unit, minimum wage employees need to work 70% of the week (118 hours per week) *(Table NA-10.9).*

DRAFT

[5] The Community Partnership for the Prevention of Homelessness

[6] National Low-Income Housing Coalition (2015). *Out of Reach Report.* Accessed from: http://nlihc.org/sites/default/files/oor/OOR_2015_FULL.pdf

[7] National Low-Income Housing Coalition, (2015). *Out of Reach Report.* Accessed from: http://nlihc.org/sites/default/files/oor/OOR_2015_FULL.pdf

*Table NA-10.9 Wage Requirements and Housing Cost Burden by Tenure*

| | Total Households | Renter Households | Owner-Occupied Households |
|---|---|---|---|
| Current DC Minimum Wage | $9.50 | | |
| Average Renter Wage Needed | $26.08 | | |
| 2-Bedroom Housing Wage Needed | $28.04 | | |
| Household Burden as a % of total income | | | |
| Less than 30% of income | 166,635 | 87,515 | 79,120 |
| 30-50% of Income | 49,330 | 35,580 | 13,750 |
| 50% or more of income | 49,925 | 31,420 | 18,505 |
| % of Households who are: | | | |
| Cost Burdened (30-50%) | 28.46% | 20.67% | 16.67% |
| Severely Cost Burdened (50% +) | 28.29% | 23.70% | 12.38% |

*Source: National Low Income Housing Coalition, 2015 Out of Reach Report (Wage); 2008-2012 Comprehensive Affordability Strategy* (Cost-Burden)

**Describe the number and type of single person households in need of housing assistance.**

Residents who live alone represent approximately 45% (119,573) of the District's households. Nearly two-thirds (63%) of single-person households are renters, and many are part of the wave of young professionals who flocked to the city in the last decade. Entry-level salaries in many professions are less than 80% of the area median income, which would qualify them for low to moderate-income restricted rental units and first-time homebuyer programs. Older adults make up 22% of all single-person households, and nearly half of older adults are homeowners. Extremely low-income households who live below the federal poverty line make up 17% of all single-person households, and require deeply subsidized housing to afford living in DC. Lastly, an additional 3,814 homeless adults, including 1,593 chronically homeless individuals and 200 unaccompanied youth, are in need of rapid re-housing and permanent supportive housing *(Table NA-10.10).*

DRAFT

***Table NA-10.10, Number and Type of Single-person households***

| | |
|---|---|
| Total 1-Person Households | 119,573 |
| Below Poverty Threshold | 20,304 |
| 65 to 74 years of age | 13,698 |
| 75 years of age or older | 13,008 |
| Owner-Occupied | 43,548 |
| Renter-Occupied | 76,025 |
| Total Households | 263,649 |
| Chronically Homeless Individuals | 1,593 |
| Homeless Adults-Only Households | 3,814 |
| Unaccompanied Youth (18-24) | 200 |

*Source: 2009-2013 American Community Survey; The Community Partnership for the Prevention of Homelessness, 2015 Point-in-Time Count*

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating, violence, sexual assault, or stalking.**

*Persons with Disabilities*

Approximately 68,143 residents, or 11% of the total population, live with a disability in the District. The characteristics and special needs for housing and supportive services of persons with disabilities are further explained in *Section NA-45: Non-Homeless Special Needs Assessment.*

*Victims of Domestic Violence, Dating, Sexual Assault, or Stalking*

The Metropolitan Police Department receives over 30,000 calls for service in domestic violence related incidents each year, resulting in over 6,000 formal protective orders and 450 cases in which the victim accessed hospital-based care. The characteristics and special needs for housing and supportive services for victims of domestic violence are further explained in *Section NA-45: Non-Homeless Special Needs Assessment.*

DRAFT

# NA-15: Disproportionately Greater Need: Housing Problems

*Regulation Citation(s): 24 CFR 91.205( b)(2), 91.305( b)(2), 91.405*

**Introduction**

The Comprehensive Housing Affordability Strategy (CHAS) data captures the following four housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, overcrowding of more than one person per room, or a housing cost burden greater than 30% of a household's income. Extremely low-income (ELI) householders who earn less than 30% of the area median income are more likely to experience a housing problem than any other income group. As household income increases and greater purchasing power provides a wider range of available housing options, the total number of households who experience a housing problem decreases: 69% of households at 30-50% AMI (very-low-income households) and 50% of households at 50-80% AMI (low-income households). The total number of households who experience a housing problem dips below the majority at 42% for households who earn between 80-100% of the AMI (moderate-income households)(*Table 15.2-15.5).*

An overwhelming majority of the population who experience one or more housing problems in the District are Black – nearly three-quarters of extremely low-income households (< 30% of AMI), 57% of very low-income (30-50% AMI), and 51% of low-income households (50-80% AMI). Moderate-income individuals (80-100% AMI) who experience a housing problem, however, are primarily made up of Whites (51%) followed by Blacks (31%). Although the total number of households who experience a housing problem across all races decreases as income increases, the share of Whites with a housing problem increases with rising incomes (*Table NA-15.1),* the byproduct of a large increase in the proportion of whites in the population as income increases.

***Table NA-15.1, Percentage of Racial Group Experiencing Housing Problem by Income Levels***

| Racial Group | <30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|---|---|---|---|---|
| White | 15.92% | 24.75% | 37.79% | 51.43% |
| Black/African American | 71.64% | 56.68% | 50.87% | 30.51% |
| Asian | 2.23% | 2.49% | 4.63% | 4.77% |
| Pacific Islander | 0.00% | 0.00% | 0.00% | 0.00% |
| Hispanic | 8.62% | 13.90% | 11.30% | 8.41% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

For HUD's purpose, disproportionately greater need exists when there is greater than a 10 percentage point difference between a racial group at an income level who experiences at least one housing problem and the total population in that income category experiencing at least one housing problem. ELI households have a higher prevalence of housing issues than other income group. Among ELI households, a high percentage across all racial groups experience one or more housing problems *(Table NA-15.2).*

***Table NA-15.2,* Households with a Housing Problem who earn < 30% AMI**

| | Has 1 or more of 4 housing problems | Has none of the 4 housing problems | Household has no/negative income, but none of the other housing problems | Total Population < 30% AMI | % HHs <30%AMI with a Housing Problem |
|---|---|---|---|---|---|
| Jurisdiction as a Whole | 42,800 | 9,685 | 5,110 | 57,595 | 74.31% |
| White | 6,815 | 355 | 1,105 | 8,275 | 82.36% |
| Black/African American | 30,660 | 8,650 | 3,220 | 42,530 | 72.09% |
| Asian | 955 | 220 | 225 | 1,400 | 68.21% |
| Pacific Islander | 0 | 0 | 0 | 0 | - |
| Hispanic | 3,690 | 320 | 435 | 4,445 | 83.01% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

Within other income groups, however, Whites, Asians, and Hispanics are disproportionately affected. Among 30-50% AMI households, Whites (87%), Hispanics (85%), and Asians (85%) show a considerably higher incidence of housing problems than the very low-income population as a whole (69%)(*Table NA-15.3).* Among households earning between 50-80% AMI, Whites (73%), Asians (71%), and Hispanics (62%) show considerably higher incidence of housing problems than the low-income population as a whole (50%)(*Table NA-15.4).* Among households earning between 80-100% AMI, only Whites show a considerably higher incidence of housing problems (59%) than the moderate-income population as a whole (42%) (*Table NA-15.5).*

***Table NA-15.3, Households with a Housing Problem who earn 30-50%AMI***

| | Has 1 or more of 4 housing problems | Has none of the 4 housing problems | Household has no/negative income, but none of the other housing problems | Total Population 30-50% AMI | % HHs 30-50%AMI with a Housing Problem |
|---|---|---|---|---|---|
| Jurisdiction as a Whole | 21,295 | 9,695 | 0 | 30,990 | 68.72% |
| White | 5,270 | 765 | 0 | 6,035 | 87.32% |
| Black/African American | 12,070 | 8,220 | 0 | 20,290 | 59.49% |
| Asian | 530 | 95 | 0 | 625 | 84.80% |
| Pacific Islander | 0 | 0 | 0 | 0 | - |
| Hispanic | 2,960 | 505 | 0 | 3,465 | 85.43% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

DRAFT

***Table NA-15.4, Households with a Housing Problem who earn 50-80%AMI***

| | Has 1 or more of 4 housing problems | Has none of the 4 housing problems | Household has no/negative income, but none of the other housing problems | Total Population 50-80% AMI | % HHs 50-80%AMI with a Housing Problem |
|---|---|---|---|---|---|
| Jurisdiction as a Whole | 12,965 | 12,900 | 0 | 25,865 | 50.13% |
| White | 4,900 | 1,825 | 0 | 6,725 | 72.86% |
| Black/African American | 6,595 | 9,715 | 0 | 16,310 | 40.44% |
| Asian | 600 | 240 | 0 | 840 | 71.43% |
| Pacific Islander | 0 | 0 | 0 | 0 | - |
| Hispanic | 1,465 | 880 | 0 | 2,345 | 62.47% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

***Table NA-15.5, Households with a Housing Problem who earn 80-100% AMI***

| | Has 1 or more of 4 housing problems | Has none of the 4 housing problems | Household has no/negative income, but none of the other housing problems | Total Population 80-100% AMI | % HHs 80-100%AMI with a Housing Problem |
|---|---|---|---|---|---|
| Jurisdiction as a Whole | 8,915 | 12,320 | 0 | 21,235 | 41.98% |
| White | 4,585 | 3,175 | 0 | 7,760 | 59.09% |
| Black/African American | 2,720 | 7,470 | 0 | 10,190 | 26.69% |
| Asian | 425 | 430 | 0 | 855 | 49.71% |
| Pacific Islander | 0 | 0 | 0 | - | - |
| Hispanic | 750 | 965 | 0 | 1,715 | 43.73% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

***Discussion***

Based upon HUD's definition of disproportionate greater need, Whites, Hispanics, and Asians in the District have a greater share of households who experience at least one housing problem. However, the total number of low-income households and households with housing problems are staggeringly higher for Blacks. The difference may be a result of an influx of White young, entry-level professionals and students who select housing options in high cost areas of the city. Poor Black households are much more likely to be long-term residents, and as a result are relatively more likely to have bought a home before sharp home value increases, have low rents under DC's Rent Control program, and receive subsidized housing assistance. All of these scenarios would decrease the rate at which households experience housing cost-burden.

DRAFT

## *NA-20: Disproportionately Greater Need: Severe Housing Problems*

*Regulation Citation(s): 24 CFR 91.205( b)(2), 91.305( b)(2), 91.405*

For this analysis, disproportionately greater need exists when there is greater than a 10 percentage point difference between a racial group at an income level experiencing a severe housing problem and the total population in that income level experiencing a severe housing problem. The Comprehensive Housing Affordability Strategy captures the following severe housing problems: overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-room, households with cost burdens of more than 50% of income, and households with a lack of adequate kitchen or plumbing facilities

Similar to the analysis from *NA-15*, households below 30% AMI are most affected. Over 32,000 households (61%) in this income range report at least one severe housing problem (*Table NA-20.2*). Not surprisingly, as household income increases and greater purchasing power provides a wider range of available housing options, the total number of households experiencing a severe housing problem dramatically decreases from 35% of households at 30-50% AMI, 18% of households at 50-80% AMI, and 12.29% at 80-100% AMI.

The data tables share two separate stories about housing problems and which racial groups are disproportionately affected. Based upon HUD's definition of disproportionate needs, Whites who earn less than 30% AMI experience severe housing problems 16% more than the jurisdiction (*Table NA-20.1)*; Whites, Asians, and Hispanics who earn 30-50% AMI experience severe housing problems at 23%, 27%, and 23%, respectively (*Table NA-20.2*); Asians who earn 50-80% AMI experience severe housing problems 35% more than the jurisdiction as a whole (*Table NA-20.3)*; and Asians and Hispanics who earn 80-100% AMI experience severe housing problems by 24% and 10%, respectively (*Table NA-20.4*).

However, the absolute number of Black households with severe housing problems is far greater than any other race in the District, particularly among households who earn less than 50% of AMI. Over three-fourths of households who earn 30-50% AMI with a severe housing problem are Black compared to Whites (13%), Hispanic (7%), and Asian (1%) households. As income increases, the proportion of Black households decreases and Hispanic and White households increase as a share of the total households with a severe housing problem *(Table NA-20.5).*

DRAFT

***Table NA-20.1, Households with a Severe Housing Problem who earn < 30% AMI***

| | Has at least 1 Severe Housing Burden | Has none of the 4 housing problems | Household has no/negative income, but none of the other housing problems | Total | % HHs <30%AMI with a Severe Housing Problem |
|---|---|---|---|---|---|
| Jurisdiction as a Whole | 34,795 | 17,150 | 5,110 | 57,055 | 60.99% |
| White | 6,420 | 755 | 1,105 | 8,280 | 77.54% |
| Black/African American | 23,855 | 15,460 | 3,220 | 42,535 | 56.08% |
| Asian | 860 | 220 | 304 | 1,384 | 62.14% |
| Pacific Islander | - | - | - | - | - |
| Hispanic | 3,120 | 885 | 435 | 4,440 | 70.27% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

***Table NA-20.2, Households with a Severe Housing Problem who earn 30%-50% AMI***

| | Has at Least 1 Severe Housing Burden | Has none of the 4 housing problems | Household has no/negative income, but none of the other housing problems | Total | % HHs 30-50% AMI with a Severe Housing Problem |
|---|---|---|---|---|---|
| Jurisdiction as a Whole | 10,765 | 20,225 | - | 30,990 | 34.74% |
| White | 3,470 | 2,565 | - | 6,035 | 57.50% |
| Black/African American | 4,720 | 15,560 | - | 20,280 | 23.27% |
| Asian | 385 | 236 | - | 621 | 62.00% |
| Pacific Islander | - | 225 | - | 225 | 0.00% |
| Hispanic | 1,990 | 1,470 | - | 3,460 | 57.51% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

***Table NA-20.3, Households with a Severe Housing Problem who earn 50%-80%% AMI***

| | Has at least 1 Severe Housing Burden | Has none of the 4 housing problems | Household has no/negative income, but none of the other housing problems | Total | % HHs 50-80%AMI with a Severe Housing Problem |
|---|---|---|---|---|---|
| Jurisdiction as a Whole | 4,750 | 21,110 | - | 25,860 | 18.37% |
| White | 1,860 | 4,865 | - | 6,725 | 27.66% |
| Black/African American | 1,840 | 13,580 | - | 15,420 | 11.93% |
| Asian | 290 | 252 | - | 542 | 53.51% |
| Pacific Islander | - | - | - | - | - |
| Hispanic | 655 | 1,690 | - | 2,345 | 27.93% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

DRAFT

***Table NA-20.4, Households with a Severe Housing Problem who earn 80-100% AMI***

| | Has at least 1 Severe Housing Burden | Has none of the 4 housing problems | Household has no/negative income, but none of the other housing problems | Total | % HHs 80-100%AMI with a Severe Housing Problem |
|---|---|---|---|---|---|
| Jurisdiction as a Whole | 2,610 | 18,625 | - | 21,235 | 12.29% |
| White | 1,065 | 6,700 | - | 7,765 | 13.72% |
| Black/African American | 900 | 9,290 | - | 10,190 | 8.83% |
| Asian | 150 | 268 | - | 418 | 35.89% |
| Pacific Islander | - | - | - | - | - |
| Hispanic | 390 | 1,325 | - | 1,715 | 22.74% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

***Table NA-20.5, Percentage of Racial Group Experiencing Severe Housing Problems by Income Levels***

| Racial Group | <30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|---|---|---|---|---|
| White | 18.45% | 12.68% | 39.16% | 40.80% |
| Black/African American | 68.56% | 76.93% | 38.74% | 34.48% |
| Asian | 2.47% | 1.17% | 6.11% | 5.75% |
| Pacific Islander | 0.00% | 1.11% | 0.00% | 0.00% |
| Hispanic | 8.97% | 7.27% | 13.79% | 14.94% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

DRAFT

# NA-25: Disproportionately Greater Need: Housing Cost Burdens

*Regulation Citation(s): 24 CFR 91.205( b)(2), 91.305( b)(2), 91.405*

**Introduction**

Per the Housing Needs Assessment (NA-10), high housing costs relative to income is the most significant housing problem in the city. Of all District households, 38% spend more than 30% of their income on housing-related costs and are considered housing cost-burdened. Based upon HUD's definition of disproportionate impact - over 10% of the citywide rate - no racial group, as a percentage of their population, spends significantly more on housing than the citywide average.

A race by race comparison, however, shows that in absolute numbers far more Black households are housing cost-burdened than any other race in the District. Fifty-four percent of the District's housing cost-burdened is Black, followed by White households (30%), Hispanic households (9%), and all other households (6%). Nearly one-fifth of the District's population spends more than 50% of their income on housing-related costs and is considered severely housing cost-burdened. Black households represent an overwhelming majority of this population (60%), followed by White households (24%), Hispanic households (8%), and all other households (8%). Whites represent 46% of households who spend less than 30% of their income on housing and are not considered housing cost-burdened, followed by Black households (42%), Hispanic households (7%), and all other households (5%) *(Table NA.25.1).*

***Table NA-25.1, Housing Cost Burden by Race***

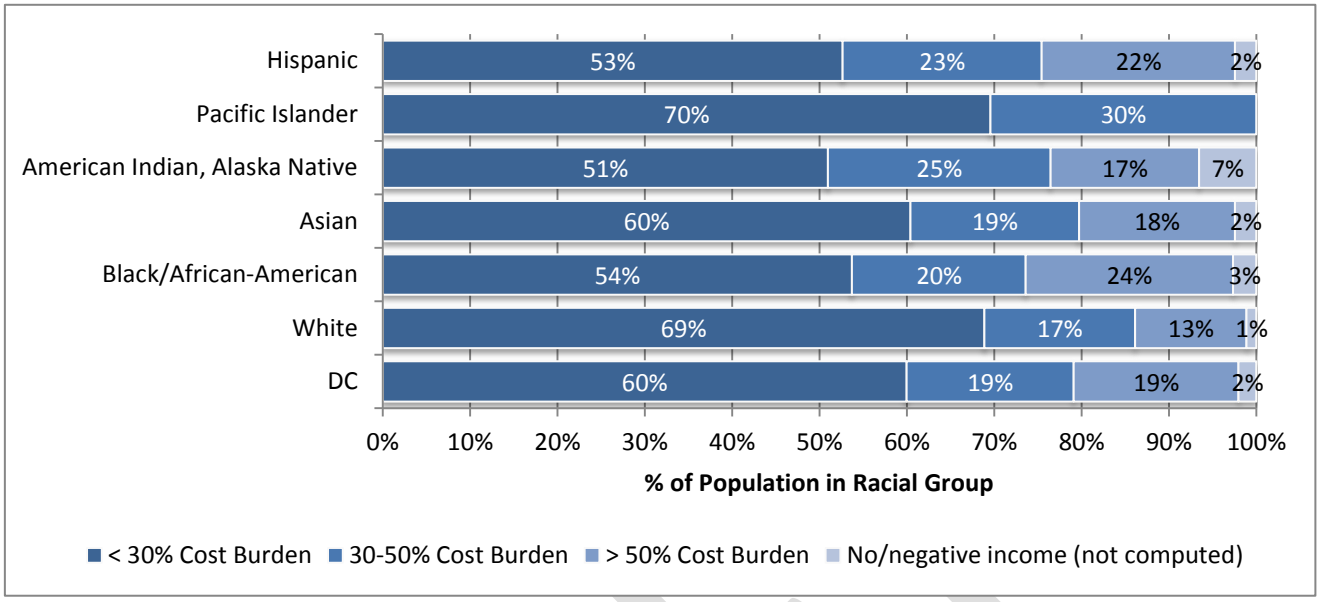
| Race | < 30% (Not Cost Burdened) | 30-50% (Housing Cost Burdened) | > 50% (Severely Cost Burdened) | No/negative income (not computed) |
|---|---|---|---|---|
| DC | 156,645 | 49,925 | 49,330 | 5,295 |
| White | 71,525 | 17,930 | 13,250 | 1,155 |
| Black/African American | 66,245 | 24,530 | 29,230 | 3,300 |
| Asian | 5,555 | 1,775 | 1,640 | 225 |
| American Indian, Alaska Native | 420 | 210 | 140 | 54 |
| Pacific Islander | 80 | 35 | 0 | 0 |
| Hispanic | 10,215 | 4,420 | 4,295 | 470 |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

As a percentage of each racial group's population, Hispanics, Blacks, and Native American households disproportionately spend more than 30% of income on housing costs than Whites by 12-15%; and, Black households have a greater share of their population (24%) than Whites (13%) who spend over 50% of their income towards housing costs (*Figure NA-25.1)*.

DRAFT

***Figure NA-25.1, Housing Cost Burden by Race***




*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

DRAFT

## *NA-30: Disproportionately Greater Need: Discussion*

*Regulation Citation(s): 24 CFR 91.205(b)(2), 91.305(b)(2), 91.405*

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Regardless of race or ethnicity, extremely low-income (ELI) householders are much more likely to experience a wide range of housing issues than other households. There is, however, a disproportion of low-income Black households to other races in the District. Black households represent nearly three-quarters of the ELI population and are nearly four times as likely as White households to experience severe housing problems, mostly attributable to spending over 50% of income on housing costs. Greater affordable housing options are needed for ELI households, regardless of race, to better support the City's housing cost-burdened (See analysis from NA-10, NA-15, NA-20, and NA-25).

**If they have needs not identified above, what are those needs?**

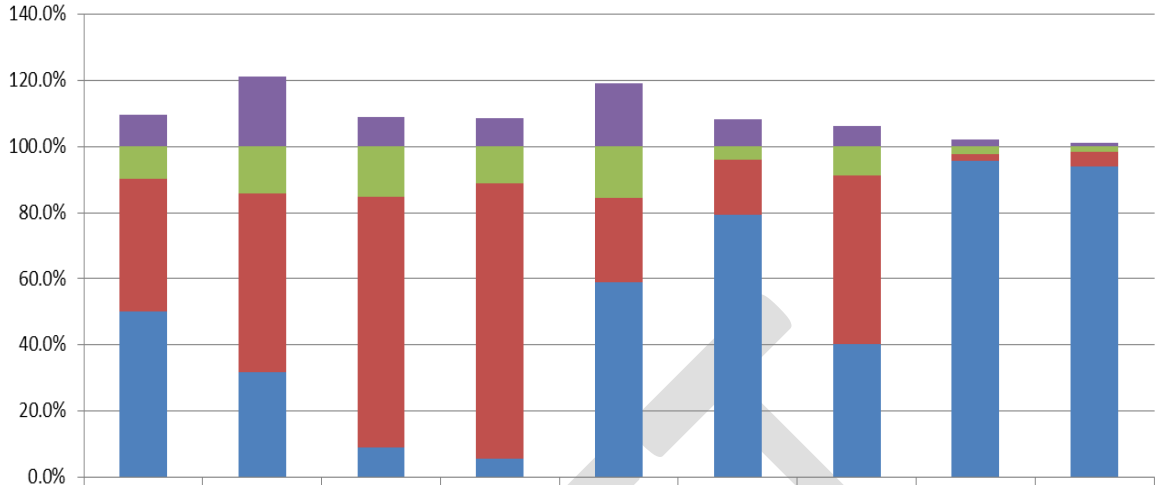
Alongside greater housing options is the need for greater employment opportunities through economic growth, diversification and workforce development initiatives. As the District supports new development and fosters emerging industries such as green, technology, innovation, and creative economies, the District must make connections to match the skills required to perform jobs with workforce development initiatives intended to serve households with a disproportionate greater need.

**Are any of those racial and ethnic groups located in specific areas or neighborhoods in your community?**

Poverty affects Wards 7 and 8 more than any other area in the city. These two Wards are almost entirely made up of Black households. In addition to these Wards, Black households make up a majority in Ward 4 (59%) and Ward 5 (80%), and are close to the majority (40%) in Ward 6 *(Figure NA-30.1).*

DRAFT

***Figure NA-30.1, Ward by Ward Population by Race***




| | District-wide | Ward 1 | Ward2 | Ward 3 | Ward 4 | Ward 5 | Ward 6 | Ward 7 | Ward 8 |
|---|---|---|---|---|---|---|---|---|---|
| Hispanic | 9.6% | 21.0% | 8.9% | 8.7% | 19.0% | 8.4% | 6.1% | 2.1% | 1.2% |
| Other Race | 9.8% | 14.1% | 15.3% | 11.3% | 15.4% | 4.1% | 8.6% | 2.4% | 1.6% |
| White | 40.1% | 54.3% | 75.9% | 83.2% | 25.8% | 16.5% | 51.1% | 2.0% | 4.4% |
| Black | 50.1% | 31.6% | 8.8% | 5.5% | 58.8% | 79.4% | 40.3% | 95.6% | 94.0% |

*Source: 2009-2013 American Community Survey*

DRAFT

# *NA-35: Public Housing*

*Regulation Citation: 24 CFR 91.205(b), 91.405*

**Introduction**

The District of Columbia Housing Authority (DCHA) provides housing assistance through its federal Public Housing and Housing Choice Voucher programs to over 20,000 households. DCHA's public housing portfolio consists of over 8,360 units at 63 developments, serving families, seniors and non-elderly disabled individuals. In addition, the agency administers 11,881 federally funded vouchers through its Housing Choice Voucher program. DCHA also manages 2,304 housing subsidies through the Local Rent Supplement Program (LRSP), a locally funded affordable housing program modelled after the federal voucher program.

The work of the agency is guided by its mission to provide quality affordable housing to extremely low- through moderate-income households, foster sustainable communities and cultivate opportunities for residents to improve their lives. DCHA has defined the following strategic goals in support of fulfilling its mission:

- Create opportunities to improve the quality of life for DCHA residents through collaboration and partnerships
- Increase access to quality affordable housing
- Provide livable housing to support healthy and sustainable communities
- Foster a collaborative work environment that is outcome driven and meets the highest expectations of the affordable housing industry
- Effectively communicate DCHA's accomplishments and advocate for its mission

DCHA is dedicated to preserving and enhancing its entire housing stock. However, like many other public housing authorities, DCHA is faced with the challenge of limited funds to address an aging portfolio. Over the last several years, the agency has received only about 83% to 86% of the funding required to maintain its properties. DCHA has worked aggressively to address its public housing capital and maintenance needs. To meet this challenge, DCHA continues to access a cross-section of financing approaches, both governmental and private-sector, to leverage necessary funding.

Twenty-two percent of the agency's public housing portfolio have been recently rehabilitated and are not in need of immediate redevelopment. However, DCHA is pursuing a large scale effort to bring the remainder 6,500 units to a 20-year viability. This effort will require approximately $800 million in additional capital funding.

The agency manages a waiting list of just over 42,000 applications for housing. The housing authority has a selection preference structure that includes working families and those in vulnerable situations, including homeless and rent-burdened (cost-burdened) families.

DRAFT

### *Table NA-35.1, Total Subsidized Housing*

| | | | | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Special Purpose Vouchers | | |
| | Certificate | Mod-Rehab | Public Housing | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled* |
| # of units/vouchers in use | N/A | 362 | 7,919 | 11,497 | 1,372 | 8,393 | 966 | 480 | 286 |

*Source: DCHA Program Management Software (Visual Homes/Yardi, PIC)*
*Includes Non-elderly Disabled, Mainstream One-Year, Mainstream five-Year, and Nursing Home Transition

### *Table NA-35.2, Characteristics of Residents*

| | | | | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Special Purpose Vouchers | | |
| | Certificate | Mod-Rehab | Public Housing | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled[1] |
| # of homeless at admission[2] | N/A | 362 | 11 | 11,497 | 1,372 | 8,393 | 966 | 0 | 286 |
| # of elderly program participants | N/A | 72 | 2,258 | 2,404 | 744 | 1,411 | 225 | 24 | 0 |
| # of disabled families | N/A | 154 | 3,627 | 4,105 | 548 | 3,063 | 408 | 86 | 286 |
| # of families requesting accessibility features[3] | N/A | 0 | 448 | 422 | 0 | 0 | 0 | 0 | 0 |
| # of HIV/AIDS program participants[4] | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of DV victims[5] | N/A | - | - | - | - | - | - | - | - |

*Source: DCHA Program Management Software (Visual Homes/Yardi, PIC)*

1. Includes Non-elderly Disabled, Mainstream One-Year, Mainstream five-Year, and Nursing Home Transition
2. DCHA has a ranking preference and only pulls from households reporting that they are homeless at time of admission. To date, DCHA has not pulled from other categories, which explains why these numbers and total vouchers noted in table 35.1 match
3. This information reflects requests made during fiscal year 2015 (10/01/2015-10/01/2016).
4. HIV/AIDS—DCHA does not capture this information
5. Domestic Violence—While DCHA reviews and responds to transfer requests of households with members who are victims of domestic violence, this information is not kept in the client record once the transfer is completed. In addition to requests received from DCHA residents, DCHA actively coordinates efforts with the DCSafe's Lethality Assessment Project from whom DCHA routinely receives referrals related to domestic violence concerns.

DRAFT

***Table NA-35.3, Race of Residents***

| | | | | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Special Purpose Vouchers | | |
| **Race** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Total** | **Project-Based** | **Tenant-Based** | **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled*** |
| **White** | N/A | 15 | 129 | 711 | 53 | 613 | 45 | 6 | 376 |
| **Black/African American** | N/A | 472 | 11,655 | 14,654 | 1,966 | 21,505 | 745 | 231 | 4,362 |
| **Asian** | N/A | 0 | 37 | 109 | 32 | 274 | 0 | 1 | 64 |
| **American Indian, Alaska Native** | N/A | 4 | 27 | 23 | 6 | 30 | 2 | 1 | 5 |
| **Pacific Islander** | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Other** | N/A | 0 | 11 | 12 | 4 | 17 | 0 | 0 | 4 |

*Source: DCHA Program Management Software (Visual Homes/Yardi, PIC)*
**Includes Non-elderly Disabled, Mainstream One-Year, Mainstream five-Year, and Nursing Home Transition*
*Note: This information reflects race for all household members for which responses were given. Please note that DCHA does not require families to provide race/ethnicity information*

***Table NA-35.4 Ethnicity of Residents***

| | | | | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Special Purpose Vouchers | | |
| **Ethnicity** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Total** | **Project-Based** | **Tenant-Based** | **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled*** |
| **Hispanic** | NA | 346 | 267 | 618 | 84 | 323 | 27 | 7 | 11 |
| **Non-Hispanic** | NA | 16 | 13,083 | 14,546 | 1,176 | 8,131 | 765 | 233 | 275 |

*Source: DCHA* Program Management Software (Visual Homes/Yardi, PIC
*Includes Non-elderly Disabled, Mainstream One-Year, Mainstream five-Year, and Nursing Home Transition
*Note: This information reflects race for all household members for which responses were given. Please note that DCHA does not require families to provide race/ethnicity information*

## Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units

DCHA is currently under a Voluntary Compliance Agreement (VCA) with HUD. However, the current number of Uniform Federal Accessibility Standards (UFAS) units in the DCHA inventory (691) exceeds the 6% accessible unit requirement and the required 585 units mandated by the VCA. In addition, as DCHA

redevelops its Public Housing sites and engages in the creation/preservation of other affordable housing units, consideration is made for the creation of these units.

The DC Housing Authority also installs accessible features in its public housing units (i.e. grab bars, roll-in showers, raised toilet seats, etc.) through the reasonable accommodation process. In FY 2015, the DC Housing authority processed 1,130 requests for accessible units from public housing applicants, ranging from the examples provided above to UFAS accessible units. The housing authority processed 488 public housing resident requests for accessible units/unit features.

**What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

*Waiting List Profile*

There are 42,091 families on the DC Housing Authority waiting lists for public housing and the Housing Choice Voucher programs. Of that number, 89% percent reported household income at less than 30% AMI; 2% reported household income between 30%-50% AMI and 8% reported household income between 50% and 80% AMI. A little over 20,000 applicants indicated that they were homeless and about 12,000 indicated they were cost-burdened (rent-burdened) or paying more than 30% of their income toward rent and utilities. In terms of unit size needs of families on the waiting list, the majority of the need is for 1-bedroom units (36.62%), followed by 2-bedroom units (25.56%), effiencies (19.36%), and 3 bedroom units (15.43%). Finally, 8% of the persons on the waiting list are elderly and 13.83% are non-elderly disabled.

*Capital Unit Improvements*

For the majority of residents who live in public housing, there is an immediate need for improvements to the physical properties in which they live. Of the over 8,300 units DCHA subsidizes, almost 1,800 are part of a redeveloped community or were recently rehabbed, and are not in immediate need of modernization. But the remaining units that need major rehabilitation, just over 6,500, are all located in our family and senior/disabled conventional sites. About 2,000 units in need of rehabilitation are at senior/disabled properties while over 4,400 units is at family and mixed population properties. (See *Table MA-25.4).*

*Competitive Voucher Rents*

The most pressing immediate need among voucher participants is finding a place to live once they have received the voucher. Voucher program rents are set in relation to HUD established Fair Market Rents (FMRs). In DC's high-cost rental market, rents in most neighborhoods are higher than HUD FMRs. In response, based on HUD approval through DC Housing Authority's Moving to Work designation, the

housing authority has the ability to set maximum voucher subsidy it can pay on behalf of HCV participants (referred to as the Payment Standard) higher than the HUD FMRs. However, even with the ability to set higher Payment Standards as a means to expand access to affordable housing, not all neighborhoods in the District are rent accessible to voucher holders.

*Self-Sufficiency*

The work that the DC Housing Authority has undertaken with residents and service providers through a number of resident supportive services initiatives demonstrates that there is a common need among residents for access to self-sufficiency resources. This has been evident in both the recruitment and implementation of the agency's workforce development activities (i.e Section 3, Family Self-Sufficiency (FSS ) program, Achieving Your Best Life (AYBL) Rewards program, Homeownership Assistance Program (HOAP), etc.).

**How do these needs compare to the housing needs of the population at large**

Among the over 42,000 families on at least one of DCHA's waiting lists, over 35% are looking for a one-bedroom unit while 26% need a two-bedroom. Just 15% are seeking a three-bedroom unit and 19% need a studio unit.[8] Within the DCHA public housing stock, 25% of units have one bedroom, 28% of units have two bedrooms, and 20% have three bedrooms. These data indicate the majority of families on the waiting list need a one-bedroom unit. Just 25% of the DCHA public housing stock is one-bedroom units. The mismatch in the supply and demand of units has less to do with the size of available units and has more to do with income and the ability to pay.

In the District of Columbia, the average household income is $104,615 while the median household income is just $69,235 according to ACS estimates.[9] Of renters in the city, 26.6% pay between $1,000 and $1,500 while 40.5% pay $1,500 or more per month, meaning just over 30% of renters pay less than $1,000 in rent each month.[10] A Washington Post reported on a study by SmartAsset in May 2016 that reports the average market-rate rent for a two-bedroom apartment in the District is $2,783 per month.[11] A March 2015 Washington Post article cited a report from Zumper, which placed D.C. "as the fourth most expensive rental market among the 50 largest cities in the country, behind New York, San Francisco and Boston" and found the median rental prices for one-bedroom apartments in the area to be $2,000.[12]

The average income of DCHA public housing residents is $12,790. Using the DCHA wait list as an indicator of need across the city, we know 12,000 households are cost-burdened and 20,000 households report they are experiencing homelessness (see "MA-10: Number of Housing Units").[13] Eighty-nine

[8] May 2015 Wizard waiting list data
[9] U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
[10] U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
[11] https://www.washingtonpost.com/news/local/wp/2016/05/18/you-need-to-make-119000-to-rent-a-two-bedroom-apartment-in-d-c-study-says/
[12] https://www.washingtonpost.com/news/local/wp/2015/03/12/median-rental-price-for-a-one-bedroom-d-c-apartment-is-2000-study-says/
[13] DC Housing Authority Waiting List Management System, March 2016.

percent of the families on the wait list report a gross household income that is 30% of AMI, meaning they are extremely low income. According to HUD, a four-person household at 30% AMI in the Washington, DC area makes $32,600 or less per year.[14]

DRAFT

[14] https://www.huduser.gov/portal/datasets/il/il2016/2016summary.odn

# NA-40: Homeless Needs Assessment

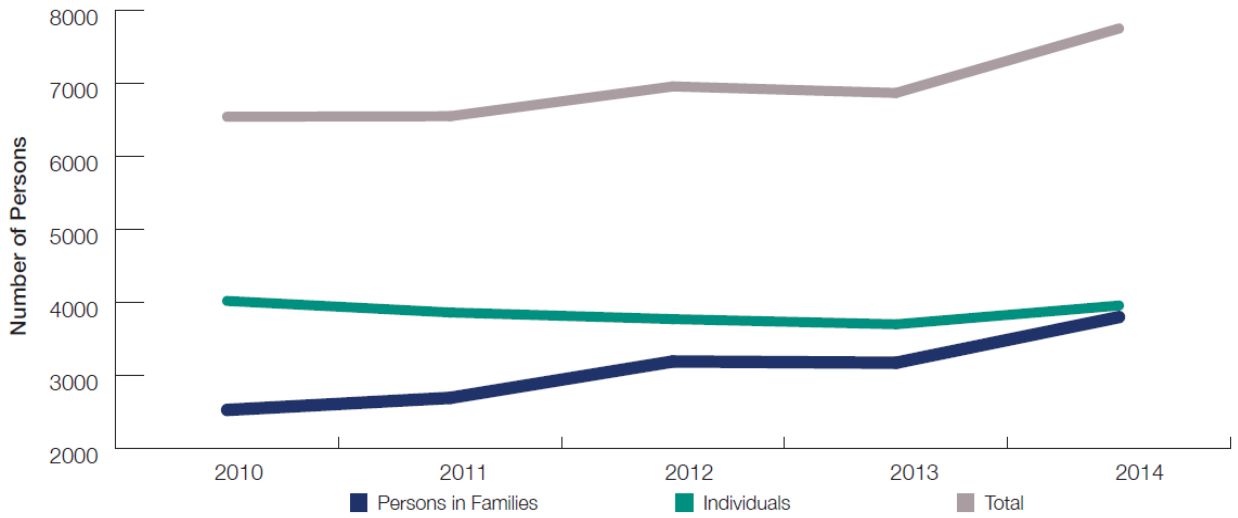
*Regulation Citation: 24 CFR 91.205( c), 91.305( c), 91.405*

**Introduction**

The Community Partnership for the Prevention of Homelessness (TCP) conducted the annual Point in Time (PIT) census and survey of homeless persons in the District of Columbia on January 28, 2015. This single-day enumeration of the homeless services continuum of care gives District Government an opportunity to identify gaps in the current portfolio of services and informs future program planning. TCP has conducted PIT on behalf of the District since 2001, and does so in accordance with the HUD reporting standards.

Homelessness in the District of Columbia has risen by 20% since 2010, mostly attributable to the increased rate of families who experience homelessness (*Figure NA-40.1)*. Nearly 7,500 persons were estimated to experience homelessness on a given night in the District – 3,477 among family households, 3,821 individuals, and 190 unaccompanied youth (*Table NA-40.1)*. Most homeless in DC are male (75%)*(Table NA-40.2)* and identify as African-American (88%) with a median age of 50.[15] Approximately 8% of adult homeless persons reported a chronic health problem, 13% reported a physical disability, and 10% reported to be victims of domestic violence.[16] Nearly 15% of the homeless population in the District suffers from some form of severe mental illness and another 14% are chronic substance abusers (*Table NA-40.3)*.

***Figure NA-40.1 DC Point in Time Count Trends for Total and Household Type (2010 – 2014)***




*Source: Figure taken from Homeward DC 2015 - 2020*

[15] The Community Partnership for the Prevention of Homelessness (2015). *Homelessness in the District TCP Facts Sheet – Point in Time 2015*. Accessed from http://www.community-partnership.org/facts-and-figures.

[16] The Community Partnership for the Prevention of Homelessness (2015). *Homelessness in the District TCP Facts Sheet – Point in Time 2015*. Accessed from http://www.community-partnership.org/facts-and-figures

For many individuals and families, the experience of homelessness is part of a long and recurring history of residential instability. Chronic homelessness represents one-fifth (1,470) of the total population who experience homelessness *(Table NA-40.1),*[17] and of those experiencing homelessness, the number of days without stable housing averages at around 253 days. 3,859 were estimated to exit homelessness, representing only about one-quarter of the population experiencing homelessness based upon the 2015 Point in Time count *(Table NA-40.1).*

***Table NA-40.1 Point in Time Count, 2015***

| Population | Sheltered | Unsheltered | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience Homelessness |
|---|---|---|---|---|---|---|
| Persons in Household with Adult(s) and Child(ren) | 3,477 | 0 | 4,732 | 807 | 3,087 | 363 |
| Persons in Household with Only Children | 7 | 0 | 129 | 27 | 122 | 39 |
| Persons in Households with Only Adults | 3,270 | 544 | 11,338 | 986 | 650 | 154 |
| Chronically Homeless Individuals | 1,273 | 320 | 1,652 | 394 | 650 | 186 |
| Chronically Homeless Families | 197 | 0 | 293 | 129 | 538 | 401 |
| Veterans | 72 | 23 | 1,149 | 718 | 62 | 181 |
| Unaccompanied Youth | 183 | 17 | 129 | 406 | 187 | 39 |
| Persons with HIV | 86 | 4 | 527 | 81 | 16 | 167 |

*Source: The Community Partnership for the Prevention of Homelessness, 2015 Point in Time Counts*

***Table NA-40.2 Homeless Population by Gender, 2015***

| | Unsheltered | | Sheltered | |
|---|---|---|---|---|
| Gender | Number | % | Number | % |
| Male | 429 | 78.80% | 5,079 | 75.20% |
| Female | 115 | 21.20% | 1,655 | 24.50% |
| Transgender | 0 | 0.00% | 21 | 0.30% |

*Source: The Community Partnership for the Prevention of Homelessness, 2015 Point in Time Counts*

[17] Chronic homelessness is defined as someone who: 1) has a disability and is homeless or 2) is unsheltered or in shelter; and has been homeless consistently for a year or more, or has had four separate episodes of homelessness within the last three years.

***Table NA-40.3 Homelessness Subpopulations***

| | Sheltered | | Unsheltered | | Total | |
|---|---|---|---|---|---|---|
| Homeless Subpopulations | Number | % | Number | % | Number | % |
| Severely Mentally Ill | 976 | 14.07% | 114 | 20.96% | 1,090 | 14.57% |
| Chronic Substance Abuse | 984 | 14.18% | 63 | 11.58% | 1,047 | 14.00% |
| Persons with HIV/AIDS | 86 | 1.24% | 4 | 0.74% | 90 | 1.20% |
| Victims of Domestic Violence | 753 | 10.85% | 40 | 7.35% | 793 | 10.60% |
| Total Homeless | 6,937 | 100.00% | 544 | 100.00% | 7,482 | 100.00% |

*Source: The Community Partnership for the Prevention of Homelessness, 2015 PIT Count*

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

*Families*

In the last few years, the District has been especially challenged by the growing number of families that are experiencing homelessness. The 2015 PIT estimated 1,131 homeless families, who are younger (median age of 25) and larger in size than in 2011.[18] This may explain the 50% jump in total number of homeless persons in families since 2010 (*Table NA-40.4*).

***Table NA-40.4 Family Point in Time Count, 2010 - 2015***

| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|---|
| Homeless Families | 800 | 858 | 1,014 | 983 | 1,231 | 1,131 |
| Number of Persons in Families | 2,294 | 2,688 | 3,187 | 3,169 | 3,795 | 3,477 |
| Chronically Homeless Families* | - | - | - | 263 | 420 | 197 |
| Median Age Among Adults in Homeless Families | Not Available | 29 | 28 | 28 | 25 | 25 |

*Source: The Community Partnership for the Prevention of Homelessness, 2010 - 2015 Point in Time Count*
**Prior to 2013, the Federal definition of chronic homelessness did not include families. Therefore, the chronic homeless count in 2010 - 2012 includes single adults only*

*Unaccompanied Youth (Aged 18 – 24) and Children Under 18*

From our PIT counts, unaccompanied minors experiencing homelessness have decreased since 2011 from 26 to 7 on a given night, and unaccompanied youth (aged 18-24 years) experiencing homelessness has increased from 125 in 2011 to 181 in 2015. While the needs and circumstances of vulnerable youth are well understood in a general sense, the District- like most communities around the country- does not have robust data on unaccompanied homeless youth and children. The tools we use for data collection in the

[18] The Community Partnership for the Prevention of Homelessness (2015). *Homelessness in the District TCP Facts Sheet – Point in Time 2015*. Accessed from http://www.community-partnership.org/facts-and-figures.

adult system – PIT count- are not as effective for unaccompanied youth, in part because youth may be more likely to double-up than sleep on the streets or enter shelter. Subsequently, it is difficult to identify the true size of this population.

***Table NA-40.5 Unaccompanied Youth and Minors, Point in Time Count, 2010 - 2015***

| | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|
| Unaccompanied Minors (<18 Years) | 26 | 13 | 6 | 5 | 7 |
| Unaccompanied Youth (18 - 24 Years) | 125 | 131 | 117 | 193 | 181 |

*Source: The Community Partnership for the Prevention of Homelessness, 2011 - 2015 Point in Time Counts*

*Veterans*

The 2015 PIT identified 406 homeless Veterans, only representing 5% of the total homeless population in the District. This marks a 30% decrease between 2010 and 2015, when the PIT first began including a specific count for Veterans (*Table-40.6).* Between 2014 and 2015, District homeless service providers housed 448 homeless veterans primarily through HUD and U.S. Department of Veterans Affairs (VA) funded initiatives. Despite the number of veterans housed, however, many new veterans enter the system almost every day. TCP reports that 60% of the 408 veterans counted in PIT 2015 were not among the 406 veterans counted in 2014.

***Table NA-40.6 Veteran Point in Time Count, 2010 - 2015***

| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|---|
| Veterans | 579 | 515 | 531 | 499 | 406 | 408 |

*Source: Homeward DC 2015 - 2020 (2011 - 2014 data); The Community Partnership for the Prevention of Homelessness (2015); HUD Exchange PIT Data Since 2007 (2010).*

The chronically homeless represent 24% (95) of the total veteran homeless population. Other issues contributing to veteran homelessness include domestic violence (6% of cases) and unemployment among 80% of homeless veteran head of households.[19] On average, veterans spend 181 days on the street or in shelter before exiting homelessness (*Table NA-40.1*).

**Describe the nature and extent of homelessness by racial and ethnic group.**

Blacks make up an overwhelming majority of both sheltered and unsheltered persons experiencing homelessness in the District. Of the 6,754 individuals and families in shelter, 90% identify as Black, followed by White (5.8), and multiracial (2.7%). All other races in shelter only amount to 1.1%.

The unsheltered homeless population is more diverse. The 2015 PIT count reports that Blacks comprise 68% of the unsheltered homeless population, followed by Whites (26%), Asians (2.5%), multiracial

[19] The Community Partnership for the Prevention of Homelessness (2015). Veteran Homelessness in the District of Columbia: The 2015 Point in Time Enumeration. Accessed from http://www.community-partnership.org/facts-and-figures

individuals (2.5%), and other races (1.6%). Individuals of Hispanic or Latino origin represent 18.4% of the unsheltered homeless population compared to only 3.9% of sheltered homeless (*Table NA-40.7).*

***Table NA-40.7 Homeless Population by Racial and Ethnic Makeup***

| | Unsheltered | | Sheltered | |
|---|---|---|---|---|
| **RACE** | | | | |
| White | 141 | 25.90% | 392 | 5.80% |
| Black/African-American | 367 | 67.50% | 6,106 | 90.40% |
| Asian | 14 | 2.50% | 34 | 0.50% |
| American Indian/AK Native | 8 | 1.40% | 27 | 0.40% |
| Pacific Islander/HI Native | 1 | 0.20% | 14 | 0.20% |
| Multiracial | 14 | 2.50% | 182 | 2.70% |
| Total | 544 | 100% | 6,754 | 100% |
| **ETHNICITY** | | | | |
| Hispanic/Latino | 100 | 18.40% | 263 | 3.90% |
| Not Hispanic/Latino | 444 | 81.60% | 6,491 | 96.10% |
| Total | 544 | 100% | 6,754 | 100% |

*Source: The Community Partnership for the Prevention of Homelessness, 2015 Point in Time Count*

**Describe the nature and extent of unsheltered and sheltered homelessness.**

Approximately 544 (8%) of the District's homeless population are unsheltered and 6,754 are in emergency shelter or transitional housing. No families or unaccompanied minors were reported unsheltered, though there were 17 unaccompanied youth (aged 18-24) living on the street at the time of the 2015 DC Point-In-Time Count. Most of the unsheltered individuals are male (78.8%) (*Table NA-40.2)* and are chronically homeless (58.8%) *(Table NA-40.1).*

**Discussion**

Despite the increase in the size of the homeless population, many lives have been changed for the better through the District's homeless initiatives. It is important to consider the 2015 Point –in-Time Count within the context of local efforts to move individuals and families out of homelessness through an increased supply of affordable housing, permanent supportive housing, and employment and support services. Homeward DC, a 5-year plan to make chronic homelessness rare, brief, and non-recurring, was released in March 2015. Plan implementation is actively managed by the Inter-Agency Council on Homelessness to track progress, and it coincides with this consolidated planning period.

DRAFT

# NA-45: Non-Homeless Special Needs Assessment

*Regulation Citation(s): 24 CFR 91.205(b, d), 91.305(b, d), 91.405*

**Introduction**

Special needs housing includes targeted programming or housing alterations to accommodate specific demographic populations. Additional costs for medical, personal care, and specific housing needs exacerbate challenges faced by special needs populations to remain stably housed and connected to care. This section presents characteristics of large special needs populations and outlines housing and supportive service needs.

**Describe the characteristics of special needs populations in your community.**

Special needs in the District were identified during the citizen participation process and include: persons living with physical or cognitive disabilities, older adults, persons with severe mental illnesses, victims of domestic violence, and persons living with HIV/AIDS and their families.

*Persons with Physical or Cognitive Disabilities*

Approximately 68,143 District residents, or 11% of the total population, live with a disability – a physical or mental impairment that substantially limits one or more major life activities – and are in need of supportive services and accessible housing options to remove environmental barriers in their home. Individuals with cognitive disabilities represents 42% of persons with disabilities and include down syndrome, traumatic brain injury, autism, and dementia in addition to less severe cognitive conditions such as dyslexia, attention deficit disorder, and other learning disabilities. But, ambulatory disability – a limiting condition that inhibits a person's ability to walk or climb stairs – is the most prevalent disability, representing 54% of the population *(Table NA-45.1)*.

***Table NA-45.1 Persons with Physical or Cognitive Disabilities***

| | Under 5 Years | 5 - 17 Years | 18-64 Years | 65 Years and over | Total | Percentage of Disability Type |
|---|---|---|---|---|---|---|
| Total Civilian Non-Institutionalized | 36,472 | 68,573 | 435,555 | 68,030 | 608,630 | - |
| Total with a Disability | 263 | 5,164 | 39,154 | 23,562 | 68,143 | 100.00% |
| With a hearing difficulty | 225 | 528 | 5,635 | 6,137 | 12,525 | 18.38% |
| With a vision difficulty | 65 | 727 | 7,828 | 4,898 | 13,518 | 19.84% |
| With a cognitive difficulty | - | 4,103 | 18,249 | 6,504 | 28,856 | 42.35% |
| With an ambulatory difficulty | - | 743 | 19,761 | 16,374 | 36,878 | 54.12% |
| With a self-care difficulty | - | 788 | 6,376 | 5,641 | 12,805 | 18.79% |
| With an independent living difficulty | - | - | 11,942 | 11,016 | 22,958 | 33.69% |

*Source: 2009 – 2013 American Community Survey*

DRAFT

Thousands of District residents with disabilities will need basic home modifications to ensure they can live well in their own homes; but, to ensure fair housing accessibility, the District's city-wide housing stock more generally should also be "visitable" – a growing nationwide movement that refers to housing designed in such a way that it can be visited by people who have trouble with steps or who use wheelchairs or walkers. A house is visitable when it meets three basic requirements: i) one zero-step entrance, ii) doors with 32 inches of clear passage, and iii) one bathroom on the main floor accessible by individuals in a wheelchair.

The District is fortunate to have a wealth of historic buildings and neighborhoods. The historic housing stock, while it may contribute to the city's aesthetic character and charm, is often limiting for residents with mobility issues: walk-up entrances, doors so narrow that a person using a walker or wheelchair cannot enter, kitchens designed so that a person in a wheelchair cannot use the sink or appliances, and bathrooms that are so small that a person in a wheelchair has insufficient space to enter, close the door, and use the toilet or shower.

In addition to environmental barriers, persons with disabilities may require medical and personal care assistance. Depending upon the severity of the condition, support may range from assistance in daily living activities such as preparing meals, managing medication and housekeeping, to help accomplishing basic activities like eating, bathing, and dressing. One-third of the District's disabled population has difficulty living independently and requires a caregiver *(Table NA-45.1)*. This often takes the form of an unpaid family member or friend; but, for individuals with adequate resources, these services are provided by professionals who serve people in institutions, in a person's home, or in a community-based setting.

Residents living with disabilities experience poverty at a disproportionately higher rate (33%) than residents without disabilities (17%) (*Table NA-45.2)*. Among the poorest disabled individuals are 18,150 recipients[20] of the Supplemental Security Income (SSI) program, a federal income supplement program designed to help the aged and disabled, who have little or no income to pay for basic needs, such as food, clothing, and shelter. SSI recipients represent 27% of the total disabled population and 81% of disabled individuals with income under the federal poverty line *(Table NA-45.2)*.

SSI recipients face an enormous housing gap between what they receive and the cost of their housing. *Priced Out*, an annual report produced by The Technical Assistance Collaborative, measures this gap by calculating the difference between reasonable housing costs affordable for individuals receiving SSI payments and the average cost of a modest one-bedroom priced at HUD's Fair Market Rent (FMR) in every State. In the latest publication (2014), monthly SSI payments in DC equaled $721 or 16% of the area median income. Recipients will undoubtedly require deep subsidies to afford a decent, safe, and barrier-free home, as the monthly one-bedroom at the FMR equates to 171% of monthly SSI payments.

[20] Technical Assistance Consultants, Inc. (2014). *Priced Out, 2014. Accessed at http://www.tacinc.org/media/51752/Table%202.pdf.*

***Table NA-45.2 Poverty by disability Status and Age***

| | Under 18 Years Old | 18-64 Years Old | 65 Years and over | Total |
|---|---|---|---|---|
| Total Population in Age Group | 103,998 | 411,737 | 68,021 | 583,756 |
| **With a disability** | 5,416 | 38,165 | 23,562 | 67,143 |
| Income in the past 12-months below poverty level | 2,712 | 14,811 | 4,946 | 22,469 |
| Income in the past 12-months at or above poverty level | 2,704 | 23,354 | 18,616 | 44,674 |
| **No disability** | 98,582 | 373,572 | 44,459 | 516,613 |
| Income in the past 12-months below poverty level | 27,116 | 54,995 | 4,553 | 86,664 |
| Income in the past 12-months at or above poverty level | 71,466 | 318,577 | 39,906 | 429,949 |

*Source: 2009-2013 American Community Survey*
*Note: Data includes civilian non-institutionalized population for whom poverty status is determined*

*Older Adults*

District residents over the age of 60 represent 16% of the population (over 100,000 residents)(*Table NA-45.3).* According to the DC State Data Center, the city's population aged 65 and older will increase to more than 120,000 residents by 2022 – a 75% increase from the 2010 Decennial Census. This rise in the number of older adults will only exacerbate the existing need for affordable and accessible housing options, community supports, and health services across all wards to allow residents to age in their communities around familiar faces and places.

One consistent theme from community consultations conducted by the Age Friendly Initiative is concern for the quality of housing and rising housing costs, pointing to the need for accessible, step-free housing and reliable services to help older residents with home maintenance. Another theme is concern about the progressive frailty and vulnerability- both physical and mental-of many elderly. While seldom mentioned explicitly, diminishing capacity was implicit throughout the discussions with references to accessibility, handicapped parking, the challenge of stairs, limited knowledge of and access to social media, and the need for more home health care and nursing options.[21]

Among adults older than 65 who do not live in an assisted living or nursing home facility, 30% live with a disability, which represents 35% of the District's total disabled population. Similar to the disabled population as a whole, limited mobility, or ambulatory difficulty, is the most prevalent disability among older adults. Over 5,000 older adults (8%) have difficulty bathing, dressing, or performing other self-care activities, and 11,000 (16%) have difficulty doing basic errands alone, such as visiting a doctor's office or shopping and generally living independently (*Table 45.1)*. Older adults with mobility issues who lack their own transportation may be unable to leave home and engage in beneficial social and recreational activities. Immobility can lead to social isolation and accelerated negative health outcomes, including

[21] Age Friendly Strategic Plan 2014 – 2017. Retrieved from: http://agefriendly.dc.gov/sites/default/files/dc/sites/agefriendly/publication/attachments/afdcstrategicplan20141017website.pdf

depression. Adults living alone make up 30% of adults over 60 and are especially at-risk of social isolation (*Table NA-45.3).*

***Table NA-45.3, Characteristics of Older Adults***

| | DC | > 60 Years Old[1] |
|---|---|---|
| **Total Population** | **619,371** | **101,597** |
| Male | 47.30% | 41.70% |
| Female | 52.70% | 58.30% |
| Median age (years) | 33.8 | 69.2 |
| **Race** | | |
| White | 40.10% | 35.20% |
| Black or African American | 50.10% | 59.80% |
| Other Races | 7.40% | 3.36% |
| Multiple Races | 2.30% | 1.40% |
| Hispanic or Latino origin (of any race) | 9.60% | 4.70% |
| **Households** | 263,649 | 69,031 |
| Family households | 42.60% | 42.10% |
| Nonfamily households | 57.40% | 57.90% |
| Householder living alone[2] | 26.05% | 31.09% |
| With any disability | 11.20% | 30.10% |
| Below the poverty level | 18.60% | 14.40% |
| **Housing Tenure and Cost Burden** | | |
| Owner-occupied housing units | 42.10% | 59.90% |
| Housing Cost is > 30% of Income | 29.80% | 30.10% |
| Renter-occupied housing units | 57.90% | 40.10% |
| Housing Cost is > 30% of Income | 47.00% | 50.40% |

*Source: 2009-2013 American Community Survey*

1) *According to Title I, Section 102(a)(40) of the Older Americans Act of 1965, an "older adult" is defined as an individual who is 60 years of age or older*
2) *A percentage of total households*

Accommodating intergenerational housing needs is important for the more than 10,000 residents who live with their grandchildren. Nearly 40% of grandparents assume responsibility of their grandchild, and of adults over 60 with this responsibility, 40% fill this role without the child's parent present in the home. Grandparents raising grandchildren may suffer more stress and isolation than grandparents who are not caregivers, largely attributed to the financial strain from unexpected childcare at a time when they should manage their own needs that come with aging. This is particularly challenging for the 18% of older adults caring for grandchildren who live on incomes below the poverty line and 27% living with a disability (*Table NA-45.4).*

***Table NA-45.4, Grandparent Characteristics***

| | | Responsible for Grandchildren | | |
|---|---|---|---|---|
| | Total Living with Grandchildren | Total | 30-59 Years | > 60 Years |
| Living with own grandchildren under 18 years | 10,653 | 4,104 | 2,525 | 1,579 |
| % Responsible for grandchildren with no parent of grandchild present | - | 31.60% | 25.70% | 40.90% |
| % Grandparents living with grandchildren with any disability | 30.70% | 26.80% | 26.40% | 27.30% |
| % Grandparents with income below poverty level | 23.30% | 30.50% | 38.50% | 17.80% |

*Source: 2009-2013 American Community Survey*

Low-income households face particular constraints in residential mobility. Older low-income individuals may not be voluntarily aging-in-place, but rather, stuck in place. Older adults in poverty are more likely to live at home rather than in an assisted living or nursing home facility, even if they require more care; and, for many households, high housing costs means foregoing needed home repairs and modifications as well as social supports that would provide safe and comfortable living. Half of senior renters and 30% of senior homeowners in the District are housing cost-burdened *(Table NA-45.3)*.

*Persons with Mental Illnesses*

Over 15,000 adults were diagnosed as seriously mentally ill by the Department of Behavioral Health and received mental health rehabilitation services that ranged from basic assessments and medication treatment, to intensive day treatment and rehab services. The Agency's child system of care assisted 3,879 children under 18 years old, of which 84% (3,257) had serious emotional disturbances.[22] Assisted adults and children with a mental illness represent 3% of the total population; however, this number is likely much less than the actual number of people in need of services. There is still a lack of education and stigma associated with carrying a mental illness, and as a result, many people do not seek help or self-identify as having a mental illness. There is no authoritative estimate of the number of people who have a mental illness and estimates vary based on the definition used.

A serious mental illness disrupts a person's ability to carry out basic life functions and may limit one's ability to find suitable employment options, earn an adequate wage, and lead an independent life. As a result, many individuals with a mental illness are dependent solely on Supplemental Security Income as their primary source of income. Stable, permanent housing increases independence and allows the opportunity to achieve other important life goals, including health, education, job training, and employment. Key supportive services include case management focused on personal stability, mental health assessments and diagnostics, ongoing counseling, assistance taking medication, community support groups, crisis intervention assistance, and psychiatric referral services.

[22] Department of Behavioral Health (2016). *District of Columbia FY2016 – FY2017 Mental Health Block Grant Behavioral Health Plan*, pgs. 13, 24

*Victims of Domestic Violence*

The DC Metropolitan Police Department receives over 30,000 calls for service in domestic violence related incidents each year. Over 6,000 of those families seek formal protective orders through one of the District's Domestic Violence Intake Centers (DVICs), most of which result in a need for safe housing for the victim. Unfortunately, the stock of housing accessible to these victims is extremely limited, and for many victims of crime, completely unavailable. Crime victims may be forced to live in unsafe or unstable situations, and the housing situation itself leads to additional crime.

In fiscal year 2015 alone, the District responded to 150 homicides and 450 cases of sexual assault in which the victim accessed hospital-based care. In over 50% of the sexual assault cases and a large number of the homicide cases, the victim or the victim's family required placement in safe housing after the crime, either due to the potential of retaliation or future violence, or due to the personal information of the victim being compromised in the attack.

The needs of the victimized population make them a unique population to serve, often because the trauma that they experience leads to an abundance of needs that make much of the traditional shelters dangerous. A person who has ongoing safety concerns related to a domestic violence situation or a family member's recent homicide is going to need housing that is outside of the immediate vicinity of their neighborhood. The District is a relatively small area, which makes finding housing in a neighborhood that is considered "safe" a far more challenging task than in other jurisdictions. Additionally, the trauma that the victim suffered during the victimization will likely require special accommodations within housing facilities, such as private bathrooms or sleeping rooms with doors that lock. And finally, since many of these victims have children, any housing accommodations will need space to accommodate them as well.

*Persons Living with HIV/AIDS*

The District of Columbia continues to experience a high prevalence of persons living with HIV/AIDS (PLWHA). As of December 31, 2013 17,000 residents of the District of Columbia living with HIV; this number accounts for approximately 2.5% of the population, a prevalence rate that surpasses the World Health Organization's threshold (1%), indicative of a continued generalized HIV epidemic. A number of research studies indicate that PLWHA experience elevated housing instability and homelessness compared to the general population. Stigma and discrimination often cause additional hurdles to obtaining and retaining appropriate and affordable housing. Moreover, for many PLWHA, their HIV/AIDS is typically accompanied by other serious health threats that further exacerbate challenges to remaining stably housed and connected to care.

In addition to general financial assistance for housing and related expenses, many low- and very low-income PLWHA require additional supportive services, such as substance abuse treatment, psychiatric and mental health support, primary medical care, nutrition and medication support, treatment adherence programs, transportation to and from medical appointments, and palliative care. Studies show significant health disparities between PLWHA who are stably housed and those who live in

temporary or unstable housing. According to a national survey of Ryan White HIV/AIDS beneficiaries conducted by the U.S. Health Resources and Services Administration (HRSA),[23] PLWHA who have stable housing are more likely to pursue HIV care, receive anti-retroviral therapy (ART), adhere to HIV medication regiments and obtain regular care. Not surprisingly, the survey revealed much higher viral suppression rates (the level at which HIV is controlled and not detectable in the bloodstream) among Ryan White clients who have stable, permanent housing. This survey underscores the importance of supporting effective interventions that link PLWHA who are unstably housed and/or at-risk of homelessness to stable housing opportunities.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

The housing and supportive services needs are described in previous sections of *NA-45:Non-Homeless Special Needs Assessment*. Housing and supportive service needs were identified through consultation with the community and with District Agencies that provide direct support to these populations.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the eligible metropolitan statistical area. (For HOPWA grantees only).**

The Centers for Disease Control and Prevention (CDC) estimates that 36,432 individuals are living with HIV/AIDS in the DC Eligible Metropolitan Statistical Area (EMSA) and 46% (16,999) reside in the District of Columbia. An additional 19,433 PLWHA live in the Maryland, Virginia and West Virginia jurisdictions that surround the District. Seventy-three percent of PLWHA in DC are men, and they represent about 4% of the District's total male population. Residents over 40 years old comprise 75% of PLWHA in the District; those aged 40 to 59 years old have the highest prevalence rate (6.6%) among all age group cohorts. Though they make-up nearly half (49%) of the District's population, African Americans account for nearly three-quarters (74%) of PLWHA and they have the highest HIV/AIDS prevalence rate among all races in the District (4%), followed by white (1.2%), and other races (1.05%). The prevalence rate for Hispanics is 1.5%. Table *NA-45.5* summarizes population statistics about the living HIV cases diagnosed in the DC EMSA.

[23] 2012 Ryan White HIV/AIDS Program Services Report (RSR): *http://hab.hrsa.gov/manageyourgrant/clientleveldata.html*

***Table NA-45.5*, Living HIV Cases Diagnosed in the EMSA by Jurisdiction**

| Total HIV/AIDS Cases | District of Columbia[a] | | Maryland[b] | | Virginia[c] | | West Virginia[d] | |
|---|---|---|---|---|---|---|---|---|
| **Sex** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** |
| Male | 12,440 | 73% | 6,845 | 63% | 6,385 | 76% | 117 | 80% |
| Female | 4,555 | 27% | 4,068 | 37% | 1,987 | 24% | 30 | 20% |
| **Race/Ethnicity** | | | | | | | | |
| White | 2,887 | 17% | 1,282 | 12% | 2,955 | 35% | 90 | 61% |
| Black | 12,646 | 74% | 8,341 | 76% | 3,956 | 47% | 49 | 33% |
| Hispanic | 1,046 | 6% | 886 | 8% | 1,134 | 14% | 7 | 5% |
| Other | 420 | 3% | 404 | 4% | 328 | 4% | 1 | 1% |
| **Exposure Category** | | | | | | | | |
| Men who have sex w/ men | 7,136 | 42% | 2,865 | 27% | 4,268 | 51% | 68 | 47% |
| Injection drug users | 2,260 | 13% | 586 | 6% | 646 | 8% | 27 | 19% |
| Injection drug using MSM | 554 | 3% | 148 | 1% | 278 | 3% | 5 | 3% |
| Heterosexual contact | 4,704 | 28% | 3,172 | 29% | 1,444 | 17% | 42 | 29% |
| Risk not reported/other | 2,345 | 14% | 3,980 | 37% | 1,661 | 21% | 3 | 2% |
| **Current Age** | | | | | | | | |
| 1 - 19 | 129 | <1% | 110 | 1% | 45 | <1% | 5 | 3% |
| 20 – 39 | 4,218 | 25% | 3,300 | 30% | 1,955 | 23% | 82 | 56% |
| 40 – 59 | 10,055 | 59% | 6,153 | 56% | 5,171 | 62% | 56 | 38% |
| 60 years + | 2,597 | 15% | 1,360 | 13% | 1,202 | 14% | 4 | 3% |
| **Total** | **16,999** | **100%** | **10,9123** | **100%** | **8,373** | **100%** | **147** | **100%** |

[a] District of Columbia Department of Health, HIV/AIDS Hepatitis, STD and TB Administration
[b] Maryland Department of Health and Mental Hygiene, Center for HIV Surveillance, Epidemiology and Evaluation
[c] Virginia Department of Health, HIV Surveillance
[d] West Virginia Department of Health, Office of Epidemiology & Prevention Services, Division of STD, HIV and Hepatitis Surveillance

**Discussion**

Physical or medical conditions, particular space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. To keep special needs populations off the street and out of expensive institutionalized care, the District will need to invest resources in affordable community-based housing options and requisite supports that encourages

DRAFT

independent living. Housing that can accommodate wheelchairs and other mobility issues, supportive medical, social, and employment services for health conditions, and quick housing placement for crime victims who need immediate removal from their current living situation are all important to consider for new housing development and existing home rehabilitation programs. Moving forward, more complex research is needed to evaluate specific housing preferences, such as whether older adults prefer inter-generational living versus senior-restricted housing, and population characteristics, particularly for the mentally ill and victims of domestic violence that are difficult to find in the U.S. Census data to make better community development decisions with federal and local resources.

DRAFT

# NA-50: Non-Housing Community Development Needs

*Regulation Citation(s): 24 CFR 91.215(f), 91.315(f), 91.415*

**Describe the jurisdiction's need for public facilities.**

Public facilities are critical to improving neighborhood quality and resident well-being in the District of Columbia. The renovation or expansion of libraries, recreation centers, playgrounds, community gardens, schools, senior centers, health centers, and other facilities all impact the community's social opportunities and a person's physical health and overall quality of life. During this consolidated planning cycle, the District will direct a portion of CDBG resources toward public facilities, which may include enhanced access for persons with disabilities, substandard building upgrades, energy conservation and other sustainability measures, and adding new amenities in underserved communities that have a demonstrated lack of public facilities.

**How were these needs determined?**

The Capital Improvement Program (CIP) addresses the physical improvement, replacement, or new construction of City-owned facilities. The District develops a comprehensive five-year program through an annual capital budgeting process. To be included for funding, projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings, consultations with residents and other stakeholders, budget forums, and public hearings.

Recent plans, including Sustainable DC, Age Friendly Strategic Plan, Homeward DC, Play DC Vision Framework, Public Education Master Plan, and Public Libraries Services and Facilities Master Plan all identify targeted facility expansion and needed improvements in key areas of the city, and should be referenced in location decisions.

The Department of Housing and Community Development had consultations with the Department of Parks and Recreation after community members expressed interest in recreation and community centers and community gardens during the needs assessment portion of this consolidated plan.

**Describe the jurisdiction's need for public improvements.**

*Green Building and Resiliency*

The Sustainable DC Plan, the city's plan to create the healthiest, greenest, most livable city in the nation by 2032, includes ambitious goals and targets to support an equitable, diverse, and prosperous District of Columbia. The District continues to innovate and build more sustainably guided by the Green Building Act of 2006, requiring green building certification for both public and private sectors. In March 2014, the

District of Columbia adopted the 2013 DC Green Construction Code, making the District, once again, a leader in the nation on green building and sustainability practices.

In 2008, the Council of the District of Columbia enacted the Clean and Affordable Energy Act , which established a Sustainable Energy Trust Fund and Sustainable Energy Utility. Officially launched in 2011, the Sustainable Energy Utility is responsible for administering sustainable energy programs in the District to achieve the following:

1. Reduce per-capita energy consumption in the District of Columbia;
2. Increase renewable energy generating capacity in the District of Columbia;
3. Reduce the growth of peak electricity demand in the District of Columbia;
4. Improve the energy efficiency of low-income housing in the District of Columbia;
5. Reduce the growth of the energy demand of the District of Columbia's largest energy users; and
6. Increase the number of green-collar jobs in the District of Columbia

These policies and programs exhibit the District's commitment to expand energy efficiency, renewables and green building to District residents in all 8 wards, which reduces the utility burden and enhances housing affordability.

In addition to these efforts, Sustainable DC directed the District to begin planning and preparing for the impacts of climate change. For the past two years, the District, led by the Department of Energy & Environment has been working on the Climate Ready DC plan, which identifies the risks that climate change poses to the District's infrastructure, public facilities, neighborhoods, and residents. The plan, which is expected to be finalized in the fall of 2016, will include strategies for reducing the impacts of extreme heat, building community resilience, and protecting community resources and facilities from flooding and severe weather. Many of these solutions will not only help build resilience, but will improve the livability and vitality of neighborhoods. For example, the plan will include strategies to:

1. Reduce the urban heat island effect with cool and green roofs, expanded green space and tree cover, prioritizing hotspots and those areas with the greatest number of heat vulnerable residents. Incorporate heat island mitigation into planning for green infrastructure and tree canopy and public space initiatives.
2. Leverage ongoing work with neighborhood planning to begin to implement neighborhood-scale resilience solutions including district energy and micro grids, and district stormwater and water reuse systems.
3. Provide back-up power for emergencies at important public facilities such as community centers, schools, and health clinics, especially through the use of solar energy plus battery storage.
4. Evaluate and upgrade public and affordable housing to reduce residents' vulnerability during extreme heat events.
5. Expand training opportunities for disaster preparedness for individuals and community organizations.

6. Explore the creation of Community Resilience Hubs which would locate emergency preparedness and response supplies and training in resilient community facilities, be they privately or publicly owned, such as faith organizations, community centers, community-based organizations.
7. Leverage climate adaptation implementation projects to advance workforce development objectives and to promote business continuity planning.

*Digital Inclusion*

According to a report published by the Office of the Chief Technology Officer (OCTO) in April 2015 on the State of the Digital Divide in the District, 160,000 residents (25% of the total population) lack high-speed Internet service at home.[24] The report goes on to note results from a citywide survey commissioned by OCTO - 49% of households with incomes less than $25,000 do not have home internet access and 44% of seniors do not have home internet access (only 19% of seniors reported a lack of interest in using the internet). High-speed Internet adoption rates vary by Ward - from 40-60% in many areas of Wards 7 and 8, 60-80% in many areas of Wards 1, 4, 5, and 6, and between 80 and 100% in most areas of Wards 2 and 3 (*Figure NA-50.1).*

Residents without internet access are at a distinct disadvantage; those with cars are forced to spend money on driving, those without cars spend money on taxi service or riding public transportation to access business centers, school children and job-seekers rely on public access given that more educational and employment activities have moved to the digital space, returning residents face another obstacle to finding employment, housing, and important social services when they come home to new technologies that have rapidly changed after spending much of their lives incarcerated with minimal exposure to technology.

Prior to 2011, the District did not have any programs focused on digital inclusion and access. Due to significant federal investments over the last few years, OCTO implemented many new initiatives that better connect residents without immediate internet access to high-speed internet: DC Community Access Network, an initiative that extended low-cost broadband services to 291 community institutions, including health care facilities, libraries, schools, colleges, and universities; Connect.DC, a digital inclusion initiative that collaborates with local non-profits and community leaders to bring affordable internet access, training, and education; DC Broadband Education Training and Adoption, that provided nearly 8,000 students with office training, computer skills, college prep, technical training, and a limited amount of refurbished laptop computers; OCTO developed more than 600 indoor and outdoor hot spots throughout the city; and, government agencies, including the Office on Aging, Department of Employment Services, Public Libraries, and Office on Returning Citizens Affairs have targeted initiatives towards low-income residents, seniors, and returning residents.

[24] Office of the Chief Technology Officer (2015). *Building the Bridge: A Report on the State of the Digital Divide in the District of Columbia*, Accessed from:
http://connect.dc.gov/sites/default/files/dc/sites/connect/page_content/attachments/State%20of%20the%20Digital%20Divide%20Report.pdf

Nonprofit and community-based organizations have been important actors in addressing digital disparities in the District. These organizations have provided computer lab space and installed building-wide high-speed Internet in affordable housing developments and incorporated computer training and internet-based services into supportive services. The District should continue to build on important work of OCTO and the non-profit industry to expand digital literacy and access.

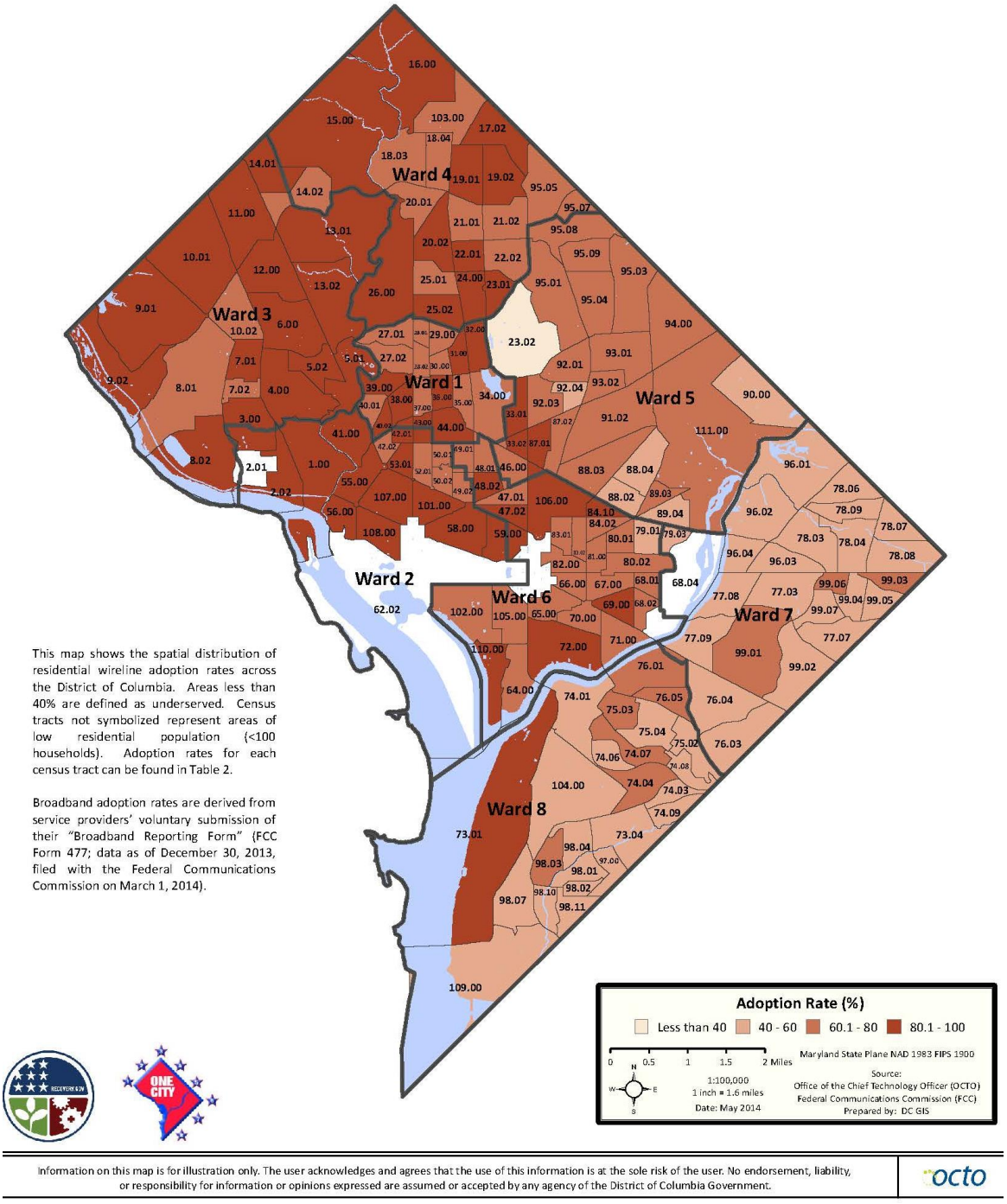



***Figure NA-50.1, Wireline Adoption Rates in DC***

*Source: DC Office of the Chief Technology Officer*

*Infrastructure/Public Improvements*

During this consolidated planning cycle, DHCD perceives the following Infrastructure needs:

- *Targeted Neighborhood Investments*: As part of key local studies or revitalization strategies or to supplement federal resources, targeted neighborhood investments fill a need in underserved communities, such as street trees that improve a neighborhood's poor air quality or limited green space, streetscape improvements developed as a revitalization strategy, general safety improvements that contribute to a neighborhood's overall walkability and safety, and pedestrian bridges that enhances connectivity to transit. Nearly $9 million will be spent on these targeted neighborhood investments in fiscal year 2016 alone.

- *Water Main Replacement*: The median age of District water main pipes is 77 years old with approximately 9% of pipes installed in the early 1900s and 2% dating back to the 1860s before the Civil War. DC Water will invest $421 million over the next 6 years in replacing old water mains that have reached their useful life in addition to the installation of pressure reducing valves.

- *Replacement of Lead Service Lines*: Lead piping was used for its unique ability to resist pinhole leaks while still malleable enough to form into shapes that deliver water efficiently. After the discovery of the element's toxicity in the 20th century, however, DC Water began to replace lead water mains and pipes in public space. Over the next 6 years, DC Water will replace approximately 30,050 lead water service lines with copper piping throughout the water distribution system. However, lead service pipes on private property are only replaced if a property owner elects to replace the private portion at their own expense. Low-income residents with limited financial resources may need assistance replacing lead water pipes.

- *Bicycle and Pedestrian Safety Improvements*: Over the past five years, nearly 107,000 crashes were reported in DC that resulted in 28% injury, of which 1.4% was seriously injured, and 0.11% was fatal. Through the Vision Zero Initiative, DDOT aims to eliminate fatalities and serious injuries to travelers of our transportation system by 2024, and has identified $8.7 million worth of improvements to enhance safety and quality of pedestrian and bicycle transportation throughout the District, including but not limited to, traffic calming, safe routes to school enhancements, sidewalk construction and reconstruction, construction and rehabilitation of bicycle lanes and paths, safety improvements along roadways and at intersections, signalization enhancements and changes. DDOT has also identified $30 million of sidewalk and intersection improvements to, at a minimum, get in compliance with the American Disabilities Act. DDOT reported that one-quarter of DC's streets are missing sidewalks on one or both sides of the street.

- *Alley Rehabilitation*: The District's Green Alley Project is designed to improve the quality of storm water controls, such as water quality catch basins or grate inlets. Green Alleys use

DRAFT

sustainable design and Low Impact Development techniques that reduce the amount of storm water and pollutants entering the sewer system by increasing water infiltration and treatment on site. Beyond sustainability additions, the large backlog of alley rehabilitation needs total over $32 million. Alleys in the District provide another avenue for pedestrian-travel, and should be made safe and accessible.

- *Alleviation of emergency conditions*: In areas where the Mayor declares a state of emergency from conditions that threaten the public health and safety, such as a severe snow event, hurricane, or other natural disaster, Community Development Block Grant funds could be used to alleviate emergency conditions to improve access to neighborhood amenities, improve private property, or other activities that threaten public health and safety.

**How were these needs determined?**

The Capital Improvement Program (CIP) addresses the physical improvement, replacement, or new construction of City-owned public infrastructure. The District develops a comprehensive five-year program through an annual capital budgeting process. To be included for funding, projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings, consultations with residents and other stakeholders, budget forums, and public hearings.

Consultations with DC Water and Department of Transportation (DDOT) helped identify key projects where CDBG funds could be used to supplement their budgets to benefit low and moderate-income residents and to support local initiatives, such as DDOT's Vision Zero and Move DC's plans and DC Water's Strategic Plan.

**Describe the jurisdiction's need for public services.**

Public services that increase economic opportunities, reduce poverty, and support the needs of special populations will be considered during this consolidated planning cycle. Citizen input gathered during the needs assessment process informed the following targeted public services:

- *Housing Counseling* - homebuyer counseling, home maintenance and rehabilitation education, and financial literacy classes
- *Small Business Capacity Building* –technical assistance to businesses and to community-based technical assistance providers
- *Services for Persons Experiencing Homelessness* – Recognizing that homelessness is not merely caused by a lack of shelter, but involves a variety of underlying unmet needs -physical, economic, and social

DRAFT

Over 600 individuals took an online survey that asked residents to label services and programs as low, moderate, or high need. The following services were noted as a "high" need by at least half of all respondents:

- *Crime Prevention/Education* (52%)
- *Employment Training (*52%)
- *Medical/Mental Health Services* (52%)
- *Senior Citizen Services* (54%)
- *Fair Housing Enforcement and Education* (52%)
- *Youth Services* (57%)
- Housing Counseling and Financial Literacy (50%)

**How were these needs determined?**

Citizen input gathered during the needs assessment process informed the range of public services considered during this consolidated planning cycle.

DRAFT

# MARKET ANALYSIS

## *MA-05: Overview*

*Regulation Citation(s): None*

**Market Analysis Overview**

The Market Analysis presents a snapshot of general housing and economic characteristics in which the District will be administering programs over this planning period. The section discusses how well the current housing stock, facilities, and services are meeting the needs of the District, and, in addition to the Needs Assessment, serves as a basis for the Strategic Plan.

*Housing Market Characteristics*: The availability of housing does not currently meet the needs of the District's population, evidenced by more than 40,000 households on a waitlist for public housing, over 7,000 individuals experiencing homelessness on a given night, and a significant housing gap for both households earning less than 30% of the area median income and households earning between 30% and 50% of the area median income. This affordable housing shortage is largely due to housing costs that are rising more quickly than incomes across all income bands. In addition to general housing costs, half of the housing stock was built before 1950, which adds a layer of complexity to renovation and adherence to environmental and housing code standards.

*Inventory of facilities, housing, and services that meet the needs of homeless persons*: The District's homeless facilities, housing, and services are constantly evolving due in part to the action items in Homeward DC and the active Inter-Agency Council on Homelessness, resulting in a different homeless system by the end of this planning period. Based upon 2015 inventory data, the city currently supports nearly 5,000 emergency shelter beds, over 2,100 transitional housing beds, and nearly 6,000 units of permanent supportive housing.

*Public Housing:* The DC Housing Authority (DCHA) owns, manages, or subsidizes over 8,300 public housing units and is pursuing a large-scale renovation effort to increase property viability to 20 years.

*Housing stock available to serve persons with disabilities and other special needs*: A snapshot of supportive housing and services for the special needs populations was difficult to retrieve; the District may need more rigorous needs assessments to better understand the city's unmet housing needs and housing preferences for these populations. Across older adults, persons with disabilities or a mental illness, persons living with HIV/AIDS, and victims of domestic violence, subsidized housing supports a fraction of the individuals receiving services that would qualify them for deeply subsidized housing.

*Barriers to Affordable Housing*: Barriers were taken from a housing needs assessment study conducted by the Urban Institute in 2014. The most significant barriers discussed are costs to develop, process of obtaining funding, and the process for obtaining permits.

DRAFT

*Significant characteristics of the economy*: District-wide, the city has a large share of the population with advanced degrees, one of the highest median incomes in the Country, and near-term economic expansion from 119 development projects totaling over $6.6 billion in investment over the next 5 years. On a Ward-by-Ward comparison, however, significant inequality will challenge the city, evidenced through greater unemployment, higher poverty rates, less income, and a lower percentage of the population with bachelor's degrees in some portions of the city. *MA-45* also presents a need for greater economic diversification from federal government presence and investment in a strained public infrastructure system.

DRAFT

# MA-10: Number of Housing Units

*Regulation Citation(s): 24 CFR 91.210(a) and (b)(2), 91.310(a), 91.410*

**Introduction**

The District of Columbia has 298,327 housing units across a wide range of property types, including attached and detached single-family homes and low to mid-rise condominium and apartment buildings (*Table MA-10.1).* Apartment units are more prevalent in all Wards than all other property types with exception to Ward 4, where single-family units represent 60% of all available units. Condos are more concentrated in Wards 1 and 2, where there are nearly four times as many condominiums than single-family houses. Cooperatives are a small factor in each part of the city, with only 370 homes citywide. Ward 7 has the highest concentration of cooperative buildings, with 75 buildings.[25]

Overall, housing units tend to be small in size with 66% of the current housing stock configured as 2-bedrooms or smaller. Over half of the available units are renter-occupied, 37% are owner-occupied, and 12% are vacant (*Table MA-10.2).*

***Table MA-10.1, Number of units by property type***

| Property Type | Number of Units | % |
|---|---|---|
| 1-unit detached structure | 35,892 | 12.03% |
| 1-unit attached structure | 76,428 | 25.62% |
| 2-4 units | 31,330 | 10.50% |
| 5-19 units | 51,538 | 17.28% |
| 20 or more units | 102,849 | 34.48% |
| Mobile Home, boat, RV, van, etc | 290 | 0.10% |
| Total | 298,327 | 100.00% |

*Source: 2009-2013 American Community Survey*

***Table MA-10.2, Unit Size by Tenure***

| | Owners | | Renters | |
|---|---|---|---|---|
| | Number | % | Number | % |
| No Bedroom | 2,290 | 2.06% | 19,207 | 12.59% |
| 1 Bedroom | 15,486 | 13.94% | 66,468 | 43.56% |
| 2 Bedrooms | 27,188 | 24.48% | 43,660 | 28.61% |
| 3 or more Bedrooms | 66,106 | 59.52% | 23,224 | 15.22% |
| Total | 111,070 | 100.00% | 152,579 | 100.00% |

*Source: 2009-2013 American Community Survey*

[25] Urban Institute, Affordable Housing Needs Assessment for the District of Columbia, May 2015, pages 22-23

**Describe the number of and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The DC Preservation Network currently tracks most federal and locally subsidized housing, including public housing (conventional and mixed finance), project-based vouchers, federal tax credits, mortgages, and grants, and the local Housing Production Trust Fund. As of October 2015, over 40,000 assisted units across 314 development projects receive some form of subsidy (*Table MA-10.3).* These subsidized units represent 26% of the total occupied rental units *(Table MA-10.4)*, and do not include additional affordable units produced from the city's inclusionary zoning and affordable dwelling unit programs or subsidies provided by the Housing Choice Vouchers and other local tenant-based assistance programs.

Over one-third of all subsidized housing is funded through the Low-Income Housing Tax Credit program. The Housing Production Trust Fund, Community Development Block Grant, and HOME Investment Partnership programs are rarely awarded as a single funding source; rather, DHCD primarily uses them for gap financing to affordable housing developers.

Income targets and project types vary by program, but all are restricted to residents with incomes less than 80% of the area median income. *Table MA-10.3* summarizes income restrictions by subsidy type. The Housing Production Trust Fund (HPTF) is the District's primary local affordable housing tool that supports the construction, rehabilitation, and acquisition of housing for low and moderate-income households. By statute, the HPTF must set aside 80% of its fund towards units restricted to households who earn less than 50% of the area median income (AMI), including 40% for households earning no more than 30% AMI.

DRAFT

***Table MA-10.3, Number of Assisted Units and Projects by funding type***

| Subsidy Type | Federal or Local? | Subsidized Units | Properties | Income Restrictions | Household Type Restrictions |
|---|---|---|---|---|---|
| Public Housing | Federal | 8,360 | 65 | At least 40% of units are for households <30% AMI, with remainder <80% AMI | |
| Project-Based Section 8 only | Federal | 3,194 | 29 | At least 40% of units are for households <30% AMI with remainder for households <80% AMI | |
| Section 8 and other subsidies | Federal/ Local | 8,273 | 45 | Dependent upon how project was financed | |
| LIHTC w/ tax exempt bonds | Federal | 7,903 | 49 | < 50% or < 60% AMI (depending on how the development was financed) | |
| LIHTC w/o tax exempt bonds | Federal | 5,498 | 45 | < 50% or < 60% AMI (depending on how the development was financed) | |
| HUD-insured mortgage only | Federal | 2,697 | 13 | < 80% AMI with at least 20% of units < 50% AMI | |
| HOME/CDBG only | Federal | 754 | 21 | CDBG - At least 70% of households served must have low or moderate incomes, less than 80% AMI. Remaining funds can serve households of any income group<br><br>HOME - 90% + of rental units assisted < 60% AMI, with the remainder for households up to 80% AMI. If there are more than 5 Home Investment Partnership (HOME)- assisted units in a building, then 20% of the HOME-assisted units must be for households under 50% AMI. All assisted homeowners must have incomes below 80% AMI. | |
| DC HPTF only | Local | 603 | 11 | 40% of funds < 30% AMI, 40% of funds < 50% AMI, 20% of funds < 80% AMI | |
| Section 202/811 | Federal | 515 | 6 | < 50% AMI | Seniors/ Disabled |
| Other subsidies/combinations | Federal/ Local | 2,291 | 30 | Dependent upon how project was financed | |
| | **Total:** | **40,088** | **314** | | |

*Source: Urban Institute, DC Preservation Network Catalogue, October 2015; DC Housing Authority (Public Housing), May 2015;* Income restrictions taken from the National Low-Income Housing Advocacy Guide (2015)

DRAFT

Prior to 2015, the District of Columbia targeted affordable housing resources proximate to transit and in Wards 5, 7, and 8 to spur neighborhood investment. There is an overrepresentation of subsidized units in Wards 6, 7, and 8 where nearly 70% of all subsidized units are located. Subsidized housing represents a disproportionate share of rental units within Wards 6, 7, and 8, particularly in Ward 8 where the share of subsidized housing is double the citywide average and more than half of all occupied rental units in the Ward *(Table MA-10.4).*

***Table MA-10.4, Number of Assisted Units and Projects by Ward***

| | Projects | Subsidized Units | Total Occupied Rental Units (Subsidized and Non-Subsidized) | % of Ward Subsidized[1] |
|---|---|---|---|---|
| **Total** | **314 [2]** | **40,088** | **152,278** | **26.33%** |
| Ward 1 | 59 | 4,765 | 22,162 | 21.50% |
| Ward 2 | 16 | 1,930 | 25,250 | 7.64% |
| Ward 3 | 3 | 369 | 18,649 | 1.98% |
| Ward 4 | 15 | 790 | 11,730 | 6.73% |
| Ward 5 | 34 | 4,667 | 15,915 | 29.32% |
| Ward 6 | 50 | 7,943 | 20,360 | 39.01% |
| Ward 7 | 45 | 7,097 | 16,558 | 42.86% |
| Ward 8 | 92 | 12,527 | 21,654 | 57.85% |

*Source: Urban Institute, DC Preservation Network Catalogue, October 2015, Occupied Rental Units from Estimate from Neighborhood Info DC – 2010*

1. *Subsidized units were not separated between rental and homeownership. For the purpose of this analysis, % of Ward Subsidized was only compared to occupied rental units, as the number of subsidized homeownership units is marginal.*
2. *Does not include Housing Choice Vouchers and Local Rent Supplement programs; Public Housing numbers as of May 2015, projects from other subsidy programs from the DC Preservation Network Catalogue as of October 2015*

DRAFT

*Housing Choice Voucher*

The Housing Choice Voucher (HCV) is a federal program administered by the DC Housing Authority (DCHA) to provide tenant-based assistance and project-based (including Moderate Rehabilitation and Single Room Occupancy) assistance to qualified households. DCHA currently assists close to 11,500 households under this program (*Table MA: 10.5*). Federal rules require that at least 75% of households newly admitted to the voucher program have incomes less than 30% AMI and the remainder of eligible households must have incomes less than 80% of AMI.

Eligible households under this program are responsible for finding a suitable housing unit where the owner agrees to rent under the program. Qualified households can choose single-family homes, townhouses, market-rate apartments or some form of subsidized housing. After a household is selected, HCV participants pay at least 30% of its income for rent and utilities. A housing subsidy is paid

to the landlord directly by the DC Housing Authority on behalf of the HCV participant to cover the rest up to published HUD-established Fair Market Rents (FMRs). In DC's high-cost market, market-rate rents in most neighborhoods are higher than FMRs; the difference is left up to the HCV participant to pay the rest and often limits neighborhood choice. If the voucher holder decides to move to another rental unit, the voucher stays with the household.

Unit rents are set in relation to FMRs. In DC's high-cost rental market, rents in most neighborhoods are higher than HUD FMRs In response, based on HUD approval through DC Housing Authority's Moving to Work designation, the housing authority has the ability to set maximum voucher subsidy it can pay on behalf of HCV participants (referred to as the Payment Standard) higher than FMRs. However, even with the ability to set higher Payment Standards as a means to expand access to affordable housing, it may impact the number families that may be served.

The difference between the tenant-based and project-based assistance is that the tenant-based voucher stays with the family if they decide to move to another unit while project-based assistance is attached to a specific unit.

***Table MA-10.5, Housing Choice Voucher and Local Rent Supplement Program, administered by DC Housing Authority***

| Subsidy Type | Federal or Local? | Subsidized Units | Income Restrictions | Household Type Restrictions |
|---|---|---|---|---|
| Housing Choice Voucher (includes tenant-based and project-based vouchers and Moderate Rehabilitation/SRO units) | Federal | 11,881 | At least 75% of vouchers are for households < 30% AMI, with remainder up < 80% | Families; Individuals; Disabled; Non-Elderly/Disabled, Homeless; Homeless Veterans; Multicultural; Families with Children |
| Local Rent Supplement/DC Local (includes tenant-based and project/sponsor-based vouchers) | Local | 2,847 | Extremely Low-Income (<30% AMI) | Homeless; Elderly/disabled; Individuals; Families; Families with Children |

*Source: DC Housing Authority, May 2015*

*Local Rent Supplement Program*

Modeled after the federal Housing Choice Voucher program, the Local Rent Supplement Program (LRSP) is funded locally by DC government and administered by the DC Housing Authority. LRSP provides monthly rental subsidies to extremely low-income families and individuals who are homeless or who are in jeopardy of becoming homeless. LRSP subsidies must be utilized in the District of Columbia. Like the federal voucher program, LRSP provides a rental subsidy to cover the difference between 30% of a household's income and the unit rent. LRSP has three subsidy components: 1) tenant-based vouchers—issued to individuals and families, with participants having the ability to move to another unit and maintain the voucher subsidy; 2) project-based vouchers—the subsidy is tied to a designated unit managed by a housing provider and cannot be used on any other unit; and 3) sponsor-based vouchers—

the subsidy is portable and can be moved to other units managed by the housing provider. Both project-based and sponsor-based units may include the provision of supportive services. As part of the programs focus on meeting local housing needs, the admissions criteria for the sponsor-based component deviates from the federal program in order to reduce barriers to housing those persons might face when applying for federally subsidized programs.

Department of Human Services

Through the consolidated NOFA process, the Department of Human Services (DHS) provides funding to community based non-profit organizations to deliver intensive supportive services to single adult and family participants (who are chronically homeless, vulnerable, and face significant barriers to achieving self-sufficiency) in permanent supportive housing programs/projects. Since fiscal year 2013, DHS funds have supported 251 units, including $2 million in operating support. [26] This number includes projects in underwriting.

Department of Behavioral Health

The Department of Behavioral Health (DBH), funds the acquisition, construction or rehabilitation of long-term permanent supportive housing (PSH) units for the exclusive use of mentally ill DBH consumers. Eligible projects provide housing for extremely low-income individuals and families (less than 30% of area median income). Since fiscal year 2013, DBH funds have supported 188 units. This number includes projects in underwriting.[27]

*New Communities Initiative*

The New Communities Initiative (NCI) is a District of Columbia government effort that began in 2005 with the goal of revitalizing and rebuilding specific communities that have experienced high levels of disinvestment, crime and poverty. NCI's charge calls for the replacement of over 1,500 distressed public and subsidized housing homes spread across four neighborhoods – Barry Farm, Lincoln Heights/Richardson Dwellings, Northwest One and Park Morton. The existing units are to be replaced with roughly 6,000 high-quality mixed-income housing units, including a one-for-one replacement of all public housing units, along with other community amenities. To date, NCI has removed 250 distressed units and built 1,041, including 296 replacement public housing units and 492 units affordable to other low-income households.

[26] DHCD Development Finance Division Pipeline Report (2016). Real-time updates accessed at: https://octo.quickbase.com/db/bit4krbdh?a=q&qid=-1017062&isDDR=1

[27] DHCD Development Finance Division Pipeline Report (2016). Real-time updates accessed at: https://octo.quickbase.com/db/bit4krbdh?a=q&qid=-1017062&isDDR=1

*Demographics – Subsidized Housing Residents*

Key characteristics of residents living in housing funded by HUD are captured in the *Picture of Subsidized Housing* query tool. Over 63,000 residents live in public housing, Section 202/811 projects, project-based Section 8, or they have a housing choice voucher. 86% of residents are extremely low-income with an average income of $14,084 (16% AMI). Black households make up 90% of assisted housing, followed by Hispanic (4%), White (4%), and Asian (2%) households. Adults over the age of 62 make up 31% of households and persons with disabilities make up 19% of households, even though few Section 202/811 projects exist in DC. These programs are important to the development and operation of rental housing with supportive services for the elderly (Section 202) and adults with disabilities (Section 811) who earn less than 50% AMI. This dataset omits key funding sources, including HOME, CDBG, low-income housing tax credits, and of course, local programs.[28]

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

A recent study commissioned by DC's Office of the Deputy Mayor for Planning and Economic Development and conducted by the Urban Institute estimates 15,226 affordable housing unit subsidies across 145 projects are set to expire between the study's publication in May 2015 and the end of this consolidated planning period in 2020.[29] Of these units, 1,714 are projected to be lost from the affordable housing stock, based upon current trends.

**Does the availability of housing units meet the needs of the population?**

The availability of housing is currently not meeting the needs of the population. Two sources in particular demonstrate the need for affordable housing in the District of Columbia: the DC Housing Authority waiting list and the HUD Point-In-Time Count. There are currently 42,091 households on the DC Housing Authority waiting list.[30] With minimal annual unit/voucher turnover in both the public housing and housing choice voucher programs, the rate at which the housing authority can house families from the waiting list is nominal compared to the demonstrated need. The 2015 Point-In-Time estimate shows that there are over 7,000 individuals experiencing homelessness on a given night in the District of Columbia.[31]

The National Low-Income Housing Coalition's State-by-State housing gap analysis shows that additional stock of available and affordable housing is needed for both low-income and moderate-income

---

[28] US Department of Housing and Urban Development (2015). *Picture of Subsidized Housing.* Accessed from*:* https://www.huduser.gov/portal/datasets/picture/yearlydata.html

[29] Urban Institute (2015). *Affordable Housing Needs Assessment for the District of Columbia*, page 63 http://www.urban.org/sites/default/files/alfresco/publication-pdfs/2000214-Affordable-Housing-Needs-Assessment-for-the-District-of-Columbia.pdf

[30] DC Housing Authority Waiting List Management System, March 2016.

[31] Abt Associates, November 2015. *2015 AHAR: Part 1 - PIT Estimates of Homelessness in the U.S. The 2015 Annual Homeless Assessment Report (AHAR) to Congress. 2007 - 2015 Point-in-Time Estimates by State*

residents, including a 60% increase for extremely low-income at less than 30% AMI, which computes to 33,000 additional units; 30% for very low-income residents between 30% and 50% AMI; and 7% for low to moderate income residents between 50% and 80% AMI.[32]

**Describe the need for specific types of housing.**

Significant investment is needed to preserve the existing affordable housing stock while expanding the supply of affordable housing to meet the city's gap, particularly to residents who are severely cost-burdened, overcrowded, or in poor housing conditions.

The limited supply of HUD 202 (senior) and 811 (disabled) units compared to the city's population of persons living with a disability (11%) and older adults (16%) exacerbates the lack of available housing options for low-income seniors and disabled. There is an unmet need (described more fully in NA-45: Non-Homeless Special Needs Assessment) for additional housing that accommodates residents with mobility issues or self-care and independent living challenges.

Large units with three bedrooms or more is another need. Families with more than 5 people are three-times more likely to be at high-risk of homelessness than the citywide average (2.2 persons per household) and pay more for housing in return for more space; and, the 5% of households in overcrowded situations suggest that larger households are disproportionately cost-burdened relative to smaller households and are in need of affordable family-sized units.

DRAFT

[32] National Low-Income Housing Coalition, 2015. Accessed at http://nlihc.org/sites/default/files/Housing-Spotlight_Volume-5_Issue-1.pdf

# MA-15: Cost of Housing Units

*Regulation Citation(s): 24 CFR 91.210(a), 91.310(a), 91.410*

**Introduction**

The average cost of purchasing a home has increased dramatically by 183% over the past decade, making homeownership financially difficult for many DC families to achieve (*Table MA-15.1*). In September 2015, only 38% of homes on the market with 2 or more bedrooms were affordable to the median income family.[33]

***Table MA-15.1, Change in Home Value and Rents, 2000-2013***

| | 2000 | 2013 | % Change |
|---|---|---|---|
| Median Home Value | $ 157,200 | $ 445,200 | 183.2% |
| Median Contract Rent | $ 618 | $ 1,242 | 101.0% |

*Source: 2000 Decennial Census; 2009-2013 American Community Survey*

Rental prices have also more than doubled since 2000, resulting in more than 44% of renters spending more than 30% of their income on rental costs *(Table MA-15.1).*The DC Fiscal Policy Institute examined rents and income between 2002 and 2013, separating both average income and average rents into five segments, or quintiles. Quintiles represent 20% of a given population. The first quintile represents the lowest fifth of average annual income or average rents, the second quintile represents the second fifth (21%-40%), and so forth. Their study found that average income in the bottom 20% of incomes declined slightly between 2002 and 2013, while average rent in the cheapest 20% of rental units increased by 14%. At the opposite end of the rental market, average rent increased in the most expensive 20% of rental units by 32% while average income in the top 20% of incomes grew by only 9%.[34] *(Table MA-15.2).*

[33] *Governing*, November 2015. As Affordable Housing Shrinks, Where Can Families Live? Retrieved from: http://www.governing.com/topics/urban/gov-urban-affordable-housing-families.html and http://www.governing.com/gov-data/other/family-housing-affordability-in-cities-report.html.

***Table MA-15.2, Change in Average Income and Rent (2002 – 2013)***

| Quintile of Average Income/Rent | | Average (Annual) 2002 | Average (Annual) 2013 | % Change |
|---|---|---|---|---|
| 1 (0-20%) | Income | $ 6,388 | $ 6,056 | -5% NS |
| | Rent | $ 4,175 | $ 4,740 | 14% |
| 2 (21%-40%) | Income | $22,682 | $22,341 | -2% NS |
| | Rent | $8,468 | $11,466 | 35% |
| 3 (40%-60 | Income | $41,990 | $45,970 | 9% |
| | Rent | $10,785 | $15,531 | 44% |
| 4 (61%-80%) | Income | $67,193 | $81,810 | 22% |
| | Rent | $14,041 | $20,839 | 48% |
| 5 (81% - 100%) | Income | $157,333 | $171,721 | 9% |
| | Rent | $24,536 | $32,432 | 32% |

*Note: NS indicates the change is not statistically significant.*
*Source: Table was recreated from the DC Fiscal Policy Institute Report, Going, Going, Gone: DC's Vanishing Affordable Housing (2015). The study was based off of an analysis of the American Community Survey.*

*Utility Burden*

In addition to rising rental and home prices, the cost of utilities for District households is also a key consideration of affordability. The industry standard for housing affordability states that a household is cost-burdened if it spends more than 30% of its gross income towards gross rent. Gross rent is the sum of the rent paid to the owner plus any utility costs incurred by the tenant. Utilities include electricity, gas, water and sewer, and trash removal. Utility costs compound the housing cost burden for the District's households. According to the Energy Information Administration, in 2014 the average monthly electricity bill for a household in the District was $91.90. Similarly, as disclosed by Washington Gas, the District's natural gas utility, in 2015, the estimated monthly gas bill for an average residential heating customer household was $82.16. Finally, DC Water, the District's water and wastewater utility, disclosed that in 2015, the estimated monthly water bill for an average residential customer was $85.17 and this monthly average is projected to increase to $107.65 by 2018. These aggregated monthly utility costs place a disproportionate housing burden on the District's low-income families with a larger portion of their household income allocated for natural gas, water, and electric bills.

The Low Income Home Energy Assistance Program (LIHEAP) helps keep families in the District safe and healthy through initiatives that assist families with energy costs. The Department of Energy and Environment provides assistance in managing housing costs associated with home energy bills, energy crises (disconnection from a utility), and weatherization and energy-related home repairs.

**Is there sufficient housing for households at all income levels?**

There is insufficient housing for very low-income households in DC. Only 20,270 rental units are affordable and available for extremely low-income renters earning less than 30% of the area median income (AMI) *(Table MA-15.3)*. Given that 48,030 extremely low-income renter households reside in DC,

the city faces a shortage of 27,760 rental units available to them. This income group faces the largest shortage of housing.

The shortage of housing declines as income threshold of households rises. Only 50,290 rental units are affordable and available for very low-income renter households with incomes up to 50% AMI. Given that 70,470 very low-income renter households reside in DC, including the extremely low-income households mentioned above, the city faces a shortage of 20,180 rental units available to households at this higher income threshold.

***Table MA-15.3, Housing Affordability by Tenure and Income***

| Units affordable to Households Earning: | Renter | Owner |
|---|---|---|
| 30% HAMFI | 20,270 | No Data |
| 50% HAMFI | 50,290 | 3,185 |
| 80% HAMFI | 76,535 | 8,000 |
| 100% HAMFI | No Data | 17,480 |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

Almost 55% of rental units have a monthly rent of $1,000 or more, not including utilities *(Table MA-15.4).* This number is above what a household earning $32,000 can afford. For the 45% of rental units that are "affordable," they may be occupied by households with higher incomes.

***Table MA-15.4, Rent Paid***

| Rent Paid (Contract rent) | Rental Units | % of Total Rental Units |
|---|---|---|
| No Cash Rent | 3,676 | 2.45% |
| Less than $ 500 | 21,303 | 14.17% |
| $ 500 - $ 999 | 43,260 | 28.77% |
| $1,000 - $1,499 | 37,945 | 25.24% |
| $1,500 - $1,999 | 22,648 | 15.06% |
| $2,000 or more | 21,507 | 14.31% |

*Source: 2008-2012 Comprehensive Housing Affordability Strategy*

**How is affordable housing likely to change considering changes to home values and/or rents?**

A recent study commissioned by DC's Office of the Deputy Mayor for Planning and Economic Development and conducted by the Urban Institute estimates that 145 projects with 15,226 affordable housing units have subsidies that are set to expire by 2020.[35] Some of these units could be lost from the affordable housing stock, because the properties' owners have other economic opportunities, such as renting out their units to the private market at higher rents in DC's strong housing market. From 2007 to

[35] Urban Institute, 2015. *Affordable Housing Needs Assessment for the District of Columbia*, pg. 4 Accessed at: http://www.urban.org/sites/default/files/alfresco/publication-pdfs/2000214-Affordable-Housing-Needs-Assessment-for-the-District-of-Columbia.pdf

2013, at least 4.2% of assisted units were lost to demolition or conversion to market-rate rentals or owner-occupied condominiums. The report estimates that at least 1,714 assisted housing units will be lost from the affordable housing stock by 2020, if these trends continue.[36]

DC's strong housing market is causing many "naturally" affordable rental units (those not subsidized, but affordable to very low-income renters) to be lost from the affordable housing stock. The DC Fiscal Policy Institute found that the number of rental units costing less than $800 per month declined by more than 24,000 units between 2002 and 2013.[37] This amount is roughly the monthly rent that a 4-person ELI household can afford to pay without having a cost burden.

The Urban Institute study estimates that the city will add 13,930 units of affordable housing between 2011 and 2020 based upon the city's development pipeline. Most of this housing, however, will be affordable to households with incomes at 60% AMI, but not to those with incomes less than 30% AMI.

**How do HOME Rents/FMRs compare to area median rents? How might this have an impact on your strategy to produce or preserve affordable housing?**

According to a Zumper report from February 2015, DC's median cost of two-bedroom rentals is $2,770, a number 1.9 times greater than HUD's Fair Market Rent (FMR) for the Washington Metropolitan Area, and the median cost of one-bedroom rentals is $2,000, 1.6 times greater than the area's FMR (*Table MA-15.5)*.[38] These numbers indicate that the median rental unit is significantly more expensive than the payment standard allowed by some of HUD's housing programs, particularly Housing Choice Vouchers. DC's strategy for affordable housing should include the production of new affordable units.

***Table MA-15.5, Rents by Bedroom Size***

| 2015 Rents | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---|---|---|---|---|---|
| Fair Market Rent (FMR) | $1,167 | $1,230 | $1,458 | $1,951 | $2,451 |
| High HOME rent | $1,165 | $1,230 | $1,458 | $1,727 | $1,906 |
| Low HOME rent | $956 | $1,024 | $1,228 | $1,420 | $1,583 |

*Source: HUD's FY 2015 Fair Market Rent Documentation System (FMR); DHCD Income and rent Limits (FY2015)*

[36] Urban Institute, 2015. *Affordable Housing Needs Assessment for the District of Columbia*, pg. 63 Accessed at: http://www.urban.org/sites/default/files/alfresco/publication-pdfs/2000214-Affordable-Housing-Needs-Assessment-for-the-District-of-Columbia.pdf

[37] Rivers, Wes. (2015). Going, Going, Gone: DC's Vanishing Affordable Housing. Washington, DC: DC Fiscal Policy Institute. Accessed at: http://www.dcfpi.org/going-going-gone-dcs-vanishing-affordable-housing

[38] Zumper (2015). February 2015 Rent Report, pg. 2 Accessed at: https://www.zumper.com/blog/wp-content/uploads/2015/03/Zumper-February-2015-National-Rent-Report.pdf

**Discussion**

The cost of rental housing in the District is high for many renters, particularly those with extremely low and very low-incomes. The HUD-established Fair Market Rent in 2015 for a 2-bedroom apartment is $1,458 per month. The National Low Income Housing Coalition, however, estimates that a full-time worker earning the average renters' wage of $26.08 per hour could afford no more than $1,356 per month without having a housing cost burden.[39] An extremely low income 4-person family could afford rental costs of no more than $819 per month, and a disabled person receiving Supplemental Security Income (SSI) of $733 per month can afford more than $220 per month on rent. DC's housing market does not provide an adequate supply of affordable units available to these households.

DC's high housing costs can partially explain the city's homeownership rate of 42%[40], which is far below the national average of 64%. Households below the median income have difficulty finding affordable homes for purchase. In 2015, only 38% of homes on the market with 2 or more bedrooms were affordable to median income households able to make a 20% down payment at time of purchase.[41] A high proportion of a potential home buyers' income is being spent in current housing rather than savings for a down payment, and many families cannot accumulate sufficient savings for the assumed 20% down payment. Only 20% of the homes were affordable to households with incomes at 75% of the area median income.

DRAFT

[39] Bolton, Megan et al. (2015). *Out of Reach* 2015. Washington, DC: National Low Income Housing Coalition.
[40] 2009-2013 American Community Survey
[41] Maciag, Mike. (2015). As Affordable Housing Shrinks, Where Can Families Live? *Governing*, November. Accessed from http://www.governing.com/topics/urban/gov-urban-affordable-housing-families.html and http://www.governing.com/gov-data/other/family-housing-affordability-in-cities-report.html.

# MA-20: Condition of Housing

*Regulation Citation(s): 24 CFR 91.210(a), 91.310(a), 91.410*

**Introduction**

The District's historic housing stock, including housing with large, turn-of-the century front porches, garden style, low-rise, and mid-rise multi-family apartments, adds charm and cultural legacy distinct from other cities in the nation. The city has 50 historic districts, nearly 27,000 properties protected by historic designation, and a significant supply of older but usable apartment buildings.[42] The older housing stock also brings challenges to accommodate modern environmental and housing code standards. A small percentage of the stock lacks adequate kitchen or plumbing facilities, defined by HUD as substandard housing. Half of the District's housing stock was built before 1950 *(Table MA-20.1)*, and may be in need of rehabilitation or critical repairs. With steep stairs and narrow hallways, for example, it is often difficult for those with limited mobility to remain in their homes. Neglected environmental hazards from dated ventilation methods, old water systems, and the use of lead-based materials trigger a range of health issues that may displace residents unable to address these issues.

***Table MA-20.1, Housing Stock Age***

| | Owner Occupied | | Renter Occupied | |
|---|---|---|---|---|
| **Year Unit Built** | **Number** | **%** | **Number** | **%** |
| 2000 or later | 8,637 | 7.78% | 14,568 | 9.55% |
| 1980 - 1999 | 5,817 | 5.24% | 12,954 | 8.49% |
| 1950 - 1979 | 25,521 | 22.98% | 63,595 | 41.68% |
| Before 1950 | 71,095 | 64.01% | 61,462 | 40.28% |
| Total | 111,070 | 100.00% | 152,579 | 100.00% |

*Source: 2009-2013 American Community Survey*

***Table MA-20.2, Households With Housing Conditions by Tenure***

| | Number | % |
|---|---|---|
| Owner occupied: | 111,070 | 100.00% |
| With one selected condition | 31,989 | 28.80% |
| With two selected conditions | 697 | 0.63% |
| With three selected conditions | 49 | 0.04% |
| With four selected conditions | 0 | 0.00% |
| No selected conditions | 78,335 | 70.53% |
| Renter occupied: | 152,579 | 100.00% |
| With one selected condition | 68,063 | 44.61% |
| With two selected conditions | 4,452 | 2.92% |
| With three selected conditions | 333 | 0.22% |
| With four selected conditions | 0 | 0.00% |
| No selected conditions | 79,731 | 52.26% |

*Source: 2009-2013 American Community Survey*

[42] DC Historic Preservation Office, *2016 Historic Preservation Plan* http://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/2016%20PLAN%20Full%20Rev%2012%2013.pdf

**Describe the jurisdiction's definition for "standard condition" and "substandard condition but suitable for rehabilitation."**

The Department of Housing and Community Development defines a housing unit as "standard" if it meets the District's Housing Code Standards (DC Regulations, Title 14). "Substandard housing" is any housing unit considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. A blighted unit has one or more major defects, or a combination of minor defects, which requires extensive rehabilitation or repair to meet local and federal codes. If rehabilitation is financially feasible based upon the market value of the unit upon completion, then the unit is considered "suitable for rehabilitation."

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

*Historic Preservation*

Neighborhoods thrive when buildings are intact and in use, but many historic properties have been neglected and in need of significant investment to bring new life to vacant and underutilized buildings and revitalize buildings in need of environmental remediation, upgrades to meet building code, and structural repair. High land and construction costs have squeezed development budgets, resulting in construction that can lower the architectural quality of new buildings. With new construction so expensive, it is often more cost effective and sustainable to retain existing affordable housing than to construct new units. A recent report by the DC Office of Planning demonstrates the financial benefit of pairing low-income housing resources with historic preservation resources to increase the supply of affordable housing.[43] Protection of historic resources and maintenance of older housing stock should be an integral part of community revitalization.

*Home Accessibility Modifications*

Many historic buildings do not have enough means of egress and handicap accessibility that meets federal and local codes, such as the Uniform Federal Accessibility Standards (UFAS), American Disabilities Act (ADA) and Architectural Barriers Act (ABA).

*Healthy Homes and Environmental Hazard Abatement*

Asthma, lead poisoning, and other harmful health effects can all be linked to problems within the home. The most common housing issues that lead to harmful effects include deteriorating or non-intact lead-based paint, excess moisture and mold, insect and rodent infestation, overuse of pesticides and other chemicals, poor ventilation, water leaks, asbestos, carbon monoxide, trip and fall hazards and malfunctioning cooling, heating, and cooking systems. Many of these issues are a result of improper maintenance and lack of upgrades to the city's older housing stock.

[43] DC Office of Planning (2015). *Pairing Historic Tax Credits with Low-income Housing Tax Credits*. Accessed from: http://planning.dc.gov/sites/default/files/dc/sites/op/release_content/attachments/Pairing%20HTC-LIHTC%202015-08-11%20Final_1.pdf

Lead poisoning is the number one environmental threat affecting children's health today. Exposure to lead-hazards causes serious adverse health effects that can damage almost every organ and system in the body, but particularly the development of a child's brain. Lead poisoning is extremely hazardous to both adults and children, though young children are more vulnerable to lead poisoning than adults. Lead can affect a child's mental and physical growth and can also cause loss of IQ points, learning disabilities, and behavioral problems. Children under the age of six and pregnant women are especially at-risk.

Lead-based paint was heavily used in homes built before 1960, but was phased out of paint in 1978. In general, the older the home or structure, the more likely it is to have lead-based paint. As paint deteriorates, it releases lead dust that can be harmful to those who are constantly exposed to the toxin. Over 90% of DC's housing stock was built before 1978 when the federal government banned the use of lead-based paint; thus, the majority of homes are at risk of having lead-based paint, even if paint has been covered by newer paint or enclosed behind new walls.

Lead solder and fixtures containing lead can still be found in the plumbing system inside some homes. Lead piping was used for its unique ability to resist pinhole leaks while still malleable enough to form into shapes that deliver water efficiently. After the discovery of the element's toxicity in the 20th Century, DC Water began to replace lead water mains and pipes in public space. Lead service pipes on private property were only replaced if a property owner elected to replace the private portion at their own expense. In the 2016-2021 capital improvement plan, DC Water intends to replace over 30,000 lead water service lines. It is important to coordinate with them to replace lead water pipes, particularly in low-income households with children.

The Department of Energy and the Environment (DOEE) tests for blood lead levels for children less than 3 months of age. Tests over 7 years show a remarkable decline in children newly identified as lead poisoned from 5.2% to 1.2%, thanks to DHCD's Lead Safe Washington program that made over 700 units lead-safe, DOEE's educational programs, and the District's new Lead-Hazard Prevention and Elimination Act of 2009. In addition, DOEE certified over 450 units as being lead free and screened about 75% (32,000) of children under 6 years old.[44] As the District continues its efforts to increase the number of children getting screened each year, it is likely that the incidence of children with elevated blood lead levels (above the reference value) will increase as well. More educational outreach and proper home rehabilitation is needed to decrease the lead poisoning risk in the city.

*Code Compliance*

The District's housing stock has a small percentage of substandard units, about 3% of rental households and less than 1% of owner-occupied households. Data taken from the American Community Survey is

[44] Department of Energy and the Environment, *Lead and Healthy Housing Newsletter. September 2015, Volume 1, Issue 1*. Accessed from: http://doee.dc.gov/sites/default/files/dc/sites/ddoe/service_content/attachments/Lead%20Newsletter.pdf

fairly limiting in its definition of substandard housing (lack of adequate kitchen or plumbing facilities), and does not consider code compliance issues addressed by the Department of Consumer and Regulatory Affairs. In fiscal year 2015 alone, over 1,200 notices of violations were served to owners with more than $600,000 in fines cited by inspection staff.[45]

*Vacant and Blighted Properties*

Vacant and blighted property development presents an opportunity for the District to increase the stock of affordable housing and community-based activities under sharp increases in housing prices. The Property Acquisition and Disposition Division (PADD) within DHCD has the authority to acquire vacant, abandoned, deteriorated properties and dispose of properties in its inventory. The PADD division makes strategic property acquisitions in order to spur development that avoids displacing residents. PADD currently has more than 150 properties of varying shapes and sizes in locations across the city.

In fiscal year 2015, 244 blighted properties were reported to the Office of Tax and Revenue.[46] The District, however, currently has roughly 1,450 vacant properties, including vacant land and abandoned buildings in a blend of both commercial and residential areas.

*Utility Efficiency*

In 2008, the Council of the District of Columbia enacted the Clean and Affordable Energy Act (CAEA), which established a Sustainable Energy Trust Fund and the creation of a "Sustainable Energy Utility" to be operated by a private company under contract to the Department of Energy & Environment (DOEE). The DC Sustainable Energy Utility (DC SEU), officially launched in March of 2011, is responsible for administering sustainable energy programs in the District to achieve the following:

1. Reduce per-capita energy consumption in the District of Columbia;
2. Increase renewable energy generating capacity in the District of Columbia;
3. Reduce the growth of peak electricity demand in the District of Columbia;
4. Improve the energy efficiency of low-income housing in the District of Columbia;
5. Reduce the growth of the energy demand of the District of Columbia's largest energy users; and
6. Increase the number of green-collar jobs in the District of Columbia

In 2015, more than 50 low and moderate-income homeowners received comprehensive weatherization and other energy efficiency services through the DC SEU's Income Qualified Services initiative. Renters also received investments in utility efficiency with over 14.2 million gallons of water and 9.45 million in lifetime energy cost savings among 68 income-qualified multifamily rental buildings in 2015. The annual budget for the DC SEU is financed by a surcharge on all electric and natural gas utility ratepayers in the District of Columbia. The budget for DC SEU programs will continue to be funded at $20 million dollars in subsequent years. The District of Columbia seeks to continue to leverage these resources and align them with other programs including weatherization, Low-Income Home Energy Assistance Program (LIHEAP), and healthy homes programs.

[45] Avant, Malcolm (2016). Manager, Enforcement Division, Department of Consumer and Regulatory Affairs
[46] Department of Consumer and Regulatory Affairs fiscal year 2015 Performance Accountability Report

*Resilience*

In addition to investments in utility efficiency and reducing the utility burden for District households, the District of Columbia is also committed to enhancing the resilience of the city and expanding renewable energy generation and is currently finalizing its climate adaptation plan, *Climate Ready DC*.[47]

DC-specific market analysis reveals that there are strong financial incentives for building deeply green, utility efficient buildings with renewable energy systems. The Net Zero and Living Building Challenge Financial Study: A Cost Comparison Report for Buildings in the District of Columbia found a 3-year simple payback for typical multifamily when incorporating deep energy efficiency and then achieving net zero energy by deploying renewables. A national study of solar financial incentives also lists DC as one of the top cities to invest in solar photovoltaics.

In 2015, the DC SEU, in partnership with DOEE, supported the direct installation of solar photovoltatics for 137 low-income qualified homeowners. This amounts to $3.6 million in lifetime energy cost savings with an estimated annual savings of $667 per household. DC SEU and DOEE have pledged to install 140 systems by the end of fiscal year 2016.

The District of Columbia has also enacted the Community Renewables Act of 2013. The bill allows renters, tenants of multifamily buildings, homeowners with shaded roofs, and others to obtain the benefits of solar through virtual net-metering.

The District of Columbia has also made a commitment to supporting the creation of net-zero homes. In partnership with DOEE, DHCD applied for and successfully received technical assistance from the International Living Future Institute to explore the development of 10-15 Living Building Challenge townhomes on a city-owned parcel in the Deanwood neighborhood. The Living Building Challenge is the world's most rigorous building performance standard. Projects achieving full certification demonstrate a connection to nature and place, net-positive energy generation, net-zero water use, healthy and active design, integration of ecologically responsible material, and equitable development strategies.

Beginning in 2016, DHCD will provide prioritization scoring in its Notice of Funding Availability for net-zero energy and Living Building Challenge projects to incentivize the private sector to adopt these deep green strategies when seeking gap financing for new construction and preservation of affordable housing.

**Estimate the number of housing units within the jurisdiction that are occupied by low-or moderate-income families that contain lead-based paint hazards.**

Estimating the number of housing units with lead-based paint is difficult. Given that the vast majority of the District's housing stock was built before the federal government banned the use of lead paint in

[47] For more information about the District of Columbia's Climate Adaptation Planning, see: http://doee.dc.gov/service/climate-adaptation-and-preparedness

residential units, many owners of older housing stock could have, on their own or with public assistance, remediated environmental hazards.

Based upon income data from the American Community Survey, roughly 15,000 housing units may be at-risk for lead-based paint hazards among low to moderate-income households with children under 6 years old. This represents one-third of all housing units with children under 6 years built before lead-based paint was banned *(Table MA-20.3; NA-10 Housing Needs Assessment).*

The number of low- to moderate-income households with children under 6 years was used as a proxy for estimation. Low-income families are more likely than others to live in precarious housing situations, including environmentally hazardous housing, and less likely to afford home remediation. Furthermore, young children are particularly vulnerable to lead poisoning, which can severely affect physical or mental development. Most federal and local lead abatement programs are targeted to households with young children, including the District's Lead Safe Washington Program.

***Table MA-20.3, Lead-Based Paint Hazard***

| | Owner Occupied | | Renter Occupied | |
|---|---|---|---|---|
| | **Number** | **%** | **Number** | **%** |
| Total Number of Units Built Before 1980 | 102,433 | 92% | 138,011 | 91% |
| Housing Units built before 1980 with children present | 20,371 | 18% | 25,227 | 17% |
| Total Housing Units | 111,070 | 100% | 152,579 | 100% |

*Source: 2009-2013 American Community Survey (Total Units); 2009-2013 PUMS Micro Data (Children Present)*

**Discussion**

The age and condition of DC's housing stock is both an obstacle and an opportunity. The largest proportion of housing in DC was built before 1950. As units across the city are renovated for a new generation of Washingtonians, there is a tremendous opportunity to promote energy and water efficiency, sustainability, and resilience.
The *Sustainable DC Plan* has set a number of goals and targets seeking to create the healthiest, greenest, and most livable city in the United States by 2032. Among these goals and targets, the Plan states that by 2032 the District aims to:

- Cut citywide energy use 50%;
- Cut citywide greenhouse gas emissions 50%;
- Increase use of renewable power to 50%;
- Cut citywide water use by 40%;
- Retrofit 100% of existing commercial and multifamily buildings to achieve net-zero energy standards; and,
- Meet net-zero energy use standards with all new construction projects.

DRAFT

The District of Columbia seeks to ensure that households in all 8 wards, particularly low-income households, benefit from the implementation of the *Sustainable DC Plan*.

DRAFT

# MA-25: Public and Assisted Housing

*Regulation Citation: 24 CFR 91.210(b), 91.410*

**Introduction**

DCHA owns, manages, or subsidizes more than 8,300 public housing units (serving seniors, disabled, families with children, and veterans) and is dedicated to preserving and enhancing its entire housing stock. However, like many other public housing authorities, DCHA is faced with the challenge of limited funds to address an aging portfolio. Over the last several years, the agency has received only about 83% to 86% of the funding required to maintain its properties. DCHA has worked aggressively to address its public housing capital and maintenance needs. To meet this challenge, DCHA continues to access a cross-section of financing approaches, both governmental and private-sector, to leverage necessary funding.

A portion of the agency's units were rehabilitated and are not in need of immediate redevelopment. However, DCHA is pursuing a large scale effort to bring the remainder of its inventory to a 20-year viability, meaning that the building will not need major renovation for another 20 years. This effort will require approximately $800 million in additional capital funding.

***Table MA-25.1, Total Number of Units/Vouchers (Federal)***

| | | | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | Special Purpose Vouchers | | |
| | Mod-Rehab | Public Housing | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled* |
| # of units/vouchers available | 410 | 8,360 | 11,881 | 1,456 | 8,691 | 1,034 | 400 | 300 |
| # of accessible units | - | 416 | 262 | - | - | - | - | - |

*Source: DCHA, May 2016*

**Includes Non-elderly Disabled, Mainstream One-Year, Mainstream five-Year, and Nursing Home Transition*

DRAFT

***Table MA-25.2, Conventional Public Housing Developments***

| Development Name | | |
|---|---|---|
| Barry Farm | Hopkins Apartments | Park Morton |
| Benning Terrace | Horizon House & Horizon House UFAS | Potomac Gardens |
| Carroll Apartments | James Apartments | Potomac Gardens Senior |
| Claridge Towers | James Creek | Regency House |
| Colorado | Judiciary House | Richardson Dwellings |
| Columbia Road | Kelly Miller Dwellings | Sibley Senior |
| Elvans Road | Kenilworth | Sibley Townhomes |
| Fort Dupont & Fort Dupont Addition | Kentucky Courts & Kentucky Courts II | Stoddert Terrace |
| Fort Lincoln | Knox Hill | Sursum Corda |
| Garfield Terrace | Langston Addition & Langston Terrace | Syphax |
| Greenleaf Senior | Ledroit | Wade Apartments |
| Greenleaf Gardens | Lincoln Heights | The Villager |
| Harvard Towers | Lincoln Road | Woodland Terrace |
| Highland Addition | Montana Terrace | |

*Source: DCHA, May 2016*

***Table MA-25.3, Mixed Finance Developments***

| Development Name | |
|---|---|
| Capitol Gateway | Nannie Helen Boroughs |
| Capitol Quarters I & Capitol Quarters II | Ontario |
| Capper Senior I & Capper Senior II | Oxford Manor |
| Edgewood/The View | Sheridan Station & Sheridan Station III |
| Fairlawn Marshall | The Avenue |
| Gibson Plaza | The Summit @ St. Martin's |
| Glenncrest | Triangle View |
| Henson Ridge | Victory Square |
| Marigold/2905 11th St | Wheeler Creek Family |
| Marley Ridge | Wheeler Creek Senior |
| Matthews Memorial | Wylie Courts |
| Metro Towns | |

*Source: DCHA, May 2016*

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan**

DCHA owns and operates approximately 8,300 public housing units across the District of Columbia. This is a combination of conventional public housing and units located in redeveloped or recently rehabilitated developments. In addition, DCHA has used its available ACC funding to layer the public housing subsidy with local funding through an interagency Memorandum of Understanding, led by

DRAFT

DHCD, to create permanent supportive affordable housing units. Based on a portfolio assessment, DCHA has determined that it will cost approximately $800 million to bring the agency's public housing stock to at a point where the units are viable for at least another 20 years.

**Public Housing Conditions**

The following lists the results of the last round of HUD Real Estate Assessment Center's (REAC) 3rd party physical inspections of DCHA public housing developments that were inspected as reported by the REAC system. Please note that for purposes of the HUD's development identification, some of DCHA's properties are grouped together, thereby receiving a single score. In addition, there are other properties that may have more than one designation, thereby receiving a score for each designation.

Please note that as a Moving to Work (MTW) agency is not subject to REAC scores.

***Table. MA-25.4 Condition of Public Housing Units***

| Development Number | Name | Average Inspection Score | Development Number | Name | Average Inspection Score |
|---|---|---|---|---|---|
| DC001001950 | Columbia Road | 83 | DC001001650 | Judiciary House | 60 |
| DC001003090 | Barry Farms Dwellings | 56 | DC001001080 | Kelly Miller | 86 |
| DC001002220 | Benning Terrace | 86 | DC001005190 | Kenilworth | 57 |
| DC001005271 | Capital Quarter Townhomes II | 97 | DC001004361 | Kentucky | 64 |
| DC001005270 | Capital Quarters | 92 | DC001005210 | Kentucky | 61 |
| DC001005230 | Capitol Gateway | 91 | DC001002250 | Langston | 71 |
| DC001005220 | Capper Senior I | 89 | DC001001391 | Ledroit | 90 |
| DC001005250 | Capper Senior II | 98 | DC001005320 | Matthews | 91 |
| DC001003363 | Carroll Apartments | 43 | DC001001440 | Montana | 69 |
| DC001001460 | Edgewood Terrace Senior | 100 | DC001001340 | Park-Morton | 90 |
| DC001001640 | Fort Lincoln | 93 | DC001004430 | Potomac | 56 |
| DC001001371 | Garfield Senior | 70 | DC001001690 | Regency House | 97 |
| DC001001370 | Garfield Terrace | 58 | DC001000081 | Scattered Sites | 55 |
| DC001005350 | Gibson Plaza | 89 | DC001005300 | Sheridan | 93 |
| DC001005290 | Glenncrest | 93 | DC001001291 | Sibley Plaza | 92 |
| DC001004210 | Greenleaf Gardens | 44 | DC001001290 | Sibley Plaza | 84 |
| DC001001680 | Harvard Towers | 60 | DC001005242 | St. Martin | 99 |
| DC001005200 | Henson Ridge Phase 1 | 91 | DC001002230 | Stoddert | 61 |
| DC001003300 | Hopkins Apartments | 64 | DC001004240 | Syphax | 73 |
| DC001001620 | Horizon House | 87 | DC001005370 | The Avenue | 99 |
| DC001001621 | Horizon House UFAS | 97 | DC001005410 | Victory Square | 99 |
| DC001001700 | James Apartments | 45 | | | |

*Source: HUD REAC System, Fiscal Year Ending 09/30/15*

DRAFT

**Describe the restoration and revitalization needs of public housing units in the jurisdiction**

As mentioned above, it is estimated that it will cost approximately $800 million to bring the agency's public housing portfolio up to a 20-year viability. This includes just over 6,500 units that have not already undergone redevelopment or rehabilitation efforts.

**Describe the public housing agency's strategy for improving the living environment of low and moderate income families residing in public housing**

There is no cookie cutter approach that can be applied to the rehabilitation and redevelopment of all of the housing authority's sites. The plan for any site needs to take into consideration the local and federal funding available, the debt and equity that the site can support, and the ability of the site to contribute to wider community needs such as more affordable workforce housing, market rate housing, homeownership options, and commercial amenities. In addition, the voice and input of residents and core stakeholders is key. DCHA has been working aggressively on its redevelopment and modernization pipeline, but with a process that is sensitive to resident concerns and the desire of the wider community for input.

Of the over 8,300 units DCHA subsidizes, almost 1,800 are part of a redeveloped community or were recently rehabbed, and are not in immediate need of modernization. The remaining 6,500 units are located in our family and senior/disabled conventional sites (*Table MA-25.5).*

***Table MA-25.5, Breakdown of Units Needing Major Rehabilitation by Property Type***

| Property type | # of units |
|---|---|
| Senior/Disabled Properties requiring major rehabilitation | 2,083 |
| Family/mixed population requiring major rehabilitation | 4,449 |
| **Total Units** | **6,532** |

*Source: DCHA, May 2016*

*Development Pipeline*

The current redevelopment pipeline consists of 1,584 units at the following sites— Barry Farm, Kenilworth, Park Morton, Highland Dwellings, Lincoln Heights, Richardson Dwellings, Sursum Corda, Wade Apartments. Planning is already underway at these sites with resident engagement, resource mapping as well as efforts to secure financing for the various phases of development. DCHA is committed to continuing its work with families, stakeholders and financial institutions to find the needed resources to complete these projects.

*Senior/Mixed Population Sites Requiring Major Rehabilitation*

Some of the DCHA's Senior/Mixed-Population sites have already undergone some level of rehabilitation, whether through energy efficiency initiatives or building systems upgrades and renovations. The capital needs are still significant, however, in order to bring all buildings to a 20-year viability (2,083 units), i.e.

all major systems and features to be upgraded to like new conditions so that only ordinary maintenance is needed over the next 20 years (new roofs, kitchen, windows, mechanical, electric systems).

*Family Sites Requiring Major Rehabilitation*

The family sites that are not already in the development pipeline, totaling over 2,800 units, will require significant investment and planning to ensure long term viability.

The development tools that will be explored to fund this effort include:

Federal Resources

- Choice Neighborhoods Initiative
- Replacement Housing Factor Funds
- Rental Assistance Demonstration

Local Resources

- Housing Production Trust Fund
- HOME Investment Partnership Program
- Community Development Block Grant
- Capital Improvement Program

Equity Resources

- Low Income Housing Tax Credit Program
- Historic Tax Credits
- Tax Exempt Bond Financing

It is important to note that the ability to access many of these tools is based on funding availability and is subject to competing priorities to be considered by the awarding entity.

DRAFT

## *MA-30: Homeless Facilities and Services*

*Regulation Citation(s): 24 CFR 91.210( c), 91.310(b), 91.410*

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

The District of Columbia has a coordinated services system that links homeless persons to mainstream resources in the community. These resources include federal, state and locally funded health, behavioral health, employment, education, day care, employment, and other social services. The Department of Human Services oversees the provision of homeless services to individuals and families in DC, including connecting homeless persons to mainstream services, but closely works with numerous local government agencies and nonprofit organizations to help deliver targeted services.

The Department of Behavioral Health, through its comprehensive psychiatric emergency program, operates a Homeless Outreach Program (HOP). This mobile unit is responsible for assessing and treating individuals with acute and chronic mental illness in or pending psychiatric crisis and provides consultation and training to the provider network working most closely with this population. HOP staff is available 24 hours a day, 7 days a week and finds cases through street and shelter outreach, adult and family shelters, District agencies and hospitals, requests from the general public, consumers, and family members, and the Metropolitan Police Department and other policing agencies. HOP services include: referrals and linkages to community support services, wellness checks, crisis emergency services, substance use treatment referrals and transportation, medical referrals and transportation, encampment outreach and evaluation, referrals to housing resources, and cold weather outreach and safety checks. The HOP efforts focus on linking veterans to services such as the VA Medical Center, Veterans Administration Supportive Housing, and the VA Community Resource and Referral Center (CRRC). The CRRC works with homeless and at-risk veterans. Those veterans who cannot or will not be linked to the CRRC receive the full complement of HOP services. The HOP serviced 472 persons, many of whom came back for additional services in 2015. This number represents 43% of homeless with severe mental illnesses (1,090)(*See Table NA-40.3 in Homeless Needs Assessment*).

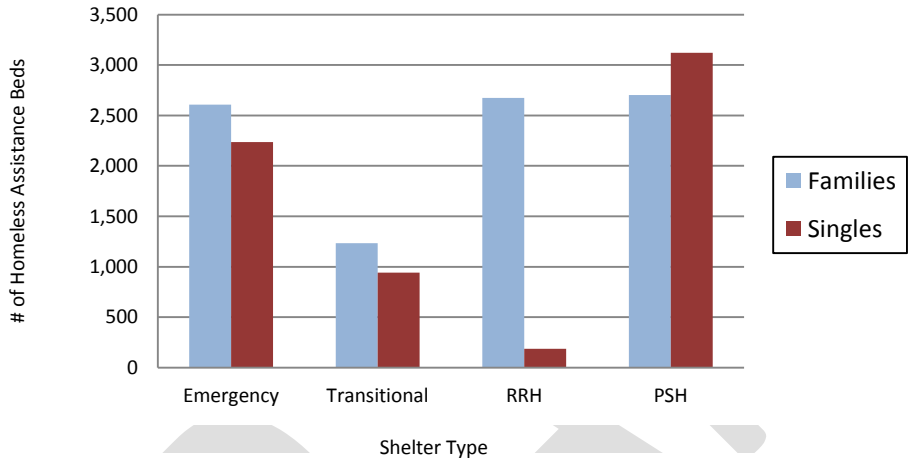
The Department of Employment Services runs a transitional employment program that provides job readiness, work experience, and job search assistance to homeless individuals and heads of households (veterans and non-veterans) who face multiple barriers to employment. Participants must demonstrate a substantial need and meet at least three of the following criteria: basic skills deficiency (determined by CASAS testing score), lack of a secondary education credential (no high school diploma or GED), a documented history of substance abuse, homelessness, a history of job cycling (not maintaining steady employment), or a conviction of a felony or previously incarcerated. The program provides comprehensive services to assist homeless individuals and heads of household (veterans or non-veterans) back into the workforce. In fiscal year 2015, the program served 585 individuals.

DRAFT

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.**

The District of Columbia has a broad network of non-profit organizations, service providers, and District Agencies involved in providing emergency shelter, transitional housing, permanent supportive housing options for homeless families and individuals as well as emergency rental assistance, eviction prevention services, and other related services.

***Figure MA-30.1, DC Homeless Assistance Beds, 2015***




*Source: The Community Partnership for the Prevention of Homelessness, Housing Inventory Chart*

Based upon the Community Partnership for the Prevention of Homelessness most recent Housing Inventory Count, the City currently supports 36 emergency shelter facilities with room for 4,843 year round emergency shelter beds, split almost evenly between families and individuals. Transitional housing supports 2,182 beds across 63 developments with more than 1,200 beds reserved for families and 929 beds reserved for individuals, of which 181 are used by Veterans and 286 are used by unaccompanied youth (*Table MA-30.1).* Clients using transitional housing may stay in housing for six months to two years and receive intensive services such as education, job training, and placement, substance abuse counseling, parenting classes, and child care services, and pay 30% of their income for these services and housing.

The District has 5,769 units of permanent supportive housing (PSH) in its current portfolio and 145 under development. PSH units are supportive housing for an unrestricted period of time for individuals and families who were once homeless and continue to be at imminent risk of becoming homeless, including persons with disabilities. All PSH units are reserved for chronic homeless households, 20% of these beds are made up of chronically homeless veterans, and 55 beds house chronically homeless unaccompanied youth (*Table MA-30.1*). A detailed list of all homeless housing inventory is located in *Appendix J: Homeless Inventory Chart.*

***Table MA-30.1, Facilities and Housing Targeted to Homeless Households***

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---|---|---|---|---|
| | Year Round Beds (Current & New) | Voucher/ Seasonal/ Overflow Beds | Current & New | Current & New | Under Development |
| Total | 4,843 | 599 | 2,182 | 5,679 | 145 |
| Households with Adult(s) and Child(ren) | 2,607 | n/a | 1,253 | 2,703 | n/a |
| Households with Adults only | 2,226 | 599 | 929 | 2,976 | 145 |
| Chronically Homeless Households | n/a | n/a | n/a | 5,679 | 145 |
| Veterans | n/a | n/a | 181 | 1,189 | 22 |
| Unaccompanied Youth (18-24) | 44 | n/a | 286 | 55 | n/a |

*Source: The Community Partnership for the Prevention of Homelessness, 2015 Housing Inventory Count (HIC)*
*Note: Chronically Homeless Households, Veterans and Unaccompanied Youth counts are subsets of Households with Adult(s) and Children and Households with Adults only, and may be subsets of one another.*

The District plans to invest more in the portion of our continuum that funds permanent supportive housing solutions, outlined in the Homelessness Strategy (*SP-60)* and in Homeward DC, a plan to end chronic homelessness by 2020. Because of rising housing costs and a shrinking affordable housing base, it has become more difficult for people to quickly exit shelter. The length of stay is one of the biggest drivers impacting the City's shelter capacity needs. Currently, the average length of stay for families in emergency shelter is six months. As the average length of stay in shelter increases, the system requires more shelter units/beds to simply serve the same number of households. Without an increase in permanent housing solutions, which sees an annual turnover rate of 12% of single adults and less than 1% for families, households exiting shelter will likely return to homelessness.[48]

*Homeless Family Services*

The Virginia Williams Family Resource Center (VWFRC) is a joint initiative that includes the Department of Human Services, the Community Partnership for the Prevention of Homelessness, and the Coalition for the Homeless to offer a centralized access point to key resources for homeless families. The joint initiative provides integrative services, including assistance and referrals to supportive services, employment assistance, job training and client referrals, assistance accessing public benefits (TANF, SNAP, Medicaid), life coaching, and help developing individual responsibility plans. The range of services found at the VWFRC helps families in crisis more quickly access mainstream services and become increasingly self-sufficient.

[48] Inter-Agency Council on Homelessness, Homeward DC 2015-2020, page 24

*Veteran Services*

The Washington DC Veterans Affairs Medical Center's (DCVAMC) Community Resource and Referral Center (CRRC) is a centralized facility for federal and local partners to provide services to homeless and at-risk Veterans. The facility is one of 17 centers nationwide and is open 24 hours a day, 7 days a week, providing services such as a primary care clinic, a complete kitchen, laundry and shower facilities, a food pantry, a play room for children, and a host of other community services.

DRAFT

# *MA-35: Special Needs Facilities and Services*

*Regulation Citation(s): 24 CFR 91.210(d), 91.310( c), 91.410*

**Describe the supportive housing and related services available to each group and how well the current level of need is satisfied by existing services. Identify any gaps.**

*Persons with Disabilities and Older Adults*

No one authoritative data source that identifies housing units restricted to older adults or persons with disabilities currently exists; however, DHCD cross-referenced the DC Housing Preservation Catalogue,[49] the Department of Housing and Community Development's Development Pipeline dashboard[50], the DMPED Project Pipeline,[51] and a list provided by the Aging and Disability Resource Center. The District currently has roughly 9,400 housing units restricted to low-income seniors, including 412 units under the federal 202 (senior) program and 142 units under the federal 811 (disabled adults).[52]

In fiscal year 2015, about one-third (21,496) of the 68,143 residents who live with a disability were directly served by District government through Medicaid-funded services. Among them, 18% (4,000 people) receive support in an institutional setting, such as a nursing home or intermediate care facility, with the remaining 82% (17,000 people) living in a community-based setting.[53]

About one-fifth (3,650) of those currently living in the community have a level of need that qualifies them for institutional care, but they are receiving home and community-based waivers and extensive services that, instead, enable them to remain in the community.[54] These waivers come in the form of i) the ID/DD waiver that supports 1,644 persons with intellectual and developmental disabilities or ii) the EPD waiver that supports 2,006 elderly and individuals and physical disabilities. In cases where people with disabilities have identified housing, but there are accessibility issues, it is often difficult to access needed home modification funds. In fact, some residents are unable to leave institutions due to lack of needed basic modifications, including the installation of grab bars or ramps. The District does manage a program- Money Follows the Person – that covers home set-up costs incurred as part of the transition out of institutionalized care; however, recipients of this program must be eligible for one of the two home and community-based waiver programs. Individuals with brain injury and certain developmental

[49] DC Preservation Network (2016). *DC Preservation Catalogue* as of May 2016. http://www.neighborhoodinfodc.org/dcpreservationcatalog/dcpreservationcatalog.pdf

[50] Department of Housing and Community Development (DHCD), 2016. *DFD Pipeline Dashboard* as of May 2016. Accessed from: https://octo.quickbase.com/db/bit4kvfmq?a=Mobile_Dashboard

[51] Office of the Deputy Mayor for Planning and Economic Development, (2016). *DMPED Real Estate Project Pipeline* as of May 2016. Accessed from: https://octo.quickbase.com/db/bgk8b4c4n

[52] Department of Housing and Urban Development. Picture of Subsidized Housing as of May 2016. Accessed from: https://www.huduser.gov/portal/datasets/picture/yearlydata.html

[53] Office of the Deputy Mayor for Health and Human Services (2015). *Olmstead Plan.* Page 3 Accessed at http://dmv.dc.gov/sites/default/files/dc/sites/dds/event_content/attachments/2016%20Olmstead%20Plan%20public%20review%20and%20comment.pdf

[54] Office of the Deputy Mayor for Health and Human Services (2015). *Olmstead Plan*. Page 4 Accessed at http://dmv.dc.gov/sites/default/files/dc/sites/dds/event_content/attachments/2016%20Olmstead%20Plan%20public%20review%20and%20comment.pdf

disabilities do not qualify for the home-based waivers. This program has limited available resources with a maximum program capacity of 400.[55]

With only 3 of the 13 currently licensed assisted living facilities accepting EPD waiver recipients, the District is in need of more Medicaid-eligible and affordable assisted living facilities. Many nursing home residents are stuck in institutionalized settings not because their level of need requires the most intense level of support, but because the nursing home is the only available Medicaid or Medicare-eligible bed. The beds that become available as residents move into new affordable neighborhood-based settings would help residents who are truly in need of more intense supports, including residents at the Washington Home, a 192-bed facility slated to close during the first year of the consolidated planning cycle.[56]

The District does participate in the Optional State Supplemental Payment Program, which supplements the income of low-income older adults and individuals with disabilities to help pay for community-based housing in licensed Adult Foster Care Homes (AFCHs), such as Community Residential Facilities (CRFs), Assisted Living Facilities (ALFs), and Mental Health Community Residential Facilities (MHCRFs). Nearly 8,000 individuals received support from this program in fiscal year 2014.[57]

DHCD requires that the Uniform Federal Accessibility Standards (UFAS) of Section 504 be incorporated into the design and construction of all newly constructed and/or substantially rehabbed projects over four units funded with federal and local assistance. All projects over four units must include a minimum of 5% UFAS units of the total units, spread evenly throughout the project. On top of this, newly constructed projects must include an additional 2% of the total units accessible for persons who have hearing or vision impairment.

To ensure compliance with disability laws, DHCD enforces fair housing rules and annually hosts a training program for staff, grantees, and interested agencies and organizations. This training covers Section 504 of the Rehabilitation Act of 1973, the Fair Housing Act as Amended, and the Americans with Disabilities Act, and is mandatory for new staff as well as recipients of federal and local assistance; however, sister agencies and District agencies are welcomed and invited to attend. The training covers federal and local regulations and practical application of these regulations for multifamily and single family housing.

Through its Residential and Community Services Division, DHCD has provided first-time homebuyer assistance and home rehabilitation assistance to persons with disabilities and older adults wishing to age-in-place, though both programs are underutilized. Since the last consolidated planning period (fiscal years 2011-2015), the Home Purchase Assistance Program provided down payment and closing cost assistance to nearly 40 special needs households. The Handicapped Accessibility Improvement Program

---

[55] Office of the Deputy Mayor for Health and Human Services (2015). *Olmstead Plan.* Page 10 Accessed at http://dmv.dc.gov/sites/default/files/dc/sites/dds/event_content/attachments/2016%20Olmstead%20Plan%20public%20review%20and%20comment.pdf

[56] Kushner, Nick (2016). Interview with Policy Analyst, Age Friendly Initiative

[57] Office of the Deputy Mayor for Health and Human Services (2015). Olmstead Plan. Page 12 Accessed at http://dmv.dc.gov/sites/default/files/dc/sites/dds/event_content/attachments/2016%20Olmstead%20Plan%20public%20review%20and%20comment.pdf

(HAIP), managed by the Single Family Rehabilitation Program at DHCD, supports critical home modifications and adaptations for low and moderate-income older adults and adults with disabilities. Financial assistance between $10,000 and $30,000 is provided, including an additional $10,000 under the EPD and IDD waiver programs. Since the start of the last consolidated planning period (FY2011), the program assisted close to 130 households.[58]

Recognizing that not all home modifications need major improvements, the DC Office on Aging, in partnership with DHCD, launched a new pilot program- Safe at Home – in fiscal year 2016. The program promotes aging-in-place for older adults (60 years and older) and people living with disabilities (between 18 and 59 years old) by offering home accessibility grants to reduce the risk of falls and reduce barriers that limit mobility. Each eligible household receives a falls assessment, in-home evaluation by an occupational therapist, and may receive a grant of up to $10,000 (paid directly to the contractor and/or occupational therapist) to cover recommended equipment and labor costs.

During the first three months of the program's operation, Safe at Home received 607 referrals to the program. Of those, 242 people completed the intake process over the phone. To complete enrollment, individuals must submit supporting documentation. Ninety-eight people completed enrollment. Of those enrolled, 50 people have completed an in-home assessment with an Occupational Therapist and construction has been completed in 18 projects that are awaiting final occupational therapist review. A total of 11 projects have been completed and reviewed by an occupational therapist as of April 2015.[59]

The Aging and Disability Resource Center provides a single, coordinated system of information for older adults over 60 years of age, individuals with disabilities, and their caregivers. The ADRC facilitates the acquisition of services individualized to the unique needs and desires expressed by each person. Within the first quarter of fiscal year 2016, 634 cases for housing assistance were open. Of these, only 6 cases were closed within that same time period, largely due to lack of available affordable senior housing in the District.

*Persons living with a mental illness*

The Department of Behavioral Health (DBH) provides an integrated system of care for adults with serious mental illness and substance use disorders. According to the most recent Mental Health Block Grant Application from June 2015, mental health-restricted housing and supportive services assisted nearly 16,000 adults and 4,000 children through existing programs.[60]

Supportive services are delivered indirectly, through subsidized employment opportunities for up to 800 adults and through government-certified treatment providers. As of June 2015, DBH has certified 37 mental health rehabilitation providers who provide the following 11 mental health services to both

[58] DHCD Performance Accountability Reports 2011-2015 Accessed from: http://oca.dc.gov/node/160652
[59] Footer, Brian (2016). Interview with Director of Policy, Planning, and Evaluation at Office on Aging
[60] Department of Behavioral Health (2015).District of Columbia FY2016 – FY2017 Mental Health Block Grant Behavioral Health Plan, pgs. 13,24

adults and children: diagnostic and assessment; mediation; counseling; community support; crisis/emergency; rehabilitation day services; intensive day treatment; community based intervention for children and youth; assertive community treatment for adults; trauma-focused cognitive behavioral therapy for youth; and child-parent psychotherapy. Sixty percent of these services are provided in a community-based setting rather than in a clinic.[61]

Subsidized housing supports 10% of the individuals who receive services from DBH, totaling over 2,000 community-based housing units/subsidies that range from intensive care to independent living with mild supports. More specifically, there are: 15 crisis stabilization beds; 208 supported rehabilitation residences for the severely mentally ill who need an intense level of support to live in the community; 453 supported residences for individuals who need less intense support to live in the community; 366 supported units that provide an independent home setting with services that assist in the transition to living independently; 1,105 housing subsidies for individuals and families who live in an apartment or home. Under the Home First II Subsidy Program, tenants pay no more than 30% of their household income on rent and the program subsidizes the remainder of the amount.[62]

Stable housing, coupled with individualized supportive services, is essential in the stability and recovery of people suffering from a mental illness; yet, only 10% of DBH clients have access to needed, stable housing and more than 2,000 homeless individuals (29% of the homeless population) have a history of substance abuse or mental illness.[63]

*Victims of Domestic Violence*

Securing housing solutions for crime victims and their families is complicated, though the District has taken measures to streamline and increase the supply of housing for victims of domestic violence. The Deputy Mayor for Public Safety and Justice, in collaboration with the DC Metropolitan Police Department and other DC Agencies, organized the DC Community Stabilization Team, a multi-faceted entity that coordinates housing, health, and community safety solutions for families and individuals who have been afflicted by intensely dangerous situations. As a rapid response solution, a Housing Navigator has been designated to finding new housing for families of crime victims. The Housing Navigator is a staff member at DHCD, who leverages housing contacts to find safe placement for families. As of February 2016, the Housing Navigator has assisted six families find new homes in safer communities. The lack of portable housing vouchers and tenant-based rental assistance to allow crime victims to find affordable housing in another, safer neighborhood is a major barrier to helping families quickly find refuge.

Rapid rehousing, administered through the Department of Human Services, and a domestic violence-specific Survivor Resilience Program, administered through a community-based provider, both offer

[61] District of Columbia FY2016 – FY2017 Mental Health Block Grant Behavioral Health Plan, pgs. 13,17, 18
[62] District of Columbia FY2016 – FY2017 Mental Health Block Grant Behavioral Health Plan pgs. 13,17,18
[63] See NA:40 Homeless Needs Assessment, Table NA.3

crime victims with small grants to pay past due utility bills and past due rent. This assistance allows the victims to stay in their homes. These programs and activities are designed to prevent homelessness through a small amount of housing assistance; though inevitability, some experience homelessness. In the fiscal year 2015 Point in Time Count, about 500 individuals were noted as becoming homeless as a direct result of experiencing domestic violence.

*Persons living with HIV/AIDS*

Through the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program, the District has served over 1,400 households in fiscal year 2014 alone through providing housing information and referrals, housing case management, substance abuse support, meals and nutrition assistance, and rental and operating assistance for emergency, transitional and long-term housing targeted to extremely low-income persons living with HIV/AIDS (PLWHA).

Among the total HOPWA funds shared across the metropolitan region, DC receives over two-thirds of the HOPWA funding, which has largely been allocated towards tenant rental assistance. Tenant rental assistance made up over half (57%) of the activities in fiscal year 2014 and assisted nearly 350 households at an average cost of about $12,300 per recipient. Another 8% was spent on short-term rental, mortgage, and utility assistance for 116 households at an average cost of $5,300 per recipient. Twelve percent supported 129 individuals in facility-based short-term transitional housing at an average cost of $9,700 per recipient. Two percent supported 33 individuals in facility-based permanent housing, at an average cost of $5,930, and 1% helped 71 households move into permanent housing at an average cost of $1,135 (*Table MA-35.1)*.

DRAFT

***Table MA-35.1, Total Households Served and Expenditures Across the DC Region under HOPWA, FY 2014***

| HOPWA-funded Activity | Total Households Served | District of Columbia | Maryland | Virginia | West Virginia |
|---|---|---|---|---|---|
| **Total Households Served** | **9,581** | **1,469** | **457** | **7,600** | **55** |
| Tenant Based Rental Assistance | **635** | 342 | 155 | 132 | 6 |
| Transitional/Short Term Facility | **129** | 129 | - | - | - |
| Permanent Facility | **33** | 20 | - | 13 | - |
| Short Term Rent, Mortgage, Utility | **261** | 116 | 57 | 80 | 8 |
| Stewardship Units | **-** | - | - | - | - |
| Permanent Housing Placement | **71** | 23 | - | 47 | 1 |
| Housing Information | **8,185** | 725 | 245 | 7,195 | 20 |
| Supportive Services With Housing | **267** | 114 | - | 133 | 20 |
| Supportive Services Only | **0** | | | | |
| | | | | | |
| **Total Expenditures** | **$12,175,469** | **$7,760,158** | **$2,500,001** | **$1,795,180** | **$120,130** |
| Tenant Based Rental Assistance | **$ 7,805,164** | $ 4,415,970 | $2,149,451 | $1,223,238 | $16,505 |
| Transitional/Short Term Facility | **$ 1,259,746** | $1,259,746 | - | - | - |
| Permanent Facility | **$ 195,704** | $ 155,254 | - | - | $40,450 |
| Short Term Rent, Mortgage, Utility | **$ 951,059** | $ 621,993 | $179,647 | $143,355 | $ 6,065 |
| Stewardship Units | **-** | - | - | - | - |
| Permanent Housing Placement | **$ 80,577** | $ 21,636 | - | $58,732 | $209 |
| Housing Information | **$520,159** | $471,945 | - | $38,477 | $ 9,737 |
| Supportive Services With Housing | **$454,867** | $283,468 | - | $ 129,293 | $42,106 |
| Supportive Services Only | **-** | - | - | - | - |
| Sponsor Admin | **$539,506** | $297,146 | $110,350 | $126,951 | $5,058 |
| Grantee Admin | **$ 368,687** | $233,000 | $ 60,553 | $75,134 | - |

*Source: HIV/AIDS, Hepatitis, STD & TB Administration (HAHSTA), Department of Health*, 2015

Housing stability has a direct correlation to improved health among HOPWA-recipients. A 2013 study by the DC Department of Health analyzed clinical care among HOPWA recipients between 2008 and 2012, showing a decrease in late testing and a more rapid initial contact with a primary care provider, a higher white blood cell count that improves the body's ability to fight infections, and an increase in viral load suppression. HOPWA recipients are more likely to remain connected to healthcare and maintain medical insurance than PLWHA without housing support.[64]

Based upon grant agreements with housing and service providers established with the HIV/AIDS, Hepatitis, STD, and TB Administration (HAHSTA) at the DC Department of Health, HOPWA assistance in fiscal year 2016 will provide mostly long and short-term tenant-based housing payment assistance.

[64] Department of Health (2013). *Annual Epidemiology and Surveillance Data between 2008 and 2012.* Accessed at: http://doh.dc.gov/sites/default/files/dc/sites/doh/publication/attachments/2013AESR_CLINICAL_FINAL.pdf

***Table MA-35.2, Current HOPWA Assistance Estimates***

| Type of HOPWA Assistance | # of Slot Estimates |
|---|---|
| Tenant-Based Rental Assistance | 350 |
| Short-term rent, mortgage, and utility assistance | 150 |
| Permanent Housing Placements | 20 |
| Permanent Housing in Facilities | 21 |
| Transitional/Short-Term Housing in Facilities | 60 |
| Emergency Based Housing | 25 |

*Source: DC HIV/AIDS, Hepatitis, STD, and TB Administration, FY16 Grant Agreements*

HAHSTA estimates that the HOPWA program should be fifteen times larger to serve 9,842 additional PLWHA in the District itself and an additional 6,197 PLWHA who live in the surrounding region. The HOPWA tenant-based rental assistance waiting list in DC alone is over 1,000 names with an average of 5 openings annually. The program has a lack of other social supports for PLWHA. In fiscal year 2014, the regional HOPWA program administered a survey to more than 600 Ryan White clients in DC, Maryland, Virginia, and West Virginia. The most frequently reported unmet services or supports from DC respondents were a lack of food vouchers, transportation to appointments, and utility payment assistance. The city's high and rising rental costs strain the existing program's ability to maintain its current rental assistance capacity and limit the use of funds for short-term and permanent supportive housing and other supportive service needs.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Through the Olmstead Plan, the District government has established the following processes to assist persons with special needs transition from institutional care settings to a less restrictive environment:

*For people with intellectual and developmental disabilities,* the Department on Disability Services (DDS) coordinates transition planning and support. DDS ensures that while the individual is living in an institutional care facility, the setting remains the least restrictive to meet the person's need; and, on an annual basis, is given an opportunity to receive services under the Home and Community-Based Waiver (HCBS Waivers) to meet the needs of people who prefer long-term care services and supports in their home or community rather than in an institutional setting. DDS, in coordination with facility staff, work together to develop an individualized and person-centered plan of care while at home.

*For people over the age of 60 or adults with physical disabilities,* the Aging and Disability Resource Center (ADRC), in coordination with on-site staff, offers transition assistance to older adults and persons with physical disabilities transitioning out of hospitalization or nursing homes. Ongoing case

management services are provided through one of the three available Medicaid programs or the Department on Aging's Senior Service Network.

*For youth with mental health issues being discharged from Psychiatric Residential Treatment Facilities (PRTF)*, the Department of Behavioral Health (DBH) provides a vigorous process that starts while the youth is housed in a PRTF. At least one DBH staff member assigned is to visiting and participating in all treatment team meetings aide each youth. Prior to discharge, a Core Service Agency (CSA) is selected. CSAs are responsible for the planning, development, monitoring, and evaluation of publicly funded behavioral health services. In collaboration with the CSA, the PRTF staff, DBH staff, and other involved District agencies develop a discharge plan, including mental health services, housing, education, and other needed support services.

*For people discharged from Saint Elizabeths Hospital*, transition planning starts from the day of admission, when a Core Service Agency (CSA) is identified. After 90 days, the individual can be referred to Rehabilitation Day Services, which occur in the community and enables the person to begin the transition out of hospital care. During this time, hospital staff works with the CSA to identify the housing need.

*For persons living with HIV/AIDS,* Housing Opportunities for Persons with Aids (HOPWA) providers rely on local networks of non-profit, faith-based, and housing and social service agencies to help link beneficiaries to necessary healthcare and other services, as needed, to increase housing stability and improve quality of life and wellbeing. HOPWA project sponsors and their HIV and mainstream partner agencies work together to support beneficiaries' adherence to treatment regimens and promote coordination with medical, behavioral health, housing, and other related services.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordable with 91.215( e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.**

*Persons with Disabilities*

DC's Olmstead Plan has identified strategic areas to improve the provision of housing and supportive services for persons with disabilities through evaluation of existing programs and the creation of plans to better deliver services.

Accessible and affordable housing is the foundation for any individual to obtain a stable, secure quality of life. Over the next year, the District will evaluate and improve access to the Handicapped Accessibility Improvement Program, implement and evaluate the pilot program, "Safe at Home," and will determine methodology to evaluate housing needs for individuals who have expressed the desire to live in the community and have been referred to the Aging and Disability Resource Center (ADRC).

Competitive and integrated employment opportunity is a key component to having the means to afford stable, accessible housing. This year, the District will review and realign structures across the workforce development system to better support people with disabilities and will increase the capacity of staff across the system to support best practices and onsite and virtual coaching. Other actions include: the development of a discharge manual to be used by both institutional and community-based

professionals; development of an inter-agency plan to ensure that students with disabilities who graduate with a certificate (rather than a diploma) have at least one community-based, integrated paid work experience prior to exiting school; and more broadly implement a medical home primary care model successfully piloted with adults with intellectual and developmental disabilities in community-based residential settings.

*Older Adults*

The Age Friendly DC Initiative, launched in 2012, identified 75 strategies across 10 broad topics to ensure that residents of all ages can remain in community-based settings as they age. Housing-related activities in the first year will support two goals: 1) to streamline expand, and promote programs that support affordable housing and aging in place and 2) to maximize awareness and provide training for accessible, affordable, safe, and healthy housing. A major strategy is the undertaking of a needs assessment study that takes into consideration recent population changes, needs of residents of various age-cohorts aged 45 and older, income levels, current and future availability of housing, visitability, and the projected resources necessary to meet these needs. Findings from the needs assessment will guide policy priorities for housing and supportive services during this consolidated planning cycle.

*Persons with Mental Illness*

Laid out in the District's FY2016-FY2017 Mental Health Community Block Grant Application, the Department of Behavioral Health (DBH) will continue to provide an integrated system of care for adults and children with mental illness. Two additional strategies will be a focus during the first year of the Consolidated Planning cycle. The first is the implementation of Health Homes, a partnership with the Department of Health Care Finance to deliver behavioral and physical health care among Medicaid users in community-based setting rather than in an institution. A community-based partner will provide infrastructure development assistance to DBH-certified core service agencies to hire and train new Home Health staff.

The second initiative will create new certification standards that support the new American Society of Addiction Medicine criteria and the Adult Substance Abuse Rehabilitation Services Plan Amendment. The new standards will allow Medicaid reimbursement for certain substance abuse disorder treatment services.

*Persons Living with HIV/AIDS*

The HOPWA program is in the process of redesigning its program to better meet the needs of the region's current population living with HIV/AIDS (PLWHA), especially for those who are newly diagnosed. The Department of Health's measure of success for a housing program is not long-term receipt of assistance; rather, it is increased opportunities for PLWHA through greater employment and housing choice that lead towards non-HOPWA-subsidized permanent housing. To this end, the HOPWA program redesigned its facility-based transitional housing with a focus on employment and developed a demonstration project to provide rapid re-housing with time-limited housing assistance and navigation

to employment.  HAHSTA anticipates allocating a portion of HOPWA funds each year to secure access to units in affordable housing developments for occupancy by HOPWA-eligible PLWHA households.

HAHSTA has closed and discontinued the waiting list for the HOPWA Tenant-Based Rental Assistance Program in the District as of October 1, 2015, and instead, is coordinating a new assessment process using the Service Prioritization Decision Assistance Tool (SPDAT). Individuals identified as highly vulnerable to homelessness will be directed towards supportive housing settings. Individuals eligible for other subsidized housing programs, such as senior housing, mainstream or disabled Housing Choice Vouchers, and Section 811 housing for the disabled will be referred to these programs as necessary. Time-limited tenant-based rental assistance will be given to individuals with moderate employment history and temporary housing stability to ensure participation in workforce development programs. Each client's housing plan will detail a series of action steps for the program participant to fulfill and achieve housing independence. The program will employ peers for ongoing engagement to help ensure steady progress on housing plan objectives.

DRAFT

# *MA-40: Barriers to Affordable Housing*

*Regulation Citation(s): 24 CFR 91.210(e), 91.310( d), 91.410*

**Describe any negative effects of public policies on affordable housing and residential investment.**

In 2014, The Urban Institute conducted a survey of local affordable housing developers to determine the greatest challenges to building and preserving affordable housing in DC. The survey was sent to developers who have built affordable housing in DC in the past 5 years. The most significant barriers among respondents were costs to develop, process of obtaining funding, and the process for obtaining permits.

*Costs to Develop*: DC's 68.3 square miles is relatively densely developed and substantially built out. While many jurisdictions with limited space build higher, the District is constrained by zoning restrictions and a citywide height maximum set by the Uniform Height Act of 1910, which effectively limits building height in the District to 13 stories and requires an Act of Congress to repeal. Finite new development options coupled with increased development pressure have driven acquisition costs higher and largely not feasible for affordable housing without significant public subsidies to counter acquisition costs.

High land costs pressure developers to build as many units as possible on each parcel in order to recoup costs for land, legal fees, architectural costs, and other fixed costs. Since acquisition costs are so prohibitive, many developers pursue projects for which they can acquire the land through the city or some another partnership with a developer or organization. Particularly challenging projects are those with fewer than 50 units, as the size of the building limits the project's ability to achieve the economies of scale large enough to recoup the fixed costs to develop; family-sized units and community spaces, such as playgrounds, computer rooms, or multipurpose spaces that require additional space and limit the available rentable space; historic preservation projects that limit opportunities to reconfigure spaces and may have architectural features that also limit the available rentable space; and supportive services, including computer classes, job skills development, or parenting classes, that require additional funding. It is difficult to restrict a large number of units in one building to be affordable to extremely low-income households without a permanent operating subsidy. The District does not have underwriting standards based upon project type and difficulty, and could increase the ratio of subsidy per housing unit on projects that traditionally have higher per unit costs due to the nature of the project.

*Process of Obtaining Funding:* The timeliness of receiving funding from DC agencies was cited as the next most common challenge to affordable housing development. Sellers want to close on a property within 90 days, but it typically takes much longer to obtain financing from DC Government. Affordable housing developers compete with other developers interested in the land for other uses, who may be able to close on financing more quickly if they are not dependent on public subsidy. Many non-profit organizations cannot afford to hold a property for the amount of time it takes for an application to move through public review. Since the last consolidated planning period, however, DC Government has made significant strides to ease the funding process, including combining funding availability announcements for the primary affordable housing funding programs into a single annual competitive application,

DRAFT

developing a new online application portal, and for the first time in 2016, releasing a second Notice of Funding Availability within the same year.

*Process for Obtaining Permits*: Another major barrier for one-fifth of survey respondents to the Urban Institute survey of affordable housing developers is the time-consuming and confusing permitting process that can lengthen and complicate development projects and drive up carrying costs. The District lacks an expedited permitting process to move affordable housing projects more quickly than market-rate projects through building permitting and zoning requests and variances; other jurisdictions, including Houston and San Francisco, have already implemented a fast-track process. Better coordination between DC agencies would help expedite the affordable housing development process.

DRAFT

# *MA-45: Non-Housing Community Development Assets*

*Regulation Citation(s): 24 CFR 91.210(e), 91.310( d), 91.410*

**Introduction**

The District of Columbia serves as the economic hub for the Washington Metropolitan Area. On the surface, the District's economic picture seems fairly robust compared to other cities: there are more jobs than residents and nearly three times more jobs than households; the seat of the federal government supports a stable employment and knowledge base; and emerging sectors in light manufacturing and sustainability, have experienced steady growth since the last consolidated planning period. The District continues to promote vibrant, walkable neighborhoods that have multiple transportation and housing options, and is overall well-positioned for economic expansion, given the number of development projects that will come online over the next five years. The District, however, faces fundamental challenges in realizing the full potential of these assets, including a skills disconnect between District residents and jobs, the continued need for diversification beyond the federal government, and a strained infrastructure system.

**Based on the Business Activity table, what are the major employment sectors with your jurisdiction?**

The District's economy is underpinned by a handful of core industries, including government, professional services, information, health, hospitality, and education. As the seat of the federal government, public administration represents the District's largest employment sector with over one-fifth the share of jobs and one-fifth the landholdings (8,752 acres).[65] Professional, scientific, and technical services, of which many are government contractors and consultants, comprise an additional 17% of jobs *(Table MA-45.1)*. Because of the federal government presence, the District is one of the nation's most important law markets with 94 of the American Law 100 present in the city. Law firms are among the top tenant bases in the city's office market, occupying approximately a quarter of the entire market and 42% of the Trophy and Class A buildings in the downtown core.[66]

While the federal government continues to drive the local economy, and still ranks as the largest employer and landowner, economic growth rates between the public and private sector were substantially different over the last 10 years. The private sector expanded 15.5% since 2006, yet the public sector grew by only 1.6% during the same time period, and dropped by 4.1% between 2010 and 2015.[67] One explanation for this increase in private sector activity may be in part the pattern of federal spending, which has shifted substantially from salaries and wages paid to employees of the federal government to contractors paid via federal procurement activity. Another explanation may be other bourgeoning sectors, including the creative economy, a segment of the workforce driven by human innovation and creativity, and represents arts and heritage, culinary arts, information and technology, and related professional services. The creative economy makes up 112,424 jobs in the District (16% of

[65] Congressional Research Service, Federal Land Ownership: Overview and Data, page 5. Accessed at https://fas.org/sgp/crs/misc/R42346.pdf
[66] The Washington Economic Development Partnership, 2015 Development Report, page 9
[67] The Washington Economic Development Partnership, 2015 Development Report, page 9

total employment) and has increased at a faster rate (16%) than the total number of District jobs (12%) between 2001 and 2012.[68]

***Table MA-45.1, Business Activity by Sector***

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers (Percentage) | Share of Jobs (Percentage) | Jobs Less Workers (Percentage) |
|---|---|---|---|---|---|
| Agriculture, Forestry, Fishing and Hunting | 0 | 0 | 0.0% | 0.0% | 0 |
| Mining, Quarrying, and Oil and Gas Extraction | 0 | 0 | 0.0% | 0.0% | 0 |
| Utilities | 2,219 | 2,224 | 0.4% | 0.3% | 5 |
| Construction | 11,943 | 13,190 | 1.9% | 2.0% | 1,247 |
| Manufacturing | 4,033 | 4,087 | 0.7% | 0.6% | 54 |
| Wholesale Trade | 4,769 | 4,930 | 0.8% | 0.8% | 161 |
| Retail Trade | 17,290 | 19,294 | 2.8% | 3.0% | 2,004 |
| Transportation and Warehousing | 6,972 | 7,185 | 1.1% | 1.1% | 213 |
| Information | 17,462 | 18,095 | 2.8% | 2.8% | 633 |
| Finance and Insurance | 17,775 | 18,077 | 2.9% | 2.8% | 302 |
| Real Estate and Rental and Leasing | 10,102 | 10,908 | 1.6% | 1.7% | 806 |
| Professional, Scientific, and Technical Services | 107,847 | 110,292 | 17.6% | 16.9% | 2,445 |
| Management of Companies and Enterprises | 2,108 | 2,203 | 0.3% | 0.3% | 95 |
| Administration & Support, Waste Management and Remediation | 40,707 | 46,549 | 6.6% | 7.1% | 5,842 |
| Educational Services | 52,924 | 57,587 | 8.6% | 8.8% | 4,663 |
| Health Care and Social Assistance | 59,866 | 64,765 | 9.8% | 9.9% | 4,899 |
| Arts, Entertainment, and Recreation | 6,822 | 8,450 | 1.1% | 1.3% | 1,628 |
| Accommodation and Food Services | 51,551 | 60,954 | 8.4% | 9.4% | 9,403 |
| Other Services (excluding Public Administration) | 61,364 | 64,375 | 10.0% | 9.9% | 3,011 |
| Public Administration | 137,262 | 137,871 | 22.4% | 21.2% | 609 |
| Total | 613,016 | 651,036 | 100.0% | 100.0% | 38,020 |

*Source: 2013 Longitudinal Employer-Household Dynamics (Numbers do not include self-employed)*

[68] *The Creative Economy Strategy for the District of Columbia, 2014, page 4. Accessed on December 20, 2015. http://dmped.dc.gov/sites/default/files/dc/sites/dmped/publication/attachments/Creative%20Economy%20Strategy%20of%20the%20District%20of%20Columbia%20Full%20Report_0626.pdf*

***Table MA-45.2, Occupation by Sector***

| | Number of People |
|---|---|
| Management, business, and financial | 189,581 |
| Farming, Fisheries, and forestry occupations | 0 |
| Service | 49,360 |
| Sales and Office | 54,524 |
| Construction, Extraction, Maintenance, and Repair | 9,360 |
| Production, Transportation, and Material Moving | 12,358 |

*Source: 2009-2013 American Community Survey*

**Describe the workforce and infrastructure needs of the business community.**

A growing disparity between the District compared the Washington Metropolitan Region, evidenced through an 11% unemployment rate (*Table MA-45.3),* that is the highest in the region[69] and nearly 5% higher than the national average,[70] coupled with increased disparity between the District and the rest of the region, largely contributes to the workforce and infrastructure needs of the community.

***Table MA-45.3, Labor Force Characteristics***

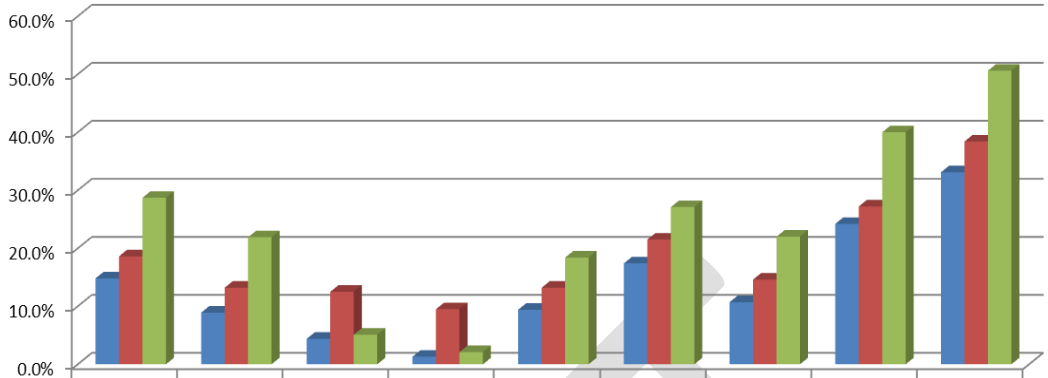
| | |
|---|---|
| Total Population in the Civilian Labor Force | 354,171 |
| Civilian Employed Population 16 years and over | 315,177 |
| Unemployment Rate | 11% |
| Unemployment Rate for Ages 16 - 24 | 19.50% |
| Unemployment Rate for Ages 25 - 65 | 9.70% |

*Source: 2009 - 2013 American Community Survey*

Most of the District's poverty is geographically concentrated within specific neighborhoods and geographic locations in Central Northwest, Northeast- and most notably the region located across from the boundary of the Anacostia River in Wards 7 and 8, identified as East of the River. This region is not only geographically separate, but it is isolated in terms of the physical infrastructure and educational attainment levels of its residents as well as the percentage who are unemployed and living in poverty. Wards 7 and 8 drive District-wide poverty higher- individual, family, and child poverty rates are double the city-wide average and four times higher than the most prosperous Ward (*Figure MA-45.1)*. Commercial services East of the River are below the District average due to inadequate private and public investment.

[69] 2010 City-wide Comprehensive Economic Development Strategy, page 10
[70] 2009-2013 American Community Survey

***Figure MA-45.1, Ward by Ward Poverty Rates***




| | District-wide | Ward 1 | Ward 2 | Ward 3 | Ward 4 | Ward 5 | Ward 6 | Ward 7 | Ward 8 |
|---|---|---|---|---|---|---|---|---|---|
| Families | 14.8% | 8.9% | 4.4% | 1.3% | 9.4% | 17.4% | 10.7% | 24.2% | 33.1% |
| Individuals | 18.6% | 13.2% | 12.5% | 9.5% | 13.2% | 21.5% | 14.6% | 27.2% | 38.4% |
| Under 18 yrs | 28.7% | 21.9% | 5.1% | 2.1% | 18.4% | 27.1% | 22.0% | 40.0% | 50.6% |

*Source: 2009-2013 American Community Survey*

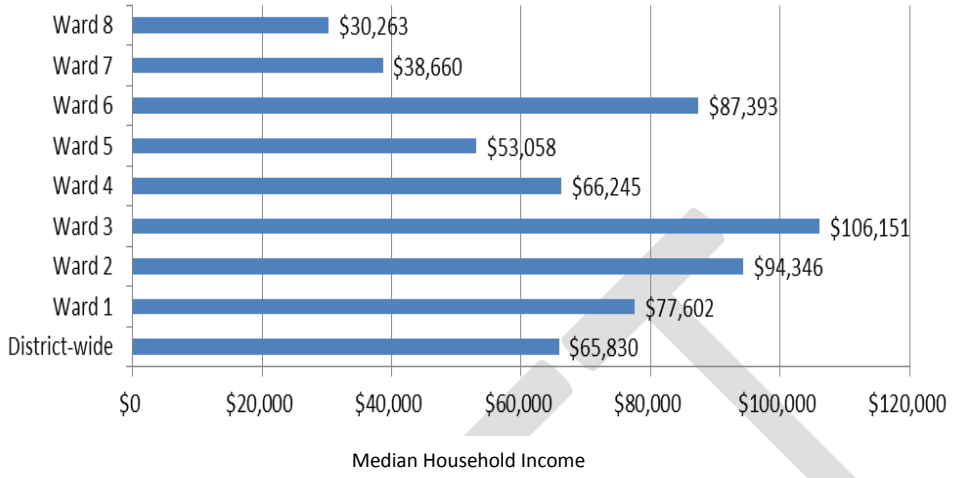
While specific challenges and opportunities vary from sector to sector, overarching economic needs include the education and preparation of DC's workforce, economic diversification, and upgrades to the city's aged infrastructure.

*Workforce Development*

The most significant challenge is the marked disconnect between the skills required to perform jobs and the education and skill levels of District residents, particularly those who are under- or unemployed. Professional and Technical Services, an industry that accounts for one in five private sector jobs, includes lawyers, architects, engineers, and consultants- occupations that require high skill levels and advanced education. Only a third of the jobs in the District are actually filled by District residents,[71] which contributes to entrenched areas of poverty in many neighborhoods and growing economic disparities. In particular, Wards 7 and 8 incomes are significantly less (41% and 54%, respectively) than the District-wide household median income ($65,830) (*Figure MA-45.2)*. These substantial problems are not always apparent in a city with a large share of the population with graduate degrees and one of the highest median incomes in the country.

[71] 2010 City-wide Comprehensive Economic Development Strategy, page 9

***Figure MA-45.2, Ward by Ward Median Household Income***




*Source: 2009-2013 American Community Survey*

The District's income disparity is strongly correlated to the lack of educational attainment, as median earnings rise with advanced education. High school completion has not been sufficient to land a middle-income job for years, and individuals without technical training or substantial work history often have a difficult time securing employment altogether. Residents without college education deal with low wages, limited or nonexistent benefits, erratic part-time schedules, and higher unemployment rates than resident with higher educational attainment. While the unemployment rate in DC among college graduates is 4%, District residents with high school equivalencies experience a 20% unemployment rate (*Table MA-45.5)*.The median earnings of a high school graduate ($30,179) equate to 45% of the citywide median household earnings (*Figure MA-45.2)*; these households will undoubtedly require subsidized housing to afford living in the District. Even for individuals with a Bachelor degree, the median earning ($61,334) is less than the median household income (*Table MA-45.4 and Figure MA-45.2).* Ward by Ward, median household income distribution closely resembles the percentage of the population with a Bachelor's degree – more income and higher educational attainment in Wards 3, 2, 6, and 1, and less income earnings and educational attainment among residents who live East of the River.

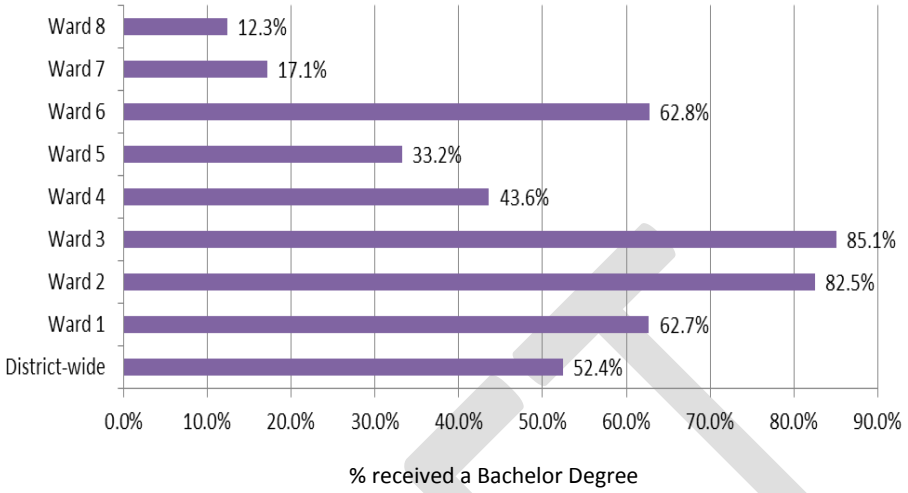
***Table MA-45.4, Educational Attainment by Median Earnings in the Past 12 Months***

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---|
| Less than high school graduate | $22,471 |
| High School graduate (includes equivalency) | $30,179 |
| Some college or associates degree | $37,914 |
| Bachelor's degree | $61,334 |
| Graduate or professional degree | $82,921 |

*Source: 2009-2013 American Community Survey*

DRAFT

***Figure MA-45.3, Ward by Ward Percentage of population with a Bachelor Degree***




*Source: 2009-2013 American Community Survey*

***Table MA-45.5, Educational Attainment By Employment Status***

| | Civilian Employed | Unemployed | Not in Labor Force |
|---|---|---|---|
| Less than high school graduate | 16,036 | 4,776 | 14,023 |
| High school graduate (includes equivalent) | 35,992 | 9,215 | 19,240 |
| Some college or Associates degree | 41,954 | 6,735 | 12,717 |
| Bachelor's degree or higher | 171,286 | 7,128 | 18,886 |

*Source: 2009-2013 American Community Survey*

*Economic Diversification*

Although the private sector labor market has shown steady growth and the District's business activities have diversified since the last consolidated planning period, the federal government's presence still dominates the labor market, landholdings, and leased office space. It represents the city's largest employer, owns one-fifth of DC's acreage, and leases or owns 30% of the total office inventory.[72] Until the District further diversifies its economic base, the city will be intrinsically linked to the ebb and flow of federal spending. The recent spending constraints and trend to decrease the federal building footprint has undoubtedly brought pressure to DC's economy. The federal government continues to compress office spaces, and when leases expire, move Agencies into less expensive, owned spaces outlying the District; this increases the number of vacant, expensive office spaces in the city. The District should diversify its economic base through strengthening core industries – professional and technical services, health care, education, finance, information and tourism- while fostering emerging industries such as the green, technology, innovation, and creative economies.

[72] The Washington Economic Development Partnership, 2015 Development Report, page 9

Urban manufacturing has largely been untapped in the District, yet it is a key component of a diversified economy – it allows for local production, cultivating the development of small, medium and large scale companies; promotes job skill development and career mobility; and supports a range of sectors, including the creative economy, culinary industry, professional services, and the technology and green energy sectors. A focus on the maker economy in particular provides an additional approach in the revitalization toolkit since it not only targets traditional industrial areas but also commercial corridors where the retail market might be weak. In these corridors, transitional retail –a hybrid of maker and retail uses –could serve as a way to fill underutilized or vacant retail spaces and provide areas with a niche upon which to catalyze economic development. The District overall is well-positioned to attract and grow urban manufacturing given its significant population growth and the resurgence of the maker economy across the city, bolstered by significant public and private investments in neighborhoods and support for the emerging creative and tech sectors.

*Strained Infrastructure System*

The ability of the city to continue and grow as the regional hub of employment and business is tied to an efficient and well-managed infrastructure system. Currently, the transportation and infrastructure system faces challenges due to its age and capacity limitations. With many portions of these systems built more than 100 years ago, improvements are needed to sustain growth and development and also replace old hazardous materials with healthier products. This is particularly pressing given that Downtown is almost fully built out, and it is the emerging business areas in Northeast DC, the Waterfront, and Southeast DC that can accommodate growth and help the District remain competitive within the region and the nation. These emerging areas have key infrastructure needs, including lead water pipe and main replacements, upgrades to streets and sidewalks in poor condition, and additional lighting, which promotes safety and encourages foot traffic, that must be addressed in order to support the levels of commercial development projected over the long term.

The District, however, faces challenges in meeting targeted level of services and infrastructure requirements. This can be attributed to three key factors: i) a congressional ban on taxing the income of non-residents means that the city cannot generate revenue from two-thirds of District jobs that are filled by nonresidents. According to the U.S. Census Bureau, the District of Columbia experiences the highest population change during the day among cities with a population over 500,000, which is mostly attributed to workers commuting in and out of the city. The population increases by 79% during the day, swelling from around 650,000 to more than 1 million people[73] and straining the public transportation system; ii) the presence of federal and tax exempt organizations such as embassies and non-profit entities means that a considerable portion of property is off the tax rolls; and iii) the District does not have the same broad revenue-raising capacity that other cities enjoy, yet it is expected to provide

[73] U.S. Census Bureau. *Characteristics of Daytime Urban Commuters.* Retrieved from: https://www.census.gov/content/dam/Census/library/working-papers/2015/demo/2015-Laughlin-01-Abstract.pdf

comparable services. These factors create a unique challenge that places pressure on District revenue sources, with residents and businesses facing some of the highest tax burdens in the region and in the nation.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Identify the need for economic development activities, including job training, business assistance, and infrastructure development.**

The Washington DC Economic Partnership (WDCEP) tracks and publishes the development and construction activity occurring in the city. According to their 2015 report, near-term development will add 19.2 million square feet of new space through 119 total projects and $6.6 billion in public and private investments. Over three-quarters of this new development will occur within a half-mile of a Metrorail station, in particular those stations along the Green Line south of the National Mall, East of the River in Anacostia and Congress Heights, and near NoMa-Gallaudet station and Union Station.[74] Many of these projects will enhance or add new infrastructure to accommodate development. It will be vital to ensure residents near new development have safe and convenient transportation options to and around new development.

One hundred of these projects have an office, retail, or hospitality component that will provide a range of jobs, from low-wage, low-barrier to more technical, higher-wage jobs. To ensure that employment needs are matched with qualified employees, worker preparation should be a critical component; the District will need to align its workforce strategies with new development to ensure the hiring needs of businesses are met and existing residents have quality employment opportunities. This is contingent upon residents entering into career tracks consistent with the opportunities available in the region's growing industry clusters and the wide spectrum of career tracks and jobs that these clusters provide.

Technical assistance and access to capital are also vital components to encourage entrepreneurship opportunities among District residents and help small and local businesses better compete alongside larger, well-established companies.

**How do the skills and education of the jurisdiction's workforce correspond to employment opportunities?**

Described in an earlier question of NA-45 - *Describe the workforce and infrastructure needs of the business community.*

[74] The Washington Economic Development Partnership, 2015 Development Report, page 15

**Describe any current workforce training initiatives, including those supported by Workforce investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce training initiatives support the Consolidated Plan by addressing skills gap issues that limits District residents from obtaining available job openings. Providing skills, training, access, and support needed for success in the workplace will create a pipeline of skilled, job-ready residents to meet the demand of the employer base. Residents who become stably employed or increase income through workforce training initiatives will have greater purchasing power, leading to greater housing choices. During this consolidated planning period, the District will continue to provide and enhance the following workforce training programs:

*District's Workforce Investment Council (WIC)*

The District's Workforce Investment Council (WIC) is a private-sector led board responsible for advising the Mayor, Council, and District government on workforce investment issues in the City. In addition to developing policies and overseeing the implementation and continuous improvement of workforce development programs, the WIC administers a sector-specific program for the hospitality and construction industries that promotes a shared understanding of workforce needs, advance training to meet those needs, and coordination services for job seekers and employers. Within the hospitality sector, the WIC provides grants for hotel occupation training and culinary arts training, recently awarding grants to DC Central Kitchen, the University of the District of Columbia, Goodwill of Greater Washington, and Progressive Partners LLC. Within the construction sector, the WIC provides grants for pre-apprenticeship training and support services. The WIC also convenes a Construction Industry Advisory Committee to provide input on the broader workforce system's construction-related efforts.

*Apprenticeship Program*

The Department of Employment Services (DOES) coordinates an apprenticeship program for on-the-job training and technical certifications for adults with a high-school diploma or GED equivalent. Classroom instruction that outlines practical and theoretical aspects of the job coupled with hands-on work help students develop the education and ability to master trade occupations, including, but not limited to welding and carpentry; the program is an alternative to a typical 4-year degree.

*L.E.A.P. (Learn, Earn, Advance, Prosper)*

DOES created an "earn and learn" program to link unemployed residents with employment, education and training opportunities. The earn-and-learn approach applies the apprenticeship model to skill development, allowing individuals participating in an on-the-job training experience through work and related technical instruction. This framework allows individuals to earn wages while learning a trade. The program's capacity this year is 160 people and will focus on enrolling individuals participating in the rapid rehousing and Tenant Assistance for Needy Families (TANF) who are nearing the end of their benefits.

DRAFT

*Project Empowerment*

The Project Empowerment Program is another DOES-run employment program that provides job readiness training, work experience, and job search assistance to District residents who face multiple barriers to employment, including persons experiencing homelessness, a conviction of a felony, basic skills deficiencies, or a history of substance abuse. Participants attend an intensive, three-week training course, and upon completion, have the opportunity for up to 6 months of employment subsidized by DOES. Supportive services, including adult basic education, job coaching and occupational skills training happen concurrently. The program served 585 people in fiscal year 2015.[75]

*Summer Youth Employment Program*

DOES manages a summer youth employment program for District youth ages 14 to 24. DOES subsidizes placements in the private and public sectors for youth to learn and develop skills, attitudes, and commitment necessary to succeed in the workplace. In fiscal year 2015, 13,163 youth participated in this program, and over half came from neighborhoods East of the River. Most employer partners were community-based organizations (220), followed by private sector companies (146) and DC Government Agencies (67). [76]

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The last Comprehensive Economic Development Strategy was completed in 2010. The District does not have a current Comprehensive Economic Development Strategy approved by the U.S. Economic Development Administration.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The District of Columbia is a member of the regional Metropolitan Washington Council of Governments and has endorsed the Region Forward Plan, a vision for a more accessible, sustainable, prosperous, and livable National Capital Region. The main tenets of this plan are: to seek a diversified, stable, and competitive economy with a wide range of employment opportunities and focus on sustainable economic development; seek to minimize economic disparities to enhance the prosperity of each jurisdiction and the Region as a whole through balanced growth and access to high-quality jobs for everyone; and seek to fully recognize and enhance the benefits that accrue to the region as the seat of the National government and as a world capital.

[75] Department of Employment Services Update – Inter-Agency Council on Homelessness Executive Committee Meeting (January 2016)
[76] Department of Employment Services (2015). *MBYSEP FY 2015 Summer Report.* Accessed at http://does.dc.gov/sites/default/files/dc/sites/does/release_content/attachments/Summer%202015%20MBSYEP%20Report.pdf

Business attraction and retention initiatives are largely housed within the Office of the Deputy Mayor for Planning and Economic Development, and includes tax incentives for high-tech companies, technology grants for early and growth stage tech entrepreneurs, capital improvement grants that spur neighborhood-level revitalization in emerging corridors. The Department of Small and Local Business Development (DSLBD) provides microloans and both DSLBD and DHCD provide small business technical assistance to local entrepreneurs.

DRAFT

# *MA-50: Needs and Market Analysis Discussion*

*Regulation Citation(s): 24 CFR 91.210(a), 91.310(a), 91.410*

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration"?)**

No. Housing cost-burden, the city's major housing problem, is an issue faced by low and moderate-income households across the District.

**Are there areas in the Jurisdiction where racial or ethnic minorities or low-income families are concentrated (include a definition of "concentration")?**

For the purpose of this analysis, the U.S. Department of Housing and Urban Development's Racial/Ethnic Concentrated Areas of Poverty (R/ECAPs) are used to identify where low-income minorities are concentrated in the city. R/ECAPs are defined as a census tract with both a non-white population greater than 50% and the lesser of 40% or more of the households living in poverty or 3 or more times the citywide poverty rate. *Figure MA50.1* depicts several RECAPs, mostly East of 16th Street and the Anacostia River.

No other racial or ethnic group is as segregated as the District's Black population. According to the 2006-2011 Analysis of Impediments (the most recent report to date), this extreme degree of segregation, both physically and economically, is the District's greatest fair housing challenge.[77]

**What are the characteristics of the market in these areas/neighborhoods?**

Market characteristics among R/ECAP neighborhoods vary given that they are spread across multiple wards. Over the last decade, the city has experienced significant pressure to accommodate an unprecedented increase in population growth. The growth brought revitalized neighborhoods, safer streets, and more retail options, but also a surge in housing costs due to the limited supply of housing and lagging production in hot markets. Some R/ECAP neighborhoods are pockets of poverty (or a concentration of subsidized housing) surrounded by rapidly changing neighborhoods experiencing some of the fastest rates of home value appreciation. Other R/ECAPs are characterized by some of the lowest number of retail and business options, lowest housing values, appreciation rates, and lowest median family incomes, and the highest poverty, unemployment, and percentage of subsidized housing in the city.

[77] Department of Housing and Community Development (2012). *District of Columbia Analysis of Impediments to Fair Housing Choice (2006-2011).* Accessed at: http://ohr.dc.gov/sites/default/files/dc/sites/ohr/publication/attachments/DC%20AI%202012%20-%20FINAL.pdf

**Are there any community assets in these areas/neighborhoods?**

These neighborhoods have many community assets, including Metrorail and bus services, commercial corridors, community centers, and non-profit organizations that provide financial support, resources, and assistance for homeownership, rental housing development, business support, and public services.

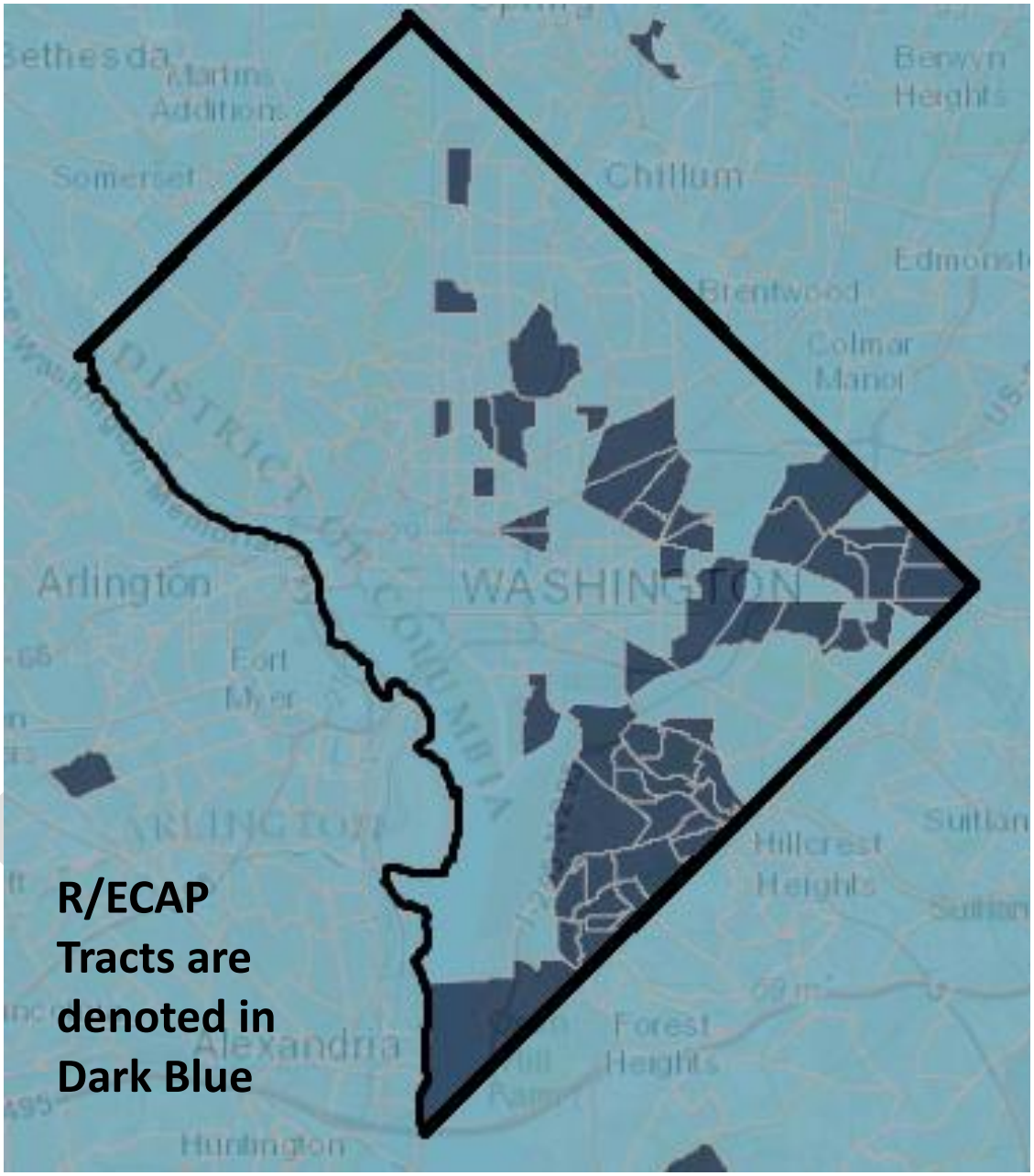



***Figure MA-50.1, Racially/Ethnically Concentrated Areas of Poverty***

*Source: Department of Housing and Urban Development, egis open data tool as of March 2016*

*Note:* R/ECAP areas are defined as census tracts with a non-white population of 50% or more and the lesser of 40% or greater of the individuals living below the poverty line or 3 or more times the citywide poverty rate

**Are there other strategic opportunities in any of these areas?**

Strategic opportunities include public improvements and facility development or rehabilitation, transformation of publicly owned vacant and abandoned properties into affordable housing or other community assets, development of mixed-income housing, particularly in areas of the city where market rate housing could subsidize affordable income targets, homebuyer programs, home rehabilitation programs, and small business programming.

DRAFT

# STRATEGIC PLAN

## *SP-05: Overview*

*Regulation Citation(s): None*

**Strategic Plan Overview**

*Geographic Priorities*: The District of Columbia will follow geographic restrictions under the Community Development Block Grant Program, which restricts activities to low-and moderate-income census tracts. Priority will be given to projects that affirmatively further fair housing choice across the city, including affordable housing in high-cost/high-opportunity areas or non-housing community development activities in HUD-defined Racial or Ethnic Areas of Poverty or areas deemed distressed.

*Priority Needs*: Six priority needs were identified through community outreach, consultation, and planning studies, including 1) Affordable housing, 2) Chronic Homelessness, 3) Neighborhood Investments that Affirmatively Further Fair Housing Choice; 4) Capacity-Building; 5) Sustainability/Green Building/Community Resilience; and 6) Plans/Studies. *SP-25* presents a more detailed description of and rationale for selecting these as priority needs.

*Influence of Market Conditions*: Market rate housing costs of both rental and for-sale units, costs to develop new units, and the age of the city's housing stock are primary drivers of needed programs during this consolidated planning period.

*Anticipated Resources*: The District anticipates receiving $284,314,553 made up of program income and entitlements from the Community Development Block Grant, HOME Investment Partnership Program, Emergency Solutions Grant, Housing Opportunities for Persons with HIV/AIDS, and the new Housing Trust Fund. A breakdown of funds anticipated funds is below:

| CDBG | HOME | ESG | HOPWA | NHTF |
|---|---|---|---|---|
| $156,661,844 | $41,060,989 | $7,891,151 | $66,700,569 | $12,000,000 |

*Note: HOPWA Funds are distributed across the Washington, DC Eligible Metropolitan Statistical Area* and not the District alone

It is important to note that these numbers are estimates based on given current allocation and program income, and they may change pending changes to annual appropriations and program income (i.e. repayment of loans); in the case of the Housing Trust Fund, the allocation is dependent upon a set aside from Fannie Mae and Freddie Mac. The estimation also includes allowable administrative costs under each program.

*Institutional Delivery Structure*: The District of Columbia has a robust network of public service providers, non-profit community development organizations, government agencies, and other community partners. The District also intends to invest in building the capacity of existing and new

DRAFT

partners in this plan. Through partnerships with community-based organizations, the District will be able to carry out the priority projects detailed in this Strategic Plan.

*Goals*: Twelve goals shape the vision to foster the development of strong, equitable neighborhoods. These goals include:

- Preserve the Existing Supply of Federally and Locally Subsidized Affordable Housing
- Expand the Affordable Housing Stock
- Strengthen Homeownership Among Low and Moderate-Income Households
- Ensure Housing Stock is Safe, Healthy, and Accessible for all Residents
- Prevent and End Homelessness
- Transform Abandoned Properties into Community Assets
- Address Blighted and Sub-Standard Property Issues
- Improve Energy Efficiency/Community Resilience Across the City's Affordable Housing and Low- and Moderate-Income Communities
- Enhance and Improve Access to Neighborhood Amenities Near Affordable Housing Communities
- Promote Effective Community Development Decisions through Planning and Research
- Strengthen the Organizational Development of Non-Profit Organizations and Affordable Housing Developers
- Foster Small and Local Business Development

*SP: 45* identifies proposed funding to accomplish each goal and a description of eligible activities that would promote each goal.

*Public Housing*: The DC Housing Authority is diligent in accessible unit development pursuant to HUD regulations and it encourages resident engagement through technical assistance to elected resident leadership, resident representation on the Agency's Board of Commissioners, monthly resident meetings, and satisfaction surveys. DCHA encourages homeownership through its Homeownership Assistance and Achieving Your Best Life Programs further described in *SP:50*.

*Strategy to Remove Barriers to Affordable Housing*: SP: 55 outlines strategies to remove barriers to affordable housing through these three overarching goals: 1) Preserve existing affordable housing while adding new affordable housing stock, 2) Continue to streamline processes, and 3) Promote housing education and capacity building among residents, developers, and community-based partners.

*Homelessness Strategy*: To help homeless persons make the transition to permanent housing and independent living, the District plans to 1) Increase the supply of affordable housing, 2) Increase homeless prevention efforts, and 3) Increase the security of households. The District will continue to implement and enhance tenant-based rental assistance programs, address emergency shelter needs through low-barrier, seasonal, hypothermia, and overflow shelters, and pursue community-based, small-scale shelters that a service-enriched environment for persons experiencing homelessness.

DRAFT

*Lead-Based Paint Hazards Strategy*: Over 90% of the District's housing stock was built prior to the federal ban of lead-based paints, and may be at-risk for environmental hazards. The Lead-Hazard Prevention and Elimination Act of 2009 provides regulation for tenant education and lead-safe construction practices. Lead-based education and outreach as well as lead poisoning testing among children will be conducted by the Department of Energy and the Environment while home rehab assistance and additional educational outreach will be offered by the Department of Housing and Community Development.

*Anti-Poverty Strategy*: Rooted in principles promoted by the Homeward DC plan to end chronic homelessness, the District, through multiple agencies, will continue to promote the development of stable, accessible housing, housing counseling and financial literacy, small business technical assistance, targeted homeless services, job training, and Section 3 compliance.

*Monitoring*: Programmatic, financial, and regulatory performance of sub-recipients will be closely monitored to ensure compliance with all federal and local rules and regulations.

DRAFT

# SP-10: Geographic Priorities

*Regulation Citation(s): 24 CFR 91.215(a)(1)*

| Name | Distressed Census Tracts |
|---|---|
| Type of Revitalization Effort | Local Target Area |
| Identify the neighborhood boundaries for this target area | Neighborhood boundaries will be updated on an annual basis in the Annual Action Plan and are those census tracts with a poverty rate greater than 20% using the most appropriate data from the U.S. Census. The current 5-year American Community Survey was used in this first determination; median assessed value is less than or equal to 80% of the District median assessed value; median appreciation rate is less than or equal to 80% of the median citywide appreciation rate. Tracts that meet all three criteria are deemed distressed. *Figure SP-10.1* depicts the first iteration of distressed areas. |
| Include Specific Housing and Commercial Characteristics of this target area | Higher rates of poverty and lower median educational attainment than the rest of the city; lower home assessments and home appreciation than the rest of the city; distressed storefront facades; less business activity than other parts of the city |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area | Common themes emerged from both residents and organizations that contributed to this target area, including the need to de-concentrate poverty and provide neighborhood-based amenities in underserved communities |
| Identify the needs in this target area | Improvements that increase the desirability in these neighborhoods, including façade improvements, environmental design improvements, infrastructure improvements, greater retail and economic opportunity, and increased neighborhood amenities |
| What are the opportunities for improvement in this target area? | Transformation of publicly owned vacant and abandoned properties into community assets, access to bus and metrorail provide vital connections to jobs and amenities; exceptions to affordability covenants under the local Housing Production Trust Fund program; Great Streets Corridors provide economic development funding |
| Are there barrier to improvement in this target area? | Lack of quality jobs; skills gap between jobs available and residents who live in these neighborhoods; retail growth limited given high poverty rates; as a result of the 1998 HUD sanction/suspension, DHCD may not engage in economic development activities using CDBG funds, and may not engage in direct small business loans |

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

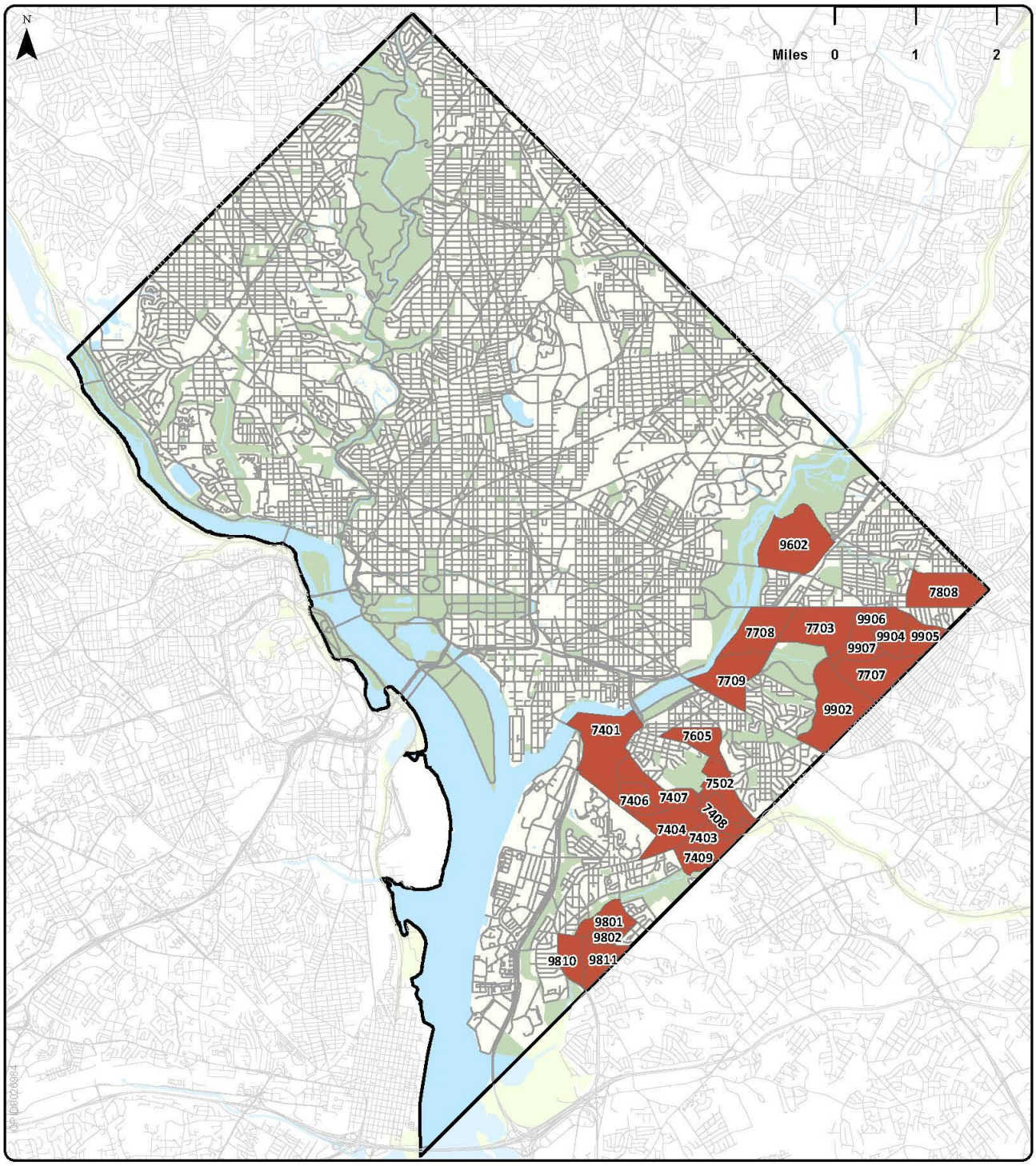
Through development finance, property acquisitions and dispositions, and residential programming, the District will prioritize targeted neighborhood investments that affirmatively further fair housing choice across the city. The Department of Housing and Community Development will prioritize non-housing community development activities in areas deemed distressed and where minorities are concentrated in areas of poverty.

Pursuant to the Affordable Homeownership Preservation and Equity Accumulation Amendment Act of 2014, the mayor "shall make a determination of distressed neighborhoods on an annual basis." The Act also states that the first determination of distressed neighborhoods is to be promulgated as part of the next Consolidated Action Plan developed after the effective date of the Act. Specifically, the Mayor is directed to designate United States Census Tracts with a poverty rate of 20% and may add or subtract tracts as distressed based on factors deemed reasonable by the Mayor. Distressed census tracts are depicted in *Figure SP-10.1,* and are defined as having poverty rates greater than 20%, lower property assessments (80% or less of DC median rate) and lower appreciation rates (80% or less of DC median

DRAFT

rate). Pending Council approval, these distressed census tracts may result in alternate resale restrictions under homebuyer programs funded by the local Housing Production Trust Fund.

DRAFT




**Census Tracts Below 80% Median Assessment and Below 80% Median Assessment Increase and Greater than 20% Poverty**

**Office of Planning ~ April 1, 2016**

**Government of the District of Columbia**

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

***Figure SP-10.1, Distressed Areas***

*Source:* Office of Tax and Revenue; Poverty Rate from U.S. Census Bureau

*Note: Distressed areas are defined as census tracts with a poverty rate at 20% and greater, 80% or less of citywide median home assessment value, and 80% or less of citywide home (single family detached and town home) appreciation rate. Median assessment value based on 3-Year average of the 2014-2017 assessments, and appreciation is change in median assessments from 2014 to 2017.*

HUD-defined Racial and Ethnic Concentrated Areas of Poverty (R/ECAPs) – census tracts with both a majority non-white population and the lesser of 40% of the individuals live below the poverty line or tracts with 3 or more times the citywide poverty rate- will be a focus during this consolidated planning period. Figure *SP-10.2* depicts the R/ECAPs.

Activities that increase housing affordability and accessibility in high-cost neighborhoods or neighborhoods where home values are rapidly appreciating, integrate neighborhoods both racially and economically, and increase the desirability of distressed neighborhoods through the infusion of community amenities, public investments, and economic opportunities will be prioritized.

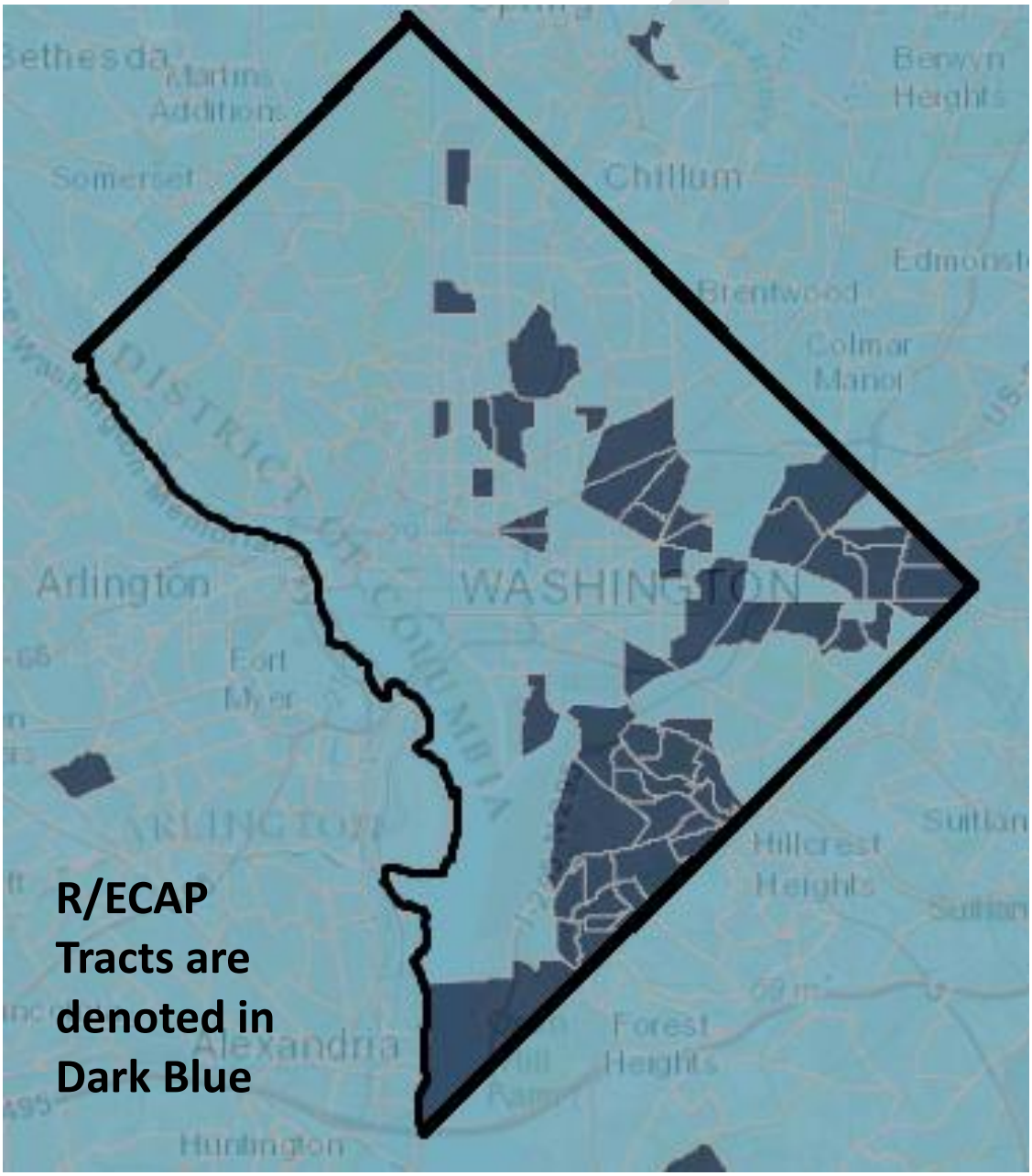



***Figure SP-10.2, Racially/Ethnically Concentrated Areas of Poverty***
*Source: Department of Housing and Urban Development, egis open data tool as of March 2016*
*Note:* R/ECAP areas are defined as census tracts with a non-white population of 50% or more and the lesser of 40% or greater of the individuals living below the poverty line or 3 or more times the citywide poverty rate

Activities funded under the Community Development Block Grant Program are restricted to census tracts where more than half of the residents earn less than 80% of the area median income. *Figure SP-10.3* depicts eligible census tracts under the Community Development Block Grant Program.

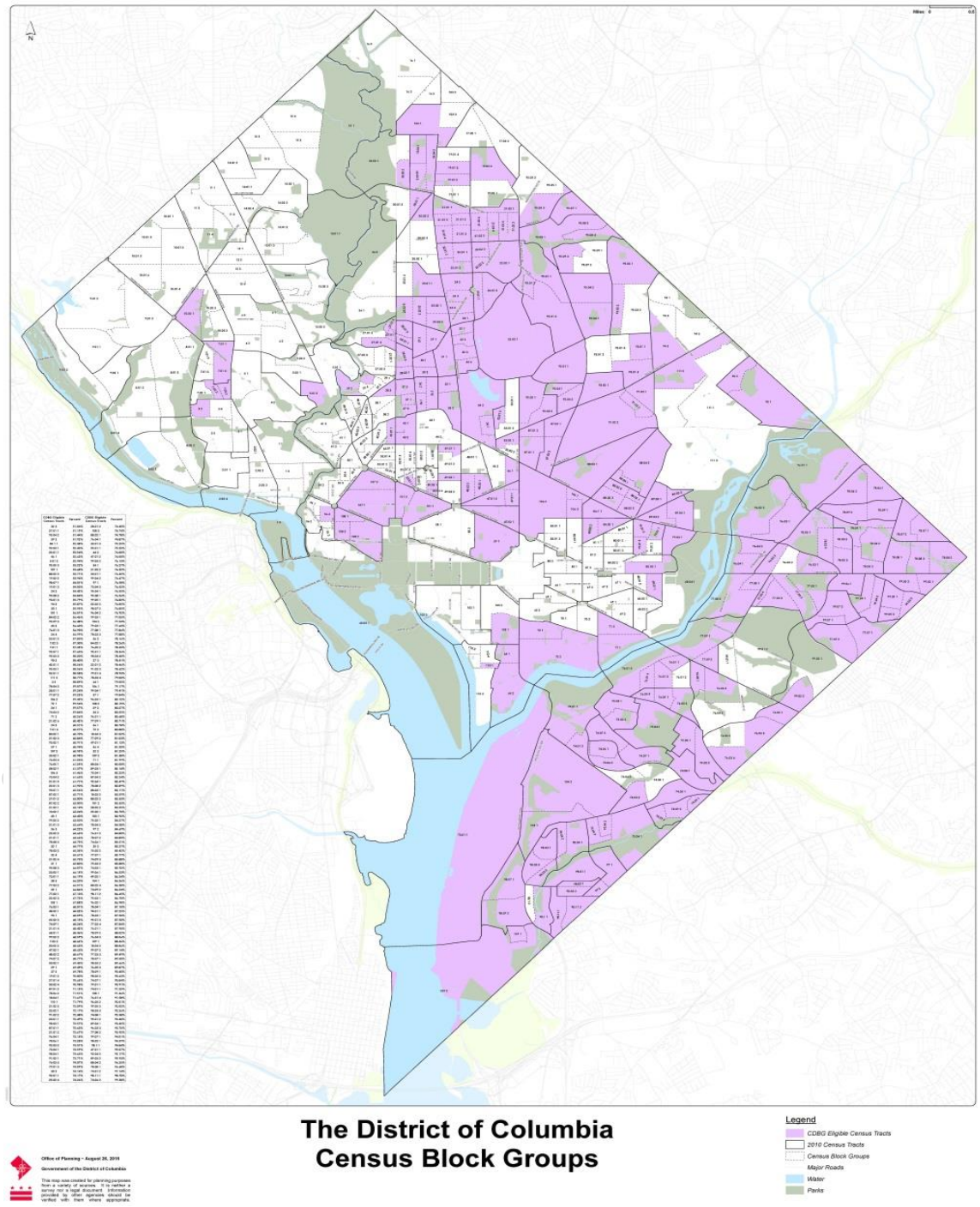



***Figure SP-10.3: Eligible Census Tracts under the Community Development Block Grant Program***

*Source: Department of Housing and Urban Development – FY15 LMISD by Grantee*

The basis for allocating investments to each jurisdiction within the Eligible Metropolitan Statistical Area for HOPWA funding is solely based upon where there is the highest number of documented HIV/AIDS cased in the Washington, DC region, and is determined on an annual basis by a HUD formula. Funding within the District is distributed on a Request for Application (RFA) process; geographic targeting is not part of the District's RFA.

The basis for allocating the new Housing Trust Fund will fund projects across the District and will follow the same prioritization methodology as other projects who apply through the consolidated Notice of Funding Availability process.

DRAFT

## *SP-25: Priority Needs*

*Regulation Citation(s): 24 CFR 91.215(a) (2), 91.315(a) (2), 91.415*

| | Priority Need Name | Priority Level | Target Populations | Geographic Areas Affected | Associated Goals | Description | Basis for Relative Priority |
|---|---|---|---|---|---|---|---|
| 1 | **Affordable Housing** | High | Extremely Low-Income<br><br>Low-Income<br><br>Moderate-Income<br><br>Large Families<br><br>Elderly<br><br>Frail Elderly<br><br>Persons with Mental Illness<br><br>Persons with Physical Disabilities<br><br>Persons with Developmental Disabilities<br><br>Persons with HIV/AIDS and their Families<br><br>Victims of Domestic Violence | Citywide | Preserve the Existing Supply of Federally and Locally Subsidized Housing<br><br>Expand the Affordable Housing Stock | Federal and local funds will be used to retain the city's existing subsidized housing stock while constructing new units to expand the supply of affordable units. Funds are restricted to households earning 80% of AMI or less. Local Housing Production Trust Fund monies will follow regulatory requirements - 40% of funds for households earning under 30% AMI, 40% of funds to households earning under 50% AMI, and 20% of funds to households earning under 80% AMI. | Subsidized housing currently represents 26% of the occupied rental housing stock, though it is still not meeting the needs of residents demonstrated in the Housing Needs Assessment and Housing Market Analysis sections. The need to both preserve existing affordable housing while expand the supply of housing is an overarching theme across many city-wide plans and working groups, including the Comprehensive Plan, Bridges to Opportunity, Sustainable DC, Housing Preservation Strikeforce, the Urban Institute Housing Needs Assessment for the District of Columbia, and it was noted by stakeholders as part of the citizen participation process. |

DRAFT

| | Priority Need Name | Priority Level | Target Populations | Geographic Areas Affected | Associated Goals | Description | Basis for Relative Priority |
|---|---|---|---|---|---|---|---|
| 2 | **Chronic Homelessness** | High | Extremely Low-Income<br><br>Low-Income<br><br>Large Families<br><br>Elderly<br><br>Frail Elderly<br><br>Persons with Mental Illness<br><br>Persons with Physical Disabilities<br><br>Persons with Developmental Disabilities<br><br>Persons with HIV/AIDS and their Families<br><br>Victims of Domestic Violence<br><br>Homeless Veterans<br><br>Homeless Youth | Citywide | Prevent and End Chronic Homelessness<br><br>Expand the Affordable Housing Stock | The Inter-Agency Council on Homelessness, the State Continuum of Care Provider, housing agencies, and other government partners will continue to implement the Homeward DC Plan - a strategic plan to end chronic homelessness by 2020. To help meet the housing needs for the chronically homeless, resources will expand the number of permanent supportive housing units, transitional housing with appropriate supports to move them into more permanent housing solutions. In emergency cases, tenant based rental assistance may be used to prevent homelessness. | Homelessness has risen by 20% since 2010, mostly attributable to the increased rate of families who experience homelessness. Chronic homelessness represents one-fifth (1,470) of the total population who experience homelessness and the number of days without stable housing averages around 250 days (NA-40: Homeless Needs Assessment). Consultations with stakeholders and the Inter-Agency Council on Homelessness expressed desire for increased permanent housing solutions, emergency solutions to prevent homelessness, and targeted supportive services that contribute to the goals of Homeward DC. |

DRAFT

| | Priority Need Name | Priority Level | Target Populations | Geographic Areas Affected | Associated Goals | Description | Basis for Relative Priority |
|---|---|---|---|---|---|---|---|
| 3 | **Neighborhood Investments that Affirmatively Further Fair Housing Choice** | High | Distressed and/or Vacant Properties<br><br>Racial/Ethnic Areas of Poverty<br><br>Extremely Low-Income<br><br>Low-Income<br><br>Moderate-Income<br><br>Small and Local Businesses | Property Acquisition, Small Business Technical Assistance: Citywide<br><br>Public Facilities, Infrastructure Improvements: R/ECAPs and Neighborhoods deemed distressed<br><br>Storefront Improvements and Microlending: Commercial Corridors | Strengthen Homeownership Among Low and Moderate-Income Households<br><br>Ensure the Housing Stock is Safe, Healthy, and Accessible for All Residents<br><br>Transform Abandoned and Vacant Properties into Community Assets<br><br>Address Blighted and Sub-standard Housing Issues<br><br>Enhance and Increase Access to the Neighborhood Amenities near Affordable Housing<br><br>Foster Small and Local Business Development | Increasing housing affordability and accessibility in high-cost neighborhoods, integrating neighborhoods both racially and economically, increasing the desirability of high-poverty, distressed neighborhoods through the infusion of community amenities, public investment, and economic opportunities will be considered. Activities may include the development of affordable housing in high-cost neighborhoods, the development of a park or community garden near affordable housing; internet installations to increase digital access among low-income households, infrastructure improvements that enhance safety and walkability from affordable housing developments and those that improve the health and well-being of low-income households; microloans and storefront improvement grants to small and local businesses in commercial corridors; and code enforcement activities that address blighted property violations. | Stark income inequality, educational attainment, and neighborhood quality are overarching themes in the data analysis presented in the Needs Assessment and Market Analysis sections and in recent facility planning reports. In addition, community consultations at the public hearing and forum shared a strong desire for neighborhood improvements in distressed neighborhoods and increased access to capital for small and local businesses. |

DRAFT

| | Priority Need Name | Priority Level | Target Populations | Geographic Areas Affected | Associated Goals | Description | Basis for Relative Priority |
|---|---|---|---|---|---|---|---|
| 4 | **Capacity-Building** | High | Extremely Low-Income<br><br>Low-Income<br><br>Moderate-Income<br><br>Developers<br><br>Non-Profit Organizations | Citywide | Strengthen the Organizational Capacity of Non-Profit Organizations<br><br>Strengthen Homeownership Among Low and Moderate-Income Residents<br><br>Expand the Affordable Housing Stock | Educational programs for residents, developers, and community-based partners that focuses on skill development, which may include real estate classes for affordable developers, financial literacy and housing counseling for residents, or aging in place certifications for community-based organizations; organizational capacity-building to help non-profits meet Community Housing and Development Organization (CHDO) standards, and increasing knowledge about funding opportunities and regulatory and program processes. | Stakeholders as part of the community input process identified capacity-building activities for residents as a high priority.<br><br>Recognizing that federal and local funds are only as impactful as the organizations that receive funds to produce housing, deliver services, and market programs, agency consultations identified educational programming for non-profit organizations, affordable housing developers, and community-based partners. |
| 5 | **Sustainability/Green Building/Community Resiliency** | High | Extremely Low-Income<br><br>Low-Income<br><br>Moderate-Income<br><br>Developers<br><br>Small and Local Businesses | Citywide | Ensure the Housing Stock is Safe, Healthy, and Accessible for All Residents<br><br>Promote Energy-Efficiency /Community Resilience across the City's Affordable Housing Stock and Low and Moderate-Income Communities<br><br>Enhance and Increase Access to Neighborhood Amenities near Affordable Housing Communities | Activities that support the city's sustainability and resiliency goals and green building incentives that decrease energy consumption and costs for low-income households and small and local businesses. | The Sustainable DC plan - a citywide plan aimed at ensuring DC is the healthiest, greenest, and most livable city in the United States by 2032 - outlines key strategies and goals that were based off of significant public engagement and inter-agency collaboration. As part of the Consolidated Plan public input process, stakeholders from the forum noted a strong desire for deeper green building incentives for affordable housing developers and low-income households and green infrastructure, and nearly 60% of respondents from the survey (the highest among any program or service) noted a desire for weatherization/green building incentives. |

DRAFT

| | Priority Need Name | Priority Level | Target Populations | Geographic Areas Affected | Associated Goals | Description | Basis for Relative Priority |
|---|---|---|---|---|---|---|---|
| 6 | **Plans/Studies** | High | N/A | Citywide | Promote Effective Community Development Decisions through Research and Planning | Needs Assessments, Market Studies, Transportation Studies, Environmental Studies, and Appraisals | The city lacks analytical reports on unmet housing need, particularly for non-homeless special needs populations, which limited the ability to assess unmet housing and supportive services needs in MA-35: Special Needs Facilities and Services. Appraisals, market studies, transportation studies, environmental studies, and other studies will support acquisition and disposition activities by understanding the land condition and the best and highest use for public land. Studies will also assist tenant organizations who exercise their Right of First Refusal under TOPA, co-operatives, and non-profit organizations to support needed pre-development activities. Consultations with community-based partners and government agencies informed this priority. |

DRAFT

# *SP-30: Influence of Market Conditions*

*Regulation Citation(s): 24 CFR 91.215(b)(1), 91.415*

**For each of the following types of affordable housing programs, describe the housing market characteristics that will influence the use of funds available for housing type and identify characteristics that would substantiate the need for these programs.**

| Affordable Housing Program | Description |
|---|---|
| **Tenant Based Rental Assistance (TBRA)** | According to NA-10: Housing Needs Assessment, housing cost-burden is the most significant housing problem in the city. The District of Columbia is currently experiencing significant pressure to accommodate an unprecedented increase in population growth over the last few years. This growth has brought revitalized neighborhoods, safer streets, and more retail options, but also a surge in housing costs. Lower income household budgets are becoming increasingly stressed, as much of the District's unsubsidized affordable housing stock is vulnerable to market rate cost increases.<br><br>Even for households with a Housing Choice Voucher, high market-rate rents in most neighborhoods are higher than HUD-Housing Fair Market Rate Rents, which limits their ability to find adequate housing. |
| **TBRA for Non-Homeless Special Needs** | Supportive services required by many special needs populations add a layer of complexity and cost of buildings that serve special needs populations. In the District's high-cost market, units restricted to special needs populations require a heavy subsidy for affordable units and requisite services that layers local and federal grants and loans, tax credits, and housing vouchers. TBRA would add another layer of funding to help special needs populations find safe, stable housing that meets their needs; and in emergency situations, such as the placement of victims of domestic violence, tenant-based rental assistance would allow for rapid placement away from dangerous situations. |
| **New Unit Production** | According to an Urban Institute Report from 2014, new housing development in the District costs on average $284,000 per unit, which includes the cost to acquire and construct the building, but not operating costs. Eighty-three percent of affordable housing created or planned between 2011 and 2020 received some form of public subsidy, due to the high costs of affordable housing. Public resources will help close the gap to produce new affordable units, and reach deeper affordability targets.<br><br>The Property Acquisition and Disposition Division (PADD) recently launched a turn-key initiative whereby the city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use. This initiative is a product of the District's high-cost market. Using turn-key to develop a property allows the city make home prices affordable to low and moderate-income households; unlike developers who aim to maximize profit, the District can absorb the costs to construct and sell the property at cost or below cost for the benefit of low-income households. This initiative allows the District to create more homeownership opportunities, particularly on sites where historic districts add regulatory hurdles, small sites that are not financially feasible for developers, and in underinvested neighborhoods where home values have depreciated. |

DRAFT

| Affordable Housing Program | Description |
|---|---|
| **Rehabilitation** | As described more fully in MA-20, over half of the city's housing stock was built before 1950. The age of the city's housing stock is the primary factor influencing the cost of unit rehabilitation. Rehabilitation funds will be spent on both single family and multi-family buildings for historic preservation (the city has over 50 historic districts and nearly 27,000 properties protected by historic designation); home accessibility modifications to meet visitability standards and egress and handicap accessibility requirements of federal and local codes; environmental hazard abatement, including lead-based paint, mold, and asbestos, code compliance, rehabilitation of abandoned properties; and substantial rehabilitation for multi-family affordable housing developments.<br><br>DCHA, the largest provider of affordable housing in the city, has been faced with significant challenges of maintaining and rehabilitating its public housing stock due to continued cuts in HUD funding for its capital fund program. |
| **Acquisition, including preservation** | DC's development pattern is largely constrained by limited available land from government use and zoning/density restrictions. Finite space, both vertical and horizontal, has driven acquisition costs higher and largely not feasible for affordable housing without significant public subsidies to counter acquisition costs. Acquisition assistance will also be used to assist residents who exercise their right of first refusal (or assign their right to a developer) under the District's Tenant Opportunity to Purchase Act to acquire properties to acquire and restrict units as affordable, that may have become unaffordable through private sale of the property.<br><br>Funds for acquisition will also be used to address vacant, abandoned, and blighted properties. PADD at the Department of Housing and Community Development makes strategic property acquisitions in order to spur investment, increase the number of amenities offered across the city, and add new affordable housing stock. Leaders across District Government participated in a technical assistance workshop in early 2016 hosted by the Community Progress Leadership Institute, which will inform the city's acquisition strategy of vacant, abandoned, and blighted properties during this consolidated planning period. |

DRAFT

# *SP-35: Anticipated Resources*

*Regulation Citation(s): 91.215(a)(4), 91.220(c)(1,2)*

**Introduction**

The Office of Community Planning and Development at the U.S. Department of Housing and Urban Development (HUD) allocates CDBG, HOME, ESG, and the National Housing Trust Fund to the Department of Housing and Community Development (DHCD). The Department of Human Services administers the ESG program.

HUD allocates HOPWA to the DC Department of Health, which is distributed regionally to the Eligible Metropolitan Statistical Area – the District of Columbia, Counties and Cities in Northern Virginia, Calvert Charles, and Prince Georges Counties in Maryland, and Jefferson County in West Virginia. The regional HOPWA allocation is administered through and monitored by the DC Department of Health, HIV/AIDS, Hepatitis, Sexually Transmitted Diseases, and Tuberculosis Administration (HAHSTA).

The Anticipated Resources Matrix below outlines each of these funds, expected amounts available in Year 1 and a projection of resources between fiscal year 2017 and fiscal year 2020, and a pre-populated list of available uses of funds from the HUD's planning system (Integrated Disbursement and Information System). The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of *SP-45*.

DRAFT

| Program | Source of Funds | Uses of Funds | Expected Amount Available in Year 1 (2016) | | | | Expected Amount Available Remainder of ConPlan 2017-2020 | Narrative Description (Optional) |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| Local | Public-Local | TBD | $14,836,329 | $0 | $0 | $14,836,329 | TBD | Local fund that is allocated on an annual basis; future amounts and uses are to be determined (TBD) |
| HPTF | Public - Local | Housing Production; Housing Preservation; Homebuyer Assistance; Homeowner Rehab | $100,000,000 | $0 | $173,863,000 | $273,863,000 | $400,000,000 | Anticipated annual appropriation of $100 million per fiscal year |
| CDBG | Public - Federal | Housing; Acquisition; Public Services; Economic Development; Admin and Planning; Public Improvements | $13,735,575 | $9,425,994 | $40,683,743 | $63,845,312 | $92,816,532 | Total amounts to $156,661,844; calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change. |
| HOME | Public - Federal | Acquisition, Homebuyer Assistance, Homeowner rehab; Multifamily rental new construction; New Construction for ownership; TBRA | $3,730,426 | $1,882,247 | $12,263,124 | $17,875,797 | $23,185,192 | Total amounts to $41,060,989; calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change. |
| ESG | Public - Federal | Conversion and rehab for transitional housing; financial assistance; overnight shelter; rental assistance; services; transitional housing | $1,236,471 | $0 | $1,708,796 | $2,945,267 | $4,945,884 | Previous year resources include $1,245,280 from the FY15 allocation plus $463,516 from the FY14 HUD allocation. Total Amounts to $7,891,151; calculation based upon flat level funding and entitlement allocation. Amount is subject to change. |
| HOPWA | Public - Federal | Permanent housing in facilities; Permanent housing placement; STRMU; Short-term or transitional housing facilities; Supportive Services; TBRA | $11,107,054 | $0 | $ 11,165,299 | $22,272,353 | $44,428,216 | Total amounts to $66,700,569, which is distributed to the entire Washington, DC region. Of the total amount, approximately 7,087,000 will be allocated to DC in Year 1 and HAHSTA estimates that $35,435,265 will be allocated to DC over 5 years. |
| National Housing Trust Fund | Public-Federal | Extremely low-income rental housing | $0 | $0 | $0 | $0 | $12,000,000 | Total amounts to $12,000,000; calculated projection level entitlement allocation. Amount is subject to change. |

DRAFT

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The District uses federal funds as well as local resources to create, preserve, and protect affordable housing and promote community development. The Housing Production Trust Fund (HPTF) has been administered by the DC Department of Housing and Community Development since 2002 and continues to serve as a key tool for preserving and developing affordable housing. The trust fund enables non-profit housing providers, mission-driven for profit developers, and renters wishing to exercise their right to purchase under the Tenant Opportunity to Purchase Act the needed funds to improve, purchase, and develop property for affordable housing. The *Housing Production Trust Fund Baseline Funding Amendment Act of 2014* supports at least $100 million in appropriations for the HPTF annually.

Strong guidelines ensures the program services the city's diverse housing needs and funded units remain affordable for an extended period of time. Due to the high proportion of cost-burdened renters in DC, at least 50% of HPTF must be for rental housing; trust fund dollars are required to target low-income residents: 40% of the funds shall be designated for assisting households with incomes under 30% of the area median income (AMI), 40% of the funds for households with incomes less than 50% AMI, and 20% of funds for households less than 80% AMI; and units receiving funds from HPTF must remain affordable – a minimum of 40 years for rental units and a range between 5 and 15 years for ownership units.

*HOME Match*

All recipients of HOME funds must contribute or match no less than 25% of HOME funds spent on affordable housing. As funds draw down from HOME Investment Trust Funds, the District incurs a *match liability*, which must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. During this consolidated planning period, the District will use the Housing Production Trust Fund for HOME match requirements.

*ESG Match*

ESG fund match will be provided through local funds allocated for its Family Re-Housing and Stabilization Program. The District invests over $24 million annually in the Family Re-Housing and Stabilization Program (RRH), the locally funded RRH program for families. Currently, through a contract with the Community Partnership for the Prevention of Homelessness, the District competitively awards RRH resources to community-based organizations, faith-based organizations, and other non-profit service providers.

*HOPWA Match*

While HOPWA does not have a match requirement, HIV/AIDS, Hepatitis, STD, TB Administration's HOPWA program leverages local DC Appropriation, Federal Payment and federal-Ryan White funds to provide housing and support services to persons living with HIV/AIDS (PLWHA).

DRAFT

*Program Income*

Program income dollars are collected annually by DHCD, for both the CDBG and HOME programs. Program income is derived primarily from repayment of loans provided to citizens to assist in the purchase of homes or from developers provided to assist in the development of affordable housing and non-housing community development projects within the District.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

To further the affordable housing, sustainability, and targeted investments to affirmatively further fair housing choice outlined in *SP-25: Priority Needs*, the Property Acquisition and Disposition Division (PADD) within the Department of Housing and Community Development works to decrease the number of vacant and abandoned residential properties in the District and transforms vacant and/or blighted properties into affordable housing opportunities and community assets. Currently, PADD's portfolio consists of more than 150 parcels of varying sizes, locations, and development potential and evaluates site disposition potential in the following ways:

- *Property Solicitations*: Attractive sites prime for development; some site assembly may be required by DHCD to encourage development.

- *Turn-Key*: The city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use. Optimal turn-key sites are properties that make little economic sense for the private sector to invest, but are ideal for residential development. PADD may also use Turn-key to explore special projects that further Agency goals, such as rigorous green building certifications on affordable homeownership opportunities.

- *Competitive Negotiated Sale* – PADD to list properties individually to facilitate faster disposition to small businesses and non-profit organizations and is ideal for small single-family lots or buildings.

- Special Projects: Special projects include community gardens, public art, recreational activities, and other non-housing community amenities. The economics, including the small lot size, awkward site topography, or the physical location, do not support housing development by either the private sector or the public sector through turn-key.

PADD and other public land management agencies are subject to the Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project as affordable – 30% in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20% in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents who earn less than 30% of AMI. The remainder of the affordable units shall be restricted to residents who earn less than 50% of AMI. In

buildings with ownership units, half of the affordable units shall be restricted to residents who earn less than 50% of AMI and the other half of the affordable units shall be restricted to 80% or less.

DRAFT

## *SP-40: Institutional Delivery Structure*

*Regulation Citation(s): 24 CFR 91.215(k), 91.315(k), 91.415*

**Explain the institutional structure (in table format) through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.**

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| Department of Human Services | Government Agency | Homelessness | Jurisdiction |
| Interagency Council on Homelessness | Government Council | Homelessness; Planning | Jurisdiction |
| Department of Housing and Community Development | Government Agency | Affordable Housing - Ownership; Affordable Housing - Rental; Homelessness; Non-Homeless Special Needs; Public Facilities; Neighborhood Improvements; Public Services; Economic Development; Planning | Jurisdiction |
| Manna, Inc. | Community Housing Development Organizations (CHDO) | Affordable Housing - Ownership; Affordable Housing - Rental; Public Services | Jurisdiction |
| Jubilee Housing | Community Housing Development Organizations (CHDO) | Affordable Housing - Ownership; Affordable Housing - Rental; Public Services | Jurisdiction |
| H Street Community Development Corporation | Community Housing Development Organizations (CHDO) | Affordable Housing - Ownership; Affordable Housing - Rental | Jurisdiction |
| Department of Health | Government Agency | Non-Homeless Special Needs | Jurisdiction |
| Department of Behavioral Health | Government Agency | Non-Homeless Special Needs | Jurisdiction |
| DC Housing Authority | PHA | Public Housing | Jurisdiction |
| Office of the Deputy Mayor for Health and Human Services | Government Agency | Non-Homeless Special Needs; Homelessness, Planning | Jurisdiction |

**Provide a summary of the organizational capacity of the grantee and its partners to address the needs of the community. For HOME participating jurisdictions, address the capacity of Community Housing Development Organizations (CHDOs).**

*DHCD:* The Director of DHCD is a member of numerous executive committees, including the Housing Preservation Strike Force, Age Friendly Initiative, Interagency Council on Homelessness, Metropolitan

DRAFT

Washington Council of Governments Committee of Housing Directors, and Enterprise's High Cost Cities Forum to participate in information sharing, analyze housing needs, and/or recommend actions.
To provide greater coverage of housing issues and administration of programs, DHCD partners with nearly 30 community-based organizations (CBOs). In an effort to provide services to residents across the District, CBO partners may be duplicating similar services. DHCD intends to develop an online system to better track households served. A second gap is DHCD's ability to assist Limited English Proficient (LEP) and Non-English Proficient (NEP) speaking communities. Although DHCD coordinates with neighborhood leaders and government agencies charged with community relations in these communities, further progress is necessary to increase participation among LEP/NEP in DHCD's programs as well as attend public hearings and other community meetings that shape policy.

*Organizational Capacity of Community Housing Development Organizations (CHDOs)*: A CHDO is a community-based service organization whose primary purpose provides and develops affordable housing. Federal requirements found in the 24 CFR 92 Subpart G federal regulations. DHCD evaluates the organization based upon HUD's checklist and looks at the financial and audit statements of an organization over a period of time to determine the net worth of the organization. First time applicants are required to attend an initial meeting with DHCD to address questions and concerns prior to moving through the application process. Lack of paid, full-time staff and proven construction experience are generally the biggest limitations of new applicants who do not meet federal requirements.

*HIV/AIDS, Hepatitis, STD & TB Administration (HAHSTA)*: HAHSTA administers the HOPWA program across each jurisdiction within the EMSA through individual service agreements. Agents in each jurisdiction are responsible for working with their communities to collaborate with HAHSTA and implement HOPWA funding. Because each jurisdiction operates within unique local housing and medical continuums of care, program delivery and data collection is challenging.

*Interagency Council on Homelessness*: The ICH provides a strong organizational infrastructure to coordinate homeless service needs. The ICH has 5 standing committees and several tightly focused work groups to flesh out need and capacity, assess gaps, and take action to address identified gaps. These committees and work groups monitor implementation of five key strategies and 30 action items in Homeward DC.

*DCHA*: DCHA is one of 39 agencies nationwide designated by HUD as a Moving to Work agency, which allows participating agencies to design and test innovative approaches to addressing local affordable housing issues. Some examples in DC include local blended subsidies as a means of leveraging financing in order to subsidize the upgrade and redevelopment of existing public housing sites and to create new replacement housing; the Homeownership Assistance Program that provides resources/supports and other incentives to prepare/facilitate resident transition to homeownership. DCHA works closely with DHCD to connect families with available homebuyer programs; and local project-based voucher program that allows longer housing assistance payment contracts and an increase in the federal threshold of units that can be project-based in a single building.

DRAFT

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| | Available in the Community | Targeted to Homeless | Targeted to People with AIDS/HIV |
|---|---|---|---|
| **Homeless Prevention Services** | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | |
| Mortgage Assistance | | | X |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |
| **Street Outreach Services** | | | |
| Law Enforcement | X | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | X | X | |
| **Supportive Services** | | | |
| Alcohol & Drug Abuse | X | | X |
| Child Care | X | X | |
| Education | X | | |
| Employment and Employment Training | X | X | X |
| Healthcare | X | X | |
| HIV/AIDS | | | X |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| Transportation | X | X | X |
| Other | | | |
| If Other Specify… | | | |

**Describe the extent to which services targeted to homeless persons and persons with HIV, and mainstream services, such as health, mental health, and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction.**

For individuals experiencing homelessness, the District has a Coordinated Assessment and Housing Placement (CAHP) process in place. CAHP represents standardized access and assessment for all individuals experiencing homelessness within the District of Columbia, whether that homelessness includes any combination of emergency shelter, transitional housing or locations outdoors not meant for human habitation. Individuals receive referrals for permanent supportive housing and rapid rehousing based on medical vulnerability and length of homelessness, surrounded by supports for both immediate and long-term housing and service needs. The system prioritizes individuals based on severe medical needs (individuals who are at greater risk of death), sleeping in unsheltered locations, length of time homelessness.

DRAFT

For families experiencing homelessness, the District has a single point of entry. The Virginia Williams Family Resource Center (VWFRC) is the central resource center for homeless families with minor and/or dependent children that are experiencing housing instability in the District. The mission of VWFRC, in collaboration with the community, is to help create lasting solutions for families experiencing housing instability through self-sufficiency planning, goal setting and goal achievement. Partner agencies provide additional onsite services such as assistance with school registration, child support services and unified case planning. The goal of the joint initiative is to provide integrative services under one roof to families in crisis in order to help them achieve their goals and become more self-sufficient.

The VWFRC staff works collaboratively with families to prevent homelessness by exploring ways to keep them housed, helping them to identify housing options without entering shelter, and providing other support services such as public benefits, childcare, and employment assistance. If identifying a housing option fails, a family may be referred to emergency shelter if available within the District of Columbia.

*Persons living with HIV/AIDS*

In FY2015, the District of Columbia made significant achievements in the implementation of HOPWA services despite a decrease in the local area Fair Market Rent (FMR) and a decrease in funding. For example, to improve housing system accessibility, HAHSTA worked with project sponsors identified as single points of entry and single points of payment for Short-Term Rent, Mortgage, and Utility assistance (STRMU) and Tenant-Based Rental Assistance (TBRA) in an effort to streamline the system, ensure proper documentation of eligibility and referring clients to applicable services within the housing continuum of care. Also, HAHSTA conducted numerous training sessions with Ryan White medical case managers to ensure that they had current information about entry into the HOPWA program and could be more successful in assisting clients. Another achievement was that HAHSTA conducted outreach with consumer groups to ensure that clients and client advocates received information about the application process and available housing resources. Although HAHSTA expects to continue to fully expend HOPWA funds in the EMSA, the needs of residents continue to outstrip available resources.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The collaborative infrastructure of the ICH is an important platform for connecting District agencies, service providers, advocates and consumers to ensure that services across the District are coordinated and responsive to the needs of individuals experiencing homelessness. The District's strategic plan, Homeward DC 2015-2020 has been a critical data-driven tool that outlines the investments needed to realize the bold goal of making homelessness brief, rare, and non-recurring by 2020. The plan has galvanized unprecedented levels of political will and investments towards realizing the goals of ending Veteran homelessness, ending chronic homelessness and improving shelter conditions for families by building small, service enriched shelter facilities throughout the District.

There are a number of gaps in the service delivery system. Most critically, the infrastructure of the District has, historically, been focused on managing homelessness. The system needs to be transformed from a system where people live for months and often years to an effective crisis response system,

where people feel both safe and secure and are supported to quickly get back on their feet. The strategies outlined in the Homeward DC: Strategic Plan 2015-2020 (summarized below) are intended not only to improve the actual physical conditions of our shelters, but also actions to improve our operations to ensure we are able to more quickly stabilize families and individuals experiencing homelessness and accelerate the connection back to permanent housing.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Five key strategies were identified as part of the Homeward DC Plan to right size the District's homeless inventory and achieve the vision of making homelessness a rare, brief, and a nonrecurring event for households in the District.

*Develop a More Effective Crisis Response System:* The homeless system must be transformed from a system where people live for months and often years to an effective crisis response system, where people feel both safe and secure and are supported to quickly get back on their feet. Key areas of focus within this strategy include not only action items to improve the actual physical conditions of our shelters, but also actions to improve our operations to ensure we are able to more quickly stabilize families and individuals experiencing homelessness and accelerate the connection back to permanent housing.

*Increase Dedicated Supply of Supportive and Affordable Housing:* Reducing length of stay in shelter is key to our ability to meet the annual demand for shelter while at the same time reducing our spending on shelter. We will only be able to reduce length of stay if we have the housing resources available throughout the year to quickly match individuals and families entering the system to the right housing intervention.

*Reducing Barriers to Supportive and Affordable Housing:* Having an adequate supply of housing does not help us if our clients are unable to access it. In the initial stage of the consolidated planning period, the Interagency Council on Homelessness will engage with providers and private market landlords to examine their housing requirements and determine where they can be flexible with their standards to ensure vulnerable District residents have access to housing.

*Increase Economic Security of Households:* Economic security is particularly essential for households provided with Rapid Re-Housing assistance. Rapid Re-Housing is an important tool that allows us to help people move quickly from shelter back into permanent housing, but it is not intended to be a long-term housing affordability program. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, we must provide targeted employment assistance to these households. While particularly important for our Rapid Re-Housing households, increasing income is critical for all of the households we serve. Households are, of course, healthier and more stable when they have the resources needed to pay for basic necessities such as food, transportation, and medical care.

DRAFT

*Increase Homelessness Prevention Efforts:* Current homelessness prevention programs, such as the Emergency Rental Assistance Program, are helpful for low-income families that have emergency assistance needs, but they have not been evaluated and may not be reaching those most likely to enter the homeless services system. The District must implement evidence-based strategies to better target resources to those households most at-risk of becoming homeless. In addition, we need to move further stabilize high-risk households before they arrive at the shelter door. It is particularly critical that we examine what more can be done to stabilize individuals and families as they transition out of institutional settings, including adult and juvenile justice systems, child welfare and foster care systems, and behavioral health systems.

DRAFT

# SP-45: Goals

*Regulation Citation(s): 24 CFR 91.215(a) (4)*

*Note: Administrative caps were not included in the funding amount with exception to Goal 10 that uses funds for research activities under CDBG's Planning/Admin cap. Administrative Caps are as follows: 20% CDBG, 10% HTF, 15% HOME, and 7.5% ESG. HOPWA funds include anticipated DC allocations only, although the program supports eligible activities across the Washington, DC region.*

| | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator(s) |
|---|---|---|---|---|---|---|---|---|
| 1 | **Preserve the Existing Supply of Federally and Locally Subsidized Housing** | 2016 | 2020 | Affordable Housing | City-wide | Affordable Housing | CDBG: $13,000,000 | See Goal Outcome Indicator Table |
| 2 | **Expand the Affordable Housing Stock** | 2016 | 2020 | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs | City-wide | Affordable Housing | HOME: $23,000,000<br>CDBG: $23,963,761<br>HOPWA: $2,900,000 | See Goal Outcome Indicator Table |
| 3 | **Strengthen Homeownership Among Low and Moderate-Income Households** | 2016 | 2020 | Affordable Housing | City-wide | Affordable Housing; Capacity-Building; Neighborhood Investments that Affirmatively Further Fair Housing | CDBG: $30,000,000<br>HOME:$2,500,000<br>HOPWA: $500,000 | See Goal Outcome Indicator Table |
| 4 | **Ensure the Housing Stock is Safe, Healthy, and Accessible for All Residents** | 2016 | 2020 | Affordable Housing<br>Non-Homeless<br>Special Needs | City-wide | Sustainability/Green Building/Community Resiliency; Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing | CDBG:$11,000,000 | See Goal Outcome Indicator Table |

DRAFT

*Note: Administrative caps were not included in the funding amount with exception to Goal 10 that uses funds for research activities under CDBG's Planning/Admin cap. Administrative Caps are as follows: 20% CDBG, 10% HTF, 15% HOME, and 7.5% ESG. HOPWA funds include anticipated DC allocations only, although the program supports eligible activities across the Washington, DC region.*

| | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator(s) |
|---|---|---|---|---|---|---|---|---|
| 5 | **Prevent and End Homelessness** | 2016 | 2020 | Affordable Housing<br>Homelessness | City-wide | Chronic Homelessness; Affordable Housing | ESG: $7,299,315<br>HOPWA: $32,035,265<br>HOME: $9,512,044<br>CDBG: $7,000,000<br>HTF: $10,800,000 | See Goal Outcome Indicator Table |
| 6 | **Transform Abandoned and Vacant Properties Into Community Assets** | 2016 | 2020 | Affordable Housing<br>Homelessness<br>Non-Homeless Special Needs<br>Non-Housing Community Development Needs | City-wide | Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing Choice | CDBG:$12,000,000 | See Goal Outcome Indicator Table |
| 7 | **Address Blighted and Sub-Standard Housing Issues** | 2016 | 2020 | Affordable Housing | City-wide | Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing Choice | CDBG: $5,000,000 | See Goal Outcome Indicator Table |

DRAFT

*Note: Administrative caps were not included in the funding amount with exception to Goal 10 that uses funds for research activities under CDBG's Planning/Admin cap. Administrative Caps are as follows: 20% CDBG, 10% HTF, 15% HOME, and 7.5% ESG. HOPWA funds include anticipated DC allocations only, although the program supports eligible activities across the Washington, DC region.*

| | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator(s) |
|---|---|---|---|---|---|---|---|---|
| 8 | **Promote Energy-Efficiency/Community Resilience across the City's Affordable Housing Stock and Low and Moderate-Income Communities** | 2016 | 2020 | Affordable Housing | City-wide | Sustainability/Green Building/Community Resiliency; Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing | CDBG: $1,000,000 | See Goal Description/Outcome Indicator Table |
| 9 | **Enhance and Improve Access to the Number of Neighborhood Amenities near Affordable Housing Communities** | 2016 | 2020 | Non-Housing Community Development Needs | City-wide | Neighborhood Investments that Affirmatively Further Fair Housing Choice; Sustainability/Green Building/Community Resiliency | CDBG: $18,000,000 | See Goal Description/Outcome Indicator Table |
| 10 | **Promote Effective Community Development Decisions through Research and Planning** | 2016 | 2020 | Non-Housing Community Development | City-wide | Plans/Studies | CDBG : $650,000 | See Goal Description/ Outcome Indicator Table |
| 11 | **Strengthen the Organizational Capacity of Non-Profit Organizations** | 2016 | 2020 | Non-Housing Community Development | City-wide | Capacity-Building | CDBG: $1,000,000 | See Goal Description/ Outcome Indicator Table |
| 12 | **Foster Small and Local Business Development** | 2016 | 2020 | Non-Housing Community Development | Low to Moderate-Income Areas | Neighborhood Investments that Affirmatively Further Fair Housing Choice | CDBG: $6,218,466 | See Goal Description/Outcome Indicator Table |

DRAFT

## Goal Descriptions/Outcome Indicators Table

*Note: HUD uses predetermined performance measures to fit with their national objectives. Measures that best fit the Goals were selected, but do not represent the only activities to promote the goals. HUD terms are in parenthesis. The Goal descriptions give a better understanding of activities that could promote goals.*

### Goal 1: Preserve the Existing Supply of Federally and Locally Subsidized Affordable Housing

**Goal Description:** "Preserving" Affordable Housing (vs. "new production) means that the city is ensuring that existing housing units currently made affordable to low and moderate-income households by virtue of federal, state, and local subsidies are not lost from the affordable housing stock. Typically this loss occurs when subsidies expire, when the conditions have deteriorated such that the properties are no longer eligible for subsidies, or when an owner wants to sell the property on the open market and seeks to terminate the contracts associated with the subsidies.

**HUD Outcome/Indicator:** Affordability for the purpose of providing decent Housing

| Performance Measures | 5-Year | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Preserve 100% of Section 8 Contracts Expiring over the Next 5 Years -Data comes from the DC Preservation Catalogue as of April 2016 (Rental Units Rehabbed) | 1,898 | | 910 | | 206 | | 91 | | 417 | | 274 | |

### Goal 2: Expand the Affordable Housing Stock

**Goal Description:** Expanding the existing affordable housing stock with newly produced units will better meet the current unmet need for affordable housing. This goal also promotes funding for residents to exercise their right to purchase their property under DC's local TOPA program. Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, physically disabled, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other special needs groups.

**HUD Outcome/Indicator:** Affordability for the purpose of providing decent housing

| Performance Measures | 5-Year | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Newly Constructed Affordable Rental Units with DHCD funding (Rental units constructed) | 2,500 | | 500 | | 500 | | 500 | | 500 | | 500 | |
| Number of Homeownership Units funded with DHCD funding (Homeowner housing Added) | 1,250 | | 250 | | 250 | | 250 | | 250 | | 250 | |
| Number of Newly Constructed or Renovated Affordable Rental Units for HIV+ Individuals (Housing for People with HIV/AIDS added) | 25 | | 0 | | 5 | | 5 | | 5 | | 10 | |

DRAFT

*Note: HUD uses predetermined performance measures to fit with their national objectives. Measures that best fit the Goals were selected, but do not represent the only activities to promote the goals. HUD terms are in parenthesis. The Goal descriptions give a better understanding of activities that could promote goals.*

## Goal 3: Strengthen Homeownership Among Low and Moderate-Income Households

**Goal Description:** Includes activities that increases access to homeownership and maintains homeownership for low and moderate-income households. "Access" refers to financial assistance to purchase a home, housing counseling education, and fair housing enforcement and education. "Maintenance" refers to activities that sustain homeownership such that homeowners have tools to remain in their homes, including access to capital for needed home rehabilitation (emergency repairs, repairs as a result of natural disaster emergencies, remove barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures), education about home maintenance and rehabilitation, and foreclosure prevention education. Activities will be targeted to low and moderate-income households and households with special needs populations, including persons living with HIV/AIDS.

**HUD Outcome/Indicator:** Affordability for the purpose of providing decent housing

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Households funded from Home Purchase Assistance Programs for Low and Moderate-Income Residents (Direct Financial Assistance to Homebuyers) | 1,125 | | 225 | | 225 | | 225 | | 225 | | 225 | |
| Number of Households Assisted through Home Rehabilitation Programs for Low and Moderate-Income Residents (Homeowner Housing Rehabilitated) | 500 | | 100 | | 100 | | 100 | | 100 | | 100 | |
| Number of Households Assisted through Housing Counseling Services (Public Service Activities for Low/Moderate-Income Housing Benefit) | 1,600 | | 320 | | 320 | | 320 | | 320 | | 320 | |
| Number of Households Assisted through Housing Counseling Services who are HIV+ (Public Service Activities for Low/Moderate-Income Housing Benefit) | 125 | | 25 | | 25 | | 25 | | 25 | | 25 | |

DRAFT

*Note: HUD uses predetermined performance measures to fit with their national objectives. Measures that best fit the Goals were selected, but do not represent the only activities to promote the goals. HUD terms are in parenthesis. The Goal descriptions give a better understanding of activities that could promote goals.*

## Goal 4: Ensure the Housing Stock is Safe, Healthy, and Accessible For All Residents

**Goal Description:** Promote long-term, community-based housing options for older adults and persons with disabilities to age in place; promote actions that decrease environmental hazards, such as lead-based paint or lead poisoned drinking water, and other hazards as part of the Healthy Homes Rating System. Also support policies and programs that increase a community's ability to respond to natural disasters and other impacts of climate change, particularly for vulnerable populations.

**HUD Outcome/Indicator:** Accessibility for the purpose of creating a suitable living environment

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Low to Moderate-Income Special Needs Households Assisted through Residential Accessibility Improvement Programs (HAIP, Safe at Home) (Homeowner Housing Rehabilitated) | 650 | | 130 | | 130 | | 130 | | 130 | | 130 | |
| Number of Low to Moderate-Income Households Assisted to address at least one Healthy Homes Rating System (HHRS) Hazard (Homeowner Housing Rehabilitated | 200 | | 40 | | 40 | | 40 | | 40 | | 40 | |

## Goal 5: Prevent and End Homelessness

**Goal Description:** Promotes action items outlined in the Homeward DC Plan - a strategic plan to make homelessness a rare, brief, and non-recurring experience by 2020. Activities that promote this goal include tenant-based rental/mortgage assistance for the prevention of homelessness, rapid-rehousing, the development of new permanent supportive housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, or support special needs populations.

**HUD Outcome/Indicator:** Accessibility for the purpose of providing a suitable living environment

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Households Assisted with Rapid-Rehousing (ESG) | 4,600 | | 1,067 | | 884 | | 884 | | 884 | | 884 | |
| Number of Permanent Supportive Housing Units Built (Rental Units Constructed) | 1,250 | | 250 | | 250 | | 250 | | 250 | | 250 | |
| Number of Households Assisted through Short Term Rent, Mortgage, and Utility assistance who are HIV+ (HIV/AIDs Housing Operations) | 2,000 | | 400 | | 400 | | 400 | | 400 | | 400 | |
| Number of Households Assisted with Rapid-Rehousing/Tenant-Based Rental Assistance where a member is HIV+ (Housing for People with HIV/AIDS added) | 115 | | 20 | | 20 | | 25 | | 25 | | 25 | |
| Number of Permanent Supportive Housing Units Built, renovated, or established to support individuals who are HIV+ (HIV/AIDS Housing Added) | 14 | | 0 | | 2 | | 4 | | 4 | | 4 | |

DRAFT

*Note: HUD uses predetermined performance measures to fit with their national objectives. Measures that best fit the Goals were selected, but do not represent the only activities to promote the goals. HUD terms are in parenthesis. The Goal descriptions give a better understanding of activities that could promote goals.*

## Goal 6: Transform Vacant and Abandoned Properties into Community Assets

**Goal Description:** The Department of Housing and Community Development's (DHCD) Property Acquisition and Disposition Division can dispose of city-owned land by selling properties to individuals or developers to be rehabilitated into housing or other community amenities. DHCD is committed to producing community assets through solicitation for offers, general listings, turn-key whereby the city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use, and partnerships with other Agencies or community-based partners on non-housing assets where the neighborhood is not ripe for housing development or is in need of community facilities. Historic preservation is an important part of this goal - the reinvigoration of abandoned/vacant housing in historic districts protects both the architectural and cultural heritage of the neighborhood.

**HUD Outcome/Indicator:** Sustainability for the purpose of creating a suitable living environment

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Properties Disposed that were Developed through Turn-Key (Homeowner housing added) | 25 | | 5 | | 5 | | 5 | | 5 | | 5 | |
| Number of affordable housing units created or rehabilitated through acquisition of abandoned properties (Other) | 40 | | 8 | | 8 | | 8 | | 8 | | 8 | |
| Number of community amenities (garden, park, public art) created from DHCD-owned properties (Both Temporary and Permanent Installations) (Public facility or infrastructure activities for low/moderate income housing benefit) | 10 | | 2 | | 2 | | 2 | | 2 | | 2 | |

## Goal 7: Address Blighted and Sub-Standard Property Issues

**Goal Description:** The Department of Housing and Community Development defines a housing unit as "standard" if it meets the District's Housing Code Standards. "Substandard housing" does not meet federal and local codes and is considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. Federal and local funds will be used to address substandard housing and vacant property issues as a result of natural disasters or neglect identified through a series of neighborhood assessments that outline vacant properties, enforcement, acquisition, and disposition opportunities.

**HUD Outcome/Indicator:** Sustainability for the purpose of creating a suitable living environment

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of uninhabitable units that were brought back to productive use (uninhabitable refers to situations where DCRA referred building code cases to court (Housing Code Enforcement/Foreclosed Property Care) | 125 | | 25 | | 25 | | 25 | | 25 | | 25 | |

*Note: HUD uses predetermined performance measures to fit with their national objectives. Measures that best fit the Goals were selected, but do not represent the only activities to promote the goals. HUD terms are in parenthesis. The Goal descriptions give a better understanding of activities that could promote goals.*

## Goal 8: Improve Energy-Efficiency/Community Resilience Across the City's Affordable Housing Stock and Low- and Moderate-Income Communities

**Goal Description:** Encourage policies and programs that exhibit the District's commitment to expand energy efficiency, renewables, and green building to District residents thereby reducing the utility burden and enhancing affordability and neighborhood vitality. Activities may include both programs/incentives targeted to low and moderate-income households and financial support for energy audits/gap financing to meet deeper green building outcomes. Guided by the Sustainable DC plan's goal to reach net-zero energy for new construction by 2032, incentivize solar for low-income single family and community solar for affordable housing. Similarly, DHCD and its agency partners will encourage and incentivize net-zero housing.

**HUD Outcome/Indicator:** Sustainability for the purpose of providing decent affordable housing

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Low and Moderate-Income households assisted through energy-efficiency programs (Rental Units Rehabilitated) | 250 | | 50 | | 50 | | 50 | | 50 | | 50 | |

## Goal 9: Enhance and Improve Access to Neighborhood Amenities Near Affordable Housing Communities

**Goal Description:** Targeted neighborhood investments that provide safe and accessible pedestrian modes of transportation from affordable housing communities to neighborhood amenities and public transit, promote crime prevention through environmental design standards, and adds neighborhood amenities that enhance the quality of life. In partnership with the Department of Energy and the Environment, DHCD will implement the city's forthcoming Climate Adaptation Plan recommendations to ensure that there is a plan to address resilience to severe weather events and other future impacts of climate change for future and existing housing and community facilities.

**HUD Outcome/Indicator:** Sustainability for the purpose of creating a suitable living environment

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Households Impacted (within ½ mile radius) from Low-Income Neighborhood Investments (Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit) | 10,000 | | 2,000 | | 2,000 | | 2,000 | | 2,000 | | 2,000 | |

DRAFT

*Note: HUD uses predetermined performance measures to fit with their national objectives. Measures that best fit the Goals were selected, but do not represent the only activities to promote the goals. HUD terms are in parenthesis. The Goal descriptions give a better understanding of activities that could promote goals.*

## Goal 10: Promote Effective Community Development Decisions through Planning and Research

**Goal Description:** Through targeted needs assessments, the Agency will better understand the city's unmet affordable housing need, particularly for special needs populations. Market Studies, Transportation Studies, and Appraisals will help the Agency better understand a site's development program potential, highest and best use, financial limitations, and how development would impact the surrounding neighborhood.

**HUD Outcome/Indicator:** Sustainability for the purpose of providing decent housing

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Needs Assessments Produced (Other) | 6 | | 2 | | 1 | | 1 | | 1 | | 1 | |

## Goal 11: Strengthen the Organizational Development of Non-Profit Organizations and Affordable Developers

**Goal Description:** Educational Programs for non-profit organization and affordable developers that focus on skill development, organizational development, and certifications that further the development of affordable housing and delivery of services to residents.

**HUD Outcome/Indicator:** Sustainability for the purpose of creating decent affordable housing

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Newly Certified Community Housing Development Organizations (Public Service activities for Low/Moderate Income Benefit) | 10 | | 2 | | 2 | | 2 | | 2 | | 2 | |

## Goal 12: Foster Small and Local Business Development

**Goal Description:** Targeted commercial revitalization efforts, support for energy-efficiency that reduces the utility burden of small businesses, renewable deployment that reduces the energy consumption for small and local businesses, technical assistance programming that increases economic opportunity, and greater access to capital for low and moderate-income entrepreneurs. Funds are targeted to commercial corridors in low and moderate-income neighborhoods.

**HUD Outcome/Indicator:** Sustainability for the purpose of creating economic opportunity

| Performance Measures | 5-Year Goal | | Year 1 (2016) | | Year 2 (2017) | | Year 3 (2018) | | Year 4 (2019) | | Year 5 (2020) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual | Goal | Actual |
| Number of Small Businesses Assisted through Technical Assistance Programming (Public Service activities other than Low/Moderate-Income Housing Benefit) | 150 | | 30 | | 30 | | 30 | | 30 | | 30 | |
| Number of Storefront Facades Improved (Façade treatment/business building rehabilitation) | 175 | | 35 | | 35 | | 35 | | 35 | | 35 | |

DRAFT

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Estimating the number of extremely low, low, and moderate-income families is difficult due to the volatility of the housing market and the uncertainty in the number of and type of project proposals via property solicitations and project financing announcements. The District's statutory requirement can be one proxy, as the District's Housing Production Trust Fund is often layered with other federal resources. - 40% of the funds must be spent on extremely low-income households who earn less than 30% of the area median income, 40% of the funds must be spent on low-income households who earn less than 50% of the area median income, and 20% of the funds must be spent on households who earn less than 80% of the area median income. SP-45 provides performance estimates generated from an analysis of actual projects funded in the last consolidated planning period.

*Households assisted under the National Housing Trust Fund*

The new National Housing Trust Fund currently allocates $3,000,000 per year exclusively for extremely low-income housing, and is estimated to provide $15,000,000 over five years. Given the cost to produce housing restricted to households earning less than 30% AMI, the District could only support between 1 and 3 small projects. However, DHCD expects to leverage funds within the consolidated Notice of Funding Availability to meet and exceed the District's goal to set aside 40% of its local funds towards extremely low-income households. DHCD evaluated past project proposals that leveraged 4% low-income housing tax credits. Average requests, from projects with units at 30% AMI averages at $146,000. Most projects funded with 30% AMI units were new construction as opposed to substantial rehabilitation, which drove the weighted average higher. Assuming DHCD uses all $300,000 eligible for administrative costs and construction trends continue, $2.7 million per year would produce between 18 and 19 units annually that are restricted to 30% of the area median income.

DRAFT

## *SP-50: Public Housing Accessibility and Involvement*

*Regulation Citation: 24 CFR 91.215(c ), 91.315 (c), 91.415*

**Need to increase the number of accessible units (if required by a Section 504 Voluntary Compliance Agreement)**

The current number of UFAS accessible units in the DCHA inventory (691) exceeds the 5% accessible unit requirement and the required 565 units mandated by the Voluntary Compliance Agreement with HUD that was closed in 2013. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/preservation of other affordable housing units, consideration is made for the creation of accessible units.

**Describe how the grantee will encourage public housing residents to become more involved in management and to participate in homeownership programs.**

Guided by the principal that resident engagement is critical to successfully achieving the agency mission, DCHA encourages resident involvement through a number of ways. Through the Office of Resident Services, DCHA provides technical assistance to elected Resident Councils in Public Housing communities, including capacity building activities, organizational support and resource coordination. The DCHA Board of Commissioners hold monthly meetings as public forums for public housing and Housing Choice Voucher (HCV) residents/participants, waiting list applicants and other stakeholders to provide input on agency management and existing/proposed agency activities, policies and programs. The public housing and HCV families are represented by four members on the DCHA Board of Commissioners, including three elected public housing residents and an appointed HCV participant. To maximize resident access, Board of Commissioners' meeting locations rotate monthly between DCHA public housing communities and the DCHA central office. In addition, the Board has standing committees that meet regularly.

The agency holds public hearings, community meetings, and public comment periods to discuss resident concerns and solicit input/feedback on current and proposed policies, programs and activities.
In addition, agency staff participates at the request of resident leadership at Resident Council meetings and consults regularly with the resident City-wide Advisory Board, an elected body of resident leaders selected by Resident Councils.

The agency administers customer satisfaction surveys in both its Public Housing and HCV programs, Property Managers' hold monthly meetings to update residents on agency and community activities, as well as provide an opportunity for residents to voice concerns. In addition, the agency coordinates targeted engagement with families around specific initiatives/issues. Examples include efforts around the city's New Communities Initiative and the establishment of a resident advisory group for the city's dcConnectHome digital inclusion initiative.

DRAFT

Maximizing on the efficiencies afforded by technology, the agency has increased its social media presence and has begun the use of texting and e-mails, along with the use of traditional media tools (i.e. newsletters, FAQs, informational collaterals, etc.), to connect with residents about the activities of the agency, including opportunities to participate and provide feedback.

Through DCHA's Homeownership Assistance Program (HOAP) and Achieving Your Best Life (AYBL) program, both HCV and public housing families are provided supportive services designed to facilitate homeownership. Through AYBL eligible public housing residents interested in homeownership have the opportunity to participate in a place-based self-sufficiency program that provides supports through case management and the coordination of homeownership preparation services, along with incentives that include a savings escrow. The savings escrow involves placing a percentage of their rent in savings for use as a down payment on a home upon successful completion of the program. In addition, DCHA works closely with DHCD to connect aspiring public housing and HCV homeowners with resources like HPAP.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

Not applicable.

DCHA is not a troubled agency. In fact, the agency is one of only 39 public housing authorities nationwide designated as a Moving to Work (MTW) agency by HUD; a designation based on an agency's ability to perform effectively in the management and delivery of affordable housing and related services under its purview.

DRAFT

# *SP-55: Barriers to Affordable Housing*

*Regulation Citation(s): 24 CFR 91.215(h), 91.315(h), 91.415*

***Barriers to Affordable Housing (Copy from MA-40 Barriers to Affordable Housing)***

In 2014, The Urban Institute conducted a survey of local affordable housing developers to determine the greatest challenges to building and preserving affordable housing in DC. The survey was sent to developers who have built affordable housing in DC in the past 5 years. The most significant barriers among respondents were costs to develop, process of obtaining funding, and the process for obtaining permits.

*Costs to Develop*: DC's 68.3 square miles is relatively densely developed and substantially built out. While many jurisdictions with limited space build higher, the District is constrained by zoning restrictions and a citywide height maximum set by the Uniform Height Act of 1910, which effectively limits building height in the District to 13 stories and requires an Act of Congress to repeal. Finite new development options coupled with increased development pressure have driven acquisition costs higher and largely not feasible for affordable housing without significant public subsidies to counter acquisition costs.

High land costs pressure developers to build as many units as possible on each parcel in order to recoup costs for land, legal fees, architectural costs, and other fixed costs. Since acquisition costs are so prohibitive, many developers pursue projects for which they can acquire the land through the city or some another partnership with a developer or organization. Particularly challenging projects are those with fewer than 50 units, as the size of the building limits the project's ability to achieve the economies of scale large enough to recoup the fixed costs to develop; family-sized units and community spaces, such as playgrounds, computer rooms, or multipurpose spaces that require additional space and limit the available rentable space; historic preservation projects that limit opportunities to reconfigure spaces and may have architectural features that also limit the available rentable space; and supportive services, including computer classes, job skills development, or parenting classes, that require additional funding. It is difficult to restrict a large number of units in one building to be affordable to extremely low-income households without a permanent operating subsidy. The District does not have underwriting standards based upon project type and difficulty, and could increase the ratio of subsidy per housing unit on projects that traditionally have higher per unit costs due to the nature of the project.

*Process of Obtaining Funding:* The timeliness of receiving funding from DC agencies was cited as the next most common challenge to affordable housing development. Sellers want to close on a property within 90 days, but it typically takes much longer to obtain financing from DC Government. Affordable housing developers compete with other developers interested in the land for other uses, who may be able to close on financing more quickly if they are not dependent on public subsidy. Many non-profit organizations cannot afford to hold a property for the amount of time it takes for an application to move through public review. Since the last consolidated planning period, however, DC Government has made significant strides to ease the funding process, including combining funding availability announcements for the primary affordable housing funding programs into a single annual competitive application,

developing a new online application portal, and for the first time in 2016, releasing a second Notice of Funding Availability within the same year.

*Process for Obtaining Permits*: Another major barrier for one-fifth of survey respondents to the Urban Institute survey of affordable housing developers is the time-consuming and confusing permitting process that can lengthen and complicate development projects and drive up carrying costs. The District lacks an expedited permitting process to move affordable housing projects more quickly than market-rate projects through building permitting and zoning requests and variances; other jurisdictions, including Houston and San Francisco, have already implemented a fast-track process. Better coordination between DC agencies would help expedite the affordable housing development process.

### *Strategy to Remove or Ameliorate the Barriers to Affordable Housing*

The District will focus its strategy to remove barriers to affordable housing on expanding the supply of affordable housing by both preserving existing affordable housing while adding new affordable housing, continue to streamline processes for both developers and residents who access the city's resources, and promote housing education and capacity building among residents, developers, and community-based partners.

1. **Preserve existing affordable housing while adding new affordable housing stock**

   *Comprehensive Plan Amendment:* The Office of Planning (OP) recently launched the second Amendment Cycle of the District Elements to the 2006 Comprehensive Plan. Since the first amendment cycle, OP has completed six Small Area Plans as well as other initiatives. Other significant District government-wide initiatives and plans have also been completed in the last four years. Additionally, the District has seen major changes in its neighborhoods occurring at a faster pace than the Comprehensive Plan's 20-year timeframe. The plan amendment process presents an opportunity to change zoning requirements and regulations and promote policies that decrease barriers to affordable housing, increase the preservation and production of safe, healthy, and accessible affordable housing, and affirmatively further fair housing choice.

   *Preservation Strike Force*: The Strike Force was created in 2015, comprised of District housing experts and selected stakeholders from the public, and charged with developing an action plan to preserve the District's existing affordable housing covenants set to expire by 2020. As a result of deliberations and research, the Strike Force concluded that for the District to remain a diverse, inclusive, and vibrant city, it needs a more urgent and systematic response to preserving affordable housing. More specifically, the Strike Force provided six recommendations to the Mayor: 1) Establish a "Preservation Unit" located within a designated District agency that is tasked with being the District's central resource to (a) preserve existing assisted affordable housing in the city (b) identify opportunities to place "naturally affordable," unassisted units under covenant or to otherwise preserve their affordability and (c) maintain comprehensive data on all affordable housing in the city; 2) Provide seed funding to a Public-Private Preservation Fund to facilitate early investments while leveraging greater amounts of private

capital to preserve affordable housing; (3) Develop a Small Properties Preservation and Affordability Program within DHCD to assist properties with 5 to 50 units with funds for renovations and repairs; 4) Implement DOPA (District Opportunity to Purchase Act) by releasing draft regulations that will allow the District to take greater advantage of DOPA through the transfer of ownership to pre-qualified developers; 5) Improve Preservation under TOPA (Tenant Opportunity to Purchase Act) and TOPA exemptions by providing financial incentives for preservation in TOPA transactions, including predevelopment work, legal services, third party reports, and acquisition bridge financing. This assistance also should also be a mechanism for collecting accurate data about the outcomes of TOPA transactions; 6) Establish Programs to Facilitate Low Income Senior Renters Aging in Place by formulating strategies for older residents to remain in place. Examples include tenant-based vouchers or other rental assistance to seniors on fixed incomes or funds for renovation of multi-unit buildings, individual apartments, and single family homes to create appropriate housing options for seniors to age in place.

*Vacant and Blighted Property Removal:* The District is actively developing new strategy to remove vacant and blighted properties citywide. The District was awarded a technical assistance grant from the Community Progress Leadership Institute. Eight local government leaders attended a weeklong workshop in March 2015 to identify opportunities that would address vacant and blighted property issues. A vacant and blighted working group will carry the discussion further, focusing on a holistic system approach, which will improve the identification of vacant and blighted properties, tighten blight removal enforcement, develop a more aggressive public acquisition strategy, and more quickly transform properties into community assets. Disposition strategies may include the use of a turn-key program to reduce barriers for low and moderate-income occupancy due to lack of resources and expertise to complete rehabilitation on their own, better coordination with homebuyer programs, and more stringent affordable housing requirements in high-opportunity areas to affirmatively further fair housing choice.

*Rental Housing Conversion and Sale Amendment Act of 2005 :* The city continues to enforce the *Rental Housing Conversion and Sale Amendment Act of 2005,* also known as the Tenant Opportunity to Purchase Act. Prior to the sale of both multi-family and single-family properties, tenants have the opportunity to purchase their building or assign their rights to a third-party. Low-interest loans are available to tenant groups that want to purchase- and in many cases rehabilitate their building – when their landlord decides to sell. Without financial and technical assistance provided by this program, many tenant groups are unable to take advantage of the important right they have in DC to potentially purchase and preserve their housing and retain its affordability when their apartment building is being sold.

*District Opportunity to Purchase Act:* The District Opportunity to Purchase Act gives the Mayor the opportunity to purchase rental housing consisting of 5 or more rental units in which at least 25% or more of the rental units are deemed affordable (i.e., equal to or less than 30% of the monthly income of a household with an income of 50% of the area median income for the

District metropolitan area). In the event tenants decline to exercise their opportunity to purchase, the Mayor may elect to purchase the property with the objective of increasing affordable units in the building. DHCD is working internally on draft regulations and plans to complete and publish regulations early in the consolidated planning period.

*Disposition of District Land for Affordable Housing Act of 2013:* The Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project for affordable dwelling units– 30% in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20% in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents making 30 percent or less of area median income (AMI). The rest of the affordable units shall be restricted to residents making 50 percent of AMI or less. In homeownership buildings, half of the affordable units shall be restricted for residents earning 50 percent of AMI or less and the other half would be for those earning 80 percent of AMI or less.

*Property Tax Credits:* Eligible homeowners, non-profit organizations, and shared equity investors, may receive a five-year tax abatement and be exempt from paying recordation and transfer taxes. To qualify, the property owner must earn less than 50% of AMI and the home value must be less than $356,000. Property tax relief is also available for older adults over the age of 65 and disabled property owners. The benefit reduces a qualified homeowner's property tax by 50%. To qualify, the homeowner must own over 50% of the property/unit and earn less than $127,100 in the prior calendar year.

*Inclusionary Zoning:* In August of 2009, the District implemented its Inclusionary Zoning program, which affords private sector development companies the right to additional density for their projects in exchange for making 8-10% of units in the project affordable to households who earn less than 50-80% of area median income. Inclusionary Zoning is an important part of DC's affordable housing strategy, producing new affordable units often in locations that are high cost and highly competitive. The housing is created without using subsidy from the Housing Production Trust Fund or federal resources. DHCD, in collaboration with the Office of Planning, will continue to evaluate the effectiveness of this program and propose zoning amendments as needed.

*Homebuyer Programs:* DHCD will continue to manage homeownership programs to provide greater opportunities to low and moderate-income homebuyers in the District and DC Government employees. All three programs can be used with the FHA 203(k) rehabilitation mortgage, which allows homeowners or new homebuyers to rehabilitate single-family homes. These programs may also be used for participants wishing to locate in housing as part of the Inclusionary Zoning and Affordable Dwelling Unit programs.

*Home Rehabilitation Programs:* DHCD will continue to administer and enhance existing rehabilitation programs for income-qualified homeowners within the Residential and

Community Services Division. The Single Family Residential Rehabilitation Program (SFRRP) finances home repairs that address building code violations, repair roofs, remove health threats to health and safety, and remove accessibility barriers for persons with limited mobility or other physical impairments. The program currently offers grants specifically for roof repairs and handicapped improvements in addition to low-interest loans for general home rehabilitation.

The DC Office on Aging (DCOA) and the DHCD partnered in fiscal year 2016 to develop and implement a new home adaptation program called Safe at Home. The program promotes aging-in-place for older adults (60 years and older) and people with disabilities (18 to 59 years old) by providing up to $10,000 in home accessibility adaptation grants to reduce the risk of falls and reduce barriers that limit mobility. Program participants work with an Occupational Therapist (OT) to identify potential fall risks and mobility barriers in their home and then work with a general contractor to begin installing modifications and equipment to address them. The pilot program plans to serve 100 District residents through the Safe at Home Program. After program completion, DCOA and DHCD will evaluate the success of the program and determine its future plans.

The Lead Safe Washington Program reduces lead hazards in privately owned properties with children under the age of six. Exposure to peeling lead-based paint and lead contaminated dust are the most hazardous sources of lead in the U.S, and can cause serious developmental disabilities in children after long-term exposure. Although lead-based paints were banned in the U.S. after 1978, DC has a significant amount of older housing stock built prior to the ban that may be at risk of lead hazards.

*Rent Supplement Programs:* The Local Rent Supplement Program (LRSP) was created in 2007 to help decrease the number of families currently on the Housing Authority tenant-based voucher waiting list. The program is funded locally by DC government and administered by the DC Housing Authority. Modeled after the federal Housing Choice Voucher program, the LRSP provides monthly rental subsidies that cover the difference between 30% of income in rent, with the voucher covering the difference between that amount and the cost of rent on the open market. The LRSP provides rental subsidies in the following three ways: 1) individual tenant-based vouchers to individuals and families using the same criteria as the Housing Choice Voucher Program. The voucher stays with the household, even if they decide to move to another rental unit within the District; 2) project-based vouchers to for-profit and non-profit developers who agree to make a number of units affordable to low-income families, and sponsor-based vouchers that are given to non-profit developers and landlords who agree to provide supportive services. Sponsor-based vouchers are portable and can be moved to another project managed by the non-profit organization. The District will continue to use the LRSP and consider other tenant-based rental assistance programs to reduce the Housing Authority waitlist and target extremely low-income households at high-risk of homelessness.

2. **Continue to streamline processes**

The District will continue to find opportunities through engagement with residents, community-based partners, and developers to streamline processes whereby funds and projects are delivered or selected more quickly, data is cloud-based and more readily available, and doing business with the District becomes easier.

3. **Promote housing education and capacity building among residents, developers, and community-based partners**

The Department of Housing and Community Development (DHCD) will develop a capacity-building agenda for residents, developers, and community based partners during this consolidated planning cycle that not only identifies available resources, outlines compliance requirements in our federal and local regulations, and identifies tenant rights, but it will include efforts to grow both existing and new non-profit organizational capacity. DHCD will enhance and expand upon these existing activities:

*Office of the Tenant Advocate (OTA):* Tenants often are unaware of their legal rights as renters, frequently are unable to pay for legal representation, and do not know how to use lower cost court mediation and adjudication services - the OTA was started to respond to these needs of District tenants. This office advocates for, educates, and provides outreach for tenants in the District of Columbia.

*Fair Housing Activities:* To raise awareness about fair housing rights and responsibilities, DHCD, along with partner District agencies and civil rights organizations, will hold educational events across the City during National Fair Housing Month in April. The three-event series – hosted by the DHCD, The Equal Rights Center, the DC Office of Human Rights (OHR), and the DC Developmental Disabilities Council – is open to all residents -- tenants, housing advocates, housing providers and industry policymakers, and members of the public interested in understanding equal housing opportunity and fair housing choice and housing discrimination issues.

DHCD continues to hold an annual mandatory Section 504 accessibility compliance training program for all recipients of federal and local monies. The training covers practical and regulatory actions concerning accessible housing according to local building codes and its parallels to federal regulations and laws, multifamily projects compliance with the Section 504 accessibility rules and regulations of the Rehabilitation Act of 1973 and the Fair Housing Act as Amended.

In addition, mandatory affirmative marketing training is held at least once per year for all grantees. This training ensures that program service grantees understand discriminatory practices and how to avoid them in the delivery of services and programs. This capacity building workshop provides greater opportunity for a more diverse group of recipients to reflect the

DRAFT

District's demographics. Affirmative marketing training is required by all of DHCD's contracted community-based partners, who are required to further communicate and perform affirmative marketing goals.

The Office of Human Rights conducts presentations and outreach efforts that teach community members about non-discrimination laws in the District and how to file discrimination complaints with OHR. Topics include an explanation of OHR's cost-free process for investigating complaints, the damages complaints can receive, and how to identify discriminatory incidents when they occur.

*Resident Education from Community-based Partners:* DHCD partners with nonprofit and private sector housing advocates, tenant organizers, and practitioners to provide greater education coverage of housing and fair housing issues to a diverse community. Community-based organizations (CBOs) provide outreach and education for tenants on purchase programs, comprehensive homeownership and housing counseling, and assistance for relocation and location of apartments. To date, DHCD has contracts with ten organizations, of which some have multiple locations across the city, to provide housing services in neighborhood-based settings in every Ward.

*Housing Expo:* Over the last 8 years, DHCD has hosted a housing expo as part of the National Homeownership Month in June, providing hands on demonstrations, classes on financial and homeownership issues, presentations about DHCD programs and how to access them, and an exhibitor hall with private companies, government agencies, and community-based organizations showcasing products, services, and programs for District residents. The Housing Expo is a well-attended event that drew over 3,000 residents in fiscal year 2015 and is a vital component to highlighting the wide range of housing programs and counseling available to District residents.

*Department of Insurance, Securities, and Banking (DISB):* Part of DISB's mission is to protect District residents from financial fraud and abuse by providing fair and efficient supervision of financial-service entities. Through education, training and outreach, DISB works to protect the interests of District consumers from unfair and abusive practices, including predatory lending practices.

*Aging and Disability Resource Center (ADRC):* The Aging and Disability Resource Center provides a single, coordinated system of information for older adults over 60 years of age, individuals with disabilities, and their caregivers. The ADRC facilitates the acquisition of services individualized to the unique needs expressed by each person.

*Housing Regulation Education:* DHCD, through its Housing Regulation Administration, holds informational seminars on the Agency's regulatory programs that impact affordable housing – rent control, rental conversion and sales, inclusionary zoning (IZ), and affordable dwelling units

(ADU). The events are held quarterly and targeted to both residents and property owners. Topics include general program overviews, allowable rent increases under rent control, a tenant bill of rights, processes to register for an IZ or ADU unit and the upcoming pipeline of available units, an overview of new notices to vacate, and a step by step process of what happens when a landlord decides to sell its property.

DRAFT

# *SP-60: Homelessness Strategy*

*Regulation Citation(s): 91.215(d), 91.315(d), 91.415*

Describe how the jurisdiction's strategy and how the Strategic Plan goals contribute to the strategy for the following:

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

In August 2015, the Department of Behavioral Health (DBH) received a 3-year, $9 million Cooperative Agreements to Benefit Homeless Individuals (CABHI) grant from the US Department of Health and Human Services. The CABHI grant will allow the District to develop a city-wide infrastructure to engage and connect the target population (homeless veterans and chronically homeless individuals experiencing substance use disorders, serious mental illnesses, or co-occurring disorders) with evidence-based housing interventions, treatment, and recovery support services and eligible benefits. In addition to expanding outreach services across the District, the grant will provide the staffing support needed to develop written policy and procedures to coordinate services across providers working in different catchment areas to ensure that all providers are working within the City's Coordinated Assessment and Housing Placement (CAHP) System to assist with client assessment, documentation collection, housing search, and stabilization.

**Addressing the emergency shelter and transitional housing needs of homeless persons.**

*Available Emergency Shelters*

The District uses four types of shelter for adult individuals:

1. *Low-barrier shelter for individuals* – primarily short-term shelter for individuals. Low-barrier shelter is designed to keep people safe, is often open only 12 hours a day, and is often in a congregate setting. This type of program is provided, on a first come, first served basis. Currently, the District has 4 Women's Shelters, 3 Men's Shelters, and one family shelter that is open 24-hours per day.
2. Seasonal Shelters – opens on the first night a hypothermia alert is called and is open every night thereafter through March 31, 2016.
3. Hypothermia Shelters – open only on nights when a hypothermia alert has been called; DC Recreation Centers and other community sites function as hypothermia shelters. Houses of Worship and other community-based sites will not be used as shelter during daytime hours, even if an alert is still in effect, since these sites are contracted only for use as alert-night shelter and are used for other purposes during the daytime hours. D.C. Recreation Centers are open to the public during daytime hours so residents experiencing homelessness may remain at Recreation Centers if they choose.

DRAFT

4. Overflow Shelters – operate only when all other shelters are at or near capacity. These facilities have standby staff called in to operate the overflow shelters as needed. The Department of Human Services, in collaboration with city's Continuum of Care Provider, The Community Partnership for the Prevention on Homelessness, carefully monitors the capacity levels and determine when and additional sites need to be activated. When these shelters are activated, the District provides transportation to these locations.

*Shelter Redevelopment*

The DC General Family Shelter is the primary placement site for families seeking emergency shelter in DC. Currently, there are more than 250 families, including 400 children, at DC General. The District released a plan in early 2016 to close DC General entirely in 2018 and replace it with multiple neighborhood shelters. These shelters will be community-based, smaller in scale, accommodating 30-50 people, and service-enriched with increased supports to help families find permanent housing. Approximately $40 million of capital funds will allow DC to build four 50-unit family shelters and nearly $5 million in operating funds will allow DC to lease 84 replacement shelter units, starting in FY 2016.

Similar to DC General, the District has a handful of very large (350+ persons) District-owned facilities that are used to provide shelter to single adults in congregate settings. In addition to the significant maintenance costs of these aged buildings, the shelters are too large to provide appropriate programming to meet client needs. The Inter-Agency Council on Homeless is currently developing a replacement strategy for each facility, similar to DC General, and may be implemented during this consolidated planning cycle.

*Daytime Center*

The District will invest $800,000 to create a daytime center for homeless individuals. The daytime center will help connect homeless individuals to housing, employment and supportive services. The daytime center is expected to serve approximately 100 individuals a day.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

*Increase the Supply of Affordable Housing*

Increasing the supply of supportive and affordable housing is central to the District's efforts to prevent and end homelessness. Reducing the length of stay in shelter is key to the City's ability in meeting the annual demand for shelter while at the same time reducing our spending on shelter. Homeward DC- the

strategic plan that lays out policy for ending chronic homeless by 2020- outlines several steps to meet annual permanent housing inventory targets. During this consolidated planning period, the District will:

- Continuously align the Housing Production Trust Fund investments to help meet the Permanent Supporting Housing inventory needs specified in Homeward DC;
- Work with funders to ensure all new and turnover opportunities are filled via the Coordinated Assessment and Housing Program (CAHP) system;
- Develop common protocol to assist with the identification of individuals and families ready to "move on" from Permanent Supportive Housing;

*Increase Economic Security of Households*

Households are more stable when resources are in place to pay for basic necessities such as food, transportation, and medical care. Helping households increase income is critical for the homeless services system as a whole. In Permanent Supportive Housing, the household pays no more than 30% of their income towards housing costs. To the extent that the District can increase income, the homelessness system can serve more households and spread resources more broadly. Economic security is particularly important for households provided with Rapid Re-Housing assistance, a tool that moves persons experiencing homelessness more quickly into safe, stable housing, but is not intended to be a long-term affordable housing solution. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, the District will increase efforts to provide targeted employment assistance to these households both quickly and intentionally.

*Increase Homelessness Prevention Efforts*

The Inter-Agency Council on Homelessness is currently evaluating existing prevention programs to both prevent new individuals from becoming homeless, particularly individuals transitioning out of other systems, including adult and juvenile justice systems, child welfare and foster care systems, and behavioral health systems.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

*Emergency Rental Assistance Program (ERAP)*: ERAP helps low-income District residents facing housing emergencies by providing funding for overdue rent if a qualified household is facing eviction (including late costs and court fees). The program also supports security deposits and first month's rent for residents moving to new homes. ERAP serves low-income DC households with children, elderly households (age 60 or older), and people with disabilities. The amount paid on behalf of eligible families depends on a household's income and available resources, and is subject to certain limitations. ERAP payments can only be used once per year for eligible households.

DRAFT

*Homeless Services Program*: DHS recently launched a new targeted homeless prevention program for families experiencing homelessness or at imminent risk of becoming homeless to obtain safe, stable, and affordable housing. This type of prevention program differs from the ERAP, because it provides comprehensive case management and service referrals in conjunction with rental assistance, and it targets families most likely to become homeless. After a thorough needs assessment of each participating household, the program provides utility and rental assistance or refers eligible families to community-based service providers for appropriate utility and rental assistance; *c*omprehensive case management and mediation services to include family mediation and landlord-tenant mediation; *b*udgeting financial management; and *f*inancial assistance payments to promote housing stability, mitigate obstacles to retaining or obtaining employment, or address an unmet household need that may result in eviction or family displacement.

*Discharge Coordination Policy*: The District has a comprehensive Discharge Coordination Policy comprised of policies and protocols for the discharge of persons from publicly funded institutions and systems of care, including foster care, health care, mental health, and corrections.

**FOSTER CARE:** The foster care system is managed by the Child and Family Services Agency (CFSA). Twelve months prior to exiting the foster care system, an individual emancipation plan is written for each child. The plan is reviewed at a quarterly conference that includes the youth, their social worker, an adolescent coordinator, foster parent/caregiver/biological parent (as applicable), community based after care representative and any other significant individuals requested by the youth. The conference addresses any concerns the youth has about their imminent discharge, difficulties with transitioning to independence, expectations regarding the continuation with any services within the system, public benefits and additional aftercare services that may be needed to prepare for a successful discharge.

**HEALTH CARE:** Hospitals serving homeless persons who are eligible for Medicaid are required to provide health related case management and create a discharge plan for the individual by a case manager. Physicians are not allowed to discharge a homeless person from a hospital without a discharge plan or if, in the physician's opinion, discharge would pose an unreasonable risk to the treatment or safety of the individual. Additionally, if a homeless person is in need of a Recuperative Care Facility they are to be transferred to one immediately. If a Recuperative Care Facility is not immediately available, a homeless person cannot be discharged until a space in the facility is made available.

**MENTAL HEALTH:** The Department of Behavioral Health's (DMH) discharge protocol focuses on a close partnership with its contracted private, nonprofit Core Services Agencies (CSAs). Every consumer of the Department of Mental Health is connected to a CSA as their "clinical home" for DMH services. The CSA enters into a Human Care Agreement to provide treatment and rehabilitative services within the community. Before a patient is released from the city's mental health care hospital, St. Elizabeth's, he or she is evaluated by his or her doctor and connected to a CSA. At such time, a conference is scheduled with the consumer's CSA community support specialist and appropriate treatment and follow-up are arranged. Consumers must be discharged with enough medication until their next scheduled CSA appointment.

**CORRECTIONS:** The DC Department of Corrections works closely with the Court Services and Offender Supervision Agency (CSOSA), the federal agency that supervises men and women on probation, parole, and supervised release in the city. One of CSOSA's major policy priorities is to operate a comprehensive re-entry strategy to ensure public safety and reduce recidivism for prisoners returned to DC from Federal Prisons and offenders exiting the District Department of Corrections. The city's Discharge Planning Committee and CSOSA acknowledge that both unmet mental health needs and homelessness are two major causes for recidivism. Therefore, CSOSA developed the Transitional Intervention for Parole Supervision unit (TIPS). This office is dedicated to ensuring the successful return of ex-offenders to the community. Preparation for discharge begins with pre-release planning managed by a TIPS case manager. Each offender's discharge plan addresses critical areas of need from incarceration, through community supervision, to independent living in the community.

DRAFT

# *SP-65: Lead-Based Paint Hazards*

*Regulation Citation(s): 24 CFR 91.215(i), 91.315(i), 91.415*

***Actions to Address LBP Hazards and increase access to housing without LBP hazards.***

The Department of Housing and Community Development (DHCD), in coordination with educational outreach and environmental testing from the Department of Energy and the Environment, conducts lead-safe abatement activities across the District. The Lead-Safe Washington Program (LSW) administers both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, competitively awarded through the Department of Housing and Urban Development's Healthy Homes and Lead Hazard Control Program. Lead abatement activities are targeted to low and moderate-income families with at least one child under six years old. Implementation involves approving and monitoring the full range of lead-hazard reduction activities – disclosure verification, risk assessment completion, lead scope-of-work development, finance for the lead-based paint reduction work, construction inspection, and verification of clearance. Once the Department of Energy and Environment (DOEE) reviews and approves a permitted project's clearance examination report, a notification is issued to the appropriate party. DOEE issues a Notice of Compliance to the property owner if an enforcement action was issued prior to the clearance examination, and issues a Notice of Permit Completion to the property owner and permitting company if no enforcement action was issued prior to the clearance examination.

In addition to DHCD's lead remediation activities, the Department of Energy and Environment (DOEE) works with the District's Child and Family Services Agency to inspect the homes of prospective foster parents to ensure they do not contain lead-based paint hazards, and takes enforcement actions to ensure any identified hazards are eliminated prior to a child being allowed to move in to the home. DOEE also oversees the work of contractors and others whose activities disturb painted surfaces in pre-1978 residential properties and child-occupied facilities to ensure lead-based paint hazards are not generated by those activities, and requires remediation measures should hazards be identified.

Last year, DOEE initiated a three-year project to improve the rate at which children living in the District of Columbia are getting screened for possible lead exposure. The District requires that children get screened twice by the time they are two years old – once between the ages of 6 and 14 months, and a second time between the ages of 22 and 26 months. To help this initiative, DOEE funded three grant-recipients to perform outreach efforts to pediatricians, health fairs, and residents. DOEE also works in close collaboration with the District's Medicaid agency, the Department of Health Care Finance, with the District's managed care organizations, and with DC Public Schools to actively promote screening of all children less than six years of age.

The Lead-Hazard Prevention and Elimination Act, which entered into force in 2009, contains several health-protective provisions, including a requirement that contractors working on properties built before 1978 use lead-safe work practices when disturbing painted surfaces. It also requires that property owners maintain residential properties free of lead-based paint hazards. The Department of

Energy and the Environment and the Department of Consumer and Regulatory Affairs will continue to enforce this law, in collaboration with the DC Housing Authority.

During this Consolidated Planning period, the Department of Housing and Community Development will use its federal and local resources to:

- Perform lead hazard reduction interventions in at least 375 households;
- Provide 450 free lead inspections/risk assessments for owners to identify lead hazards;
- Complete 225 Healthy Homes interventions;
- Conduct 75 outreach and education events that support ongoing dissemination of lead-safe information with the goal of reaching 2,500 residents, health care providers, community organizations, property owners, realtors and contractors;
- Provide job training and increased contractor training to promote and hone lead remediation trades;
- Utilize the HUD Healthy Homes Rating System (HHRS) for efficient field assessments and Scope of Work development for Lead-Safe and Healthy Homes interventions;
- Proactive contact with property owners and their tenants who are reported by DOEE as having lead-based paint hazards;
- In collaboration with DOEE, educate first-time homebuyers on the District's lead-paint laws;
- Increase the distribution of lead poisoning educational material by 20% through leveraging past and current collaborative efforts between DHCD and DOEE;
- Host an annual conference for health organizations, contractors, government agencies, and other groups involved with lead safety and children's health;
- In concert with DOEE, work with appropriate groups in the public and private sectors to ensure that lead-poisoned children receive appropriate medical, environmental, and social services follow-up.

***How are the actions listed above related to the extent of lead poisoning and hazards?***

Over 90% of DC's housing stock was built before 1978 when the federal government banned the use of lead-based paint; thus, the majority of homes are at high-risk of having lead-based paint, even if paint has been covered by newer paint or enclosed behind new walls. Paint dust from deteriorated lead-based paint or from home rehabilitation is the most common source of exposure.

Regulations, outreach and education, elevated blood level testing, home assessments, and home rehab programs all contribute towards providing lead-safe homes and raising awareness about harmful health effects of lead poisoning. The Department of Housing and Community Development's Lead Safe Washington (LSW) program will target the more than 15,000 low to moderate-income households with at least one child under the age of 6 present.

***How are the actions listed above integrated into housing policies and procedures?***

The Lead-Hazard Prevention and Elimination Act of 2009 mandates property owners maintain lead-safe properties. The law requires owners of pre-1978 housing provide full disclosure to their tenants of the presence of lead-based paint, hazards, and any pending actions ordered by the Mayor pursuant to this Act. The law also requires owners of rental properties built before 1978 to provide households of prospective tenants with a completed disclosure form before the tenant is obligated to lease the dwelling unit, as well as a copy of the District's Tenant Lead Rights form. In addition to these forms, the owner must also submit a clearance report documenting that no lead-based paint hazards are in the unit, when the prospective tenant household contains or will frequently be visited by a pregnant woman or a child less than 6 years old. Contractors who work on properties built before 1978 must use lead-safe work practices when disturbing painted surfaces.

The improved sustainability performance in our existing building stock is embedded within the city-wide Sustainable DC Plan with the goal of eliminating environmental health threats, including mold, lead, and carbon monoxide, in at least 50% of the Districts affordable housing stock by 2020 (the end of this consolidated planning cycle).

Sustainable DC calls for the expansion of both the Healthy Homes Program led by the Department of Environment (DOEE) and the Lead-Safe Washington Program (LSW) led by the Department of Housing and Community Development (DHCD). Healthy Homes targets households with children suffering from severe asthma or with a blood lead concentration of concern as well as older properties where a young child or pregnant women are present. After homes are assessed for threats such as mold, lead, and carbon monoxide, the District works with property owners to reduce risks and provide an interim care plan. LSW provides funds to identify and reduce lead-based paint hazards in low-income homes. Homeowners and investor-owners of pre-1978 housing can receive up to $17,500 per housing unit to address lead-based paint hazards. To be eligible, the homeowner or tenant must earn less than 80% of the area median income and have at least one child under the age of 6 or a pregnant woman present.

The Housing Production Trust Fund is another resource for lead hazard abatement, and can fund activities not eligible for the Department of Housing and Urban Development's grant funds but can contribute towards property clearance. These activities include home repairs to correct structural or physical defects, eliminate sources of excessive moisture and water infiltration, safety concerns and asthma triggers that may not meet the criteria for entry into the Single Family Residential Rehabilitation Program.

DOEE and DHCD work together to identify homes containing lead-based hazards in several ways:

- DOEE performs lead-risk assessments in the homes of prospective foster care families on behalf of the Child and Family Services Agency;
- DOEE responds to notifications of children with elevated blood lead levels by conducting environmental investigations in the homes of such children as well as in other locations that could be sources to lead for these children;

- DOEE Responds to complaints by tenants and others about the presence of peeling paint in pre-1978 homes;
- DOEE conducts proactive initiatives in geographic hotspots for lead resulting in the identification of properties in need of lead hazard control;
- DHCD's Community-Based Organizations work with their respective communities to identify homes likely to contain lead based paint;
- Lead-based paint hazard removal has also been incorporated into the process for housing units working with DHCD's Single Family Residential Community Services Division, ensuring any property enrolled in this program is also evaluated for the Lead-Safe Program;
- DOEE launched an initiative seeking voluntary compliance with the District's lead laws, targeting nuisance properties with lead-based paint hazards that are visible from the public right of way.
- DOEE has implemented a program to audit files of rental property owners and managers, to verify they contain appropriate documentation of adherence with lead disclosure and notification requirements.

DRAFT

# *SP-70: Anti-Poverty Strategy*

*Regulation Citation(s): 24 CFR 91.215(j), 91.315(j), 91.415*

***Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty-level families.***

Homeward DC identifies a series of action items across five strategies – develop a more effective crisis response system; increase the supply of affordable and supportive housing; remove barriers to affordable and supportive housing; increase the economic security of households in our system; and increase prevention efforts to stabilize households before housing loss occurs. These strategies contribute to the vision that homelessness is rare, brief, and a non-recurring experience. DHCD contributes to these anti-poverty strategies by providing individuals and families with stable housing and a means to build wealth for the future. Fair housing outreach and education is provided in several languages to ensure that laws are understood and that all residents are provided with information on their rights to access housing.

Through a network of community-based organizations (CBOs), DHCD helps residents improve their financial stability by providing tenants and prospective homeowners with household/home management and maintenance, improving credit, household budgeting, and foreclosure prevention all geared toward improving residents' opportunities to obtain and retain decent housing with the prospect of moving toward ownership and the development of equity. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options and are introduced to the DHCD-sponsored Tenant First Right to Purchase Program to move toward ownership.

TOPA provides technical and financial assistance to tenant groups to help them organize so they are prepared to take advantage of their first right of refusal when their building is up for sale. This program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding.

Lastly, DHCD provides funds to CBOs to assist small businesses with technical assistance to retain and expand neighborhood job opportunities.

Other agencies play a key role in the reduction of poverty. The Department of Human Services administers income support, welfare to work, and a range of programs to support families and individuals. The Office on Aging provides support services to seniors and partners with DHCD in the development of senior housing.

The Department of Employment Services (DOES) provides extensive job training opportunities through its "One Stop Service Centers." The Workforce Investment Council develops strategies to increase employment opportunities for DC residents and to support and assist DOES in its

employment mission. The DC Public School Administration has created career-oriented high schools in a number of specialized areas, including the technology and hospitality industries to facilitate students progressing from school to real jobs in the DC market.

*Section 3*

Section 3 requires recipients of HUD funds, to the greatest extent feasible, provide job and other economic opportunities to low and very-low income persons (Section 3) or Section 3 businesses. DHCD, as a recipient of HUD funding, must ensure that all of its recipients, and the contractors they hire, provide employment opportunities to low and very-low income residents, particularly public housing residents and recipients of public assistance. Recipients of community development funds from DHCD are required to either hire Section 3 residents or subcontract with Section 3 business concerns.

Education has been a priority in furthering Section 3 hiring in the District. DHCD has hosted annual mandatory trainings on Section 3 policy and procedure for recipients and their contractors. General contractors, local businesses, community groups, YouthBuild organizations, and representatives from the DCHA are regularly in attendance. This training is designed to provide a refresher on DHCD policy and procedure and to educate stakeholders on the Section 3 program and opportunities that are available. DHCD continues to work and share information with DCHA and disseminates DCHA contracting opportunities on a regular basis.

***Describe the jurisdiction's coordination of poverty-reducing goals, programs, and policies with this affordable housing plan.***

The Department of Housing and Community Development will continue to manage the District's Consolidated Notice of Funding Availability (NOFA) process. The NOFA announces available funds from a variety of federal and local funding sources, including the Housing Production Trust Fund (HPTF), the HOME Investment Partnerships program (HOME), the 9% Low Income Housing Tax Credit (LIHTC) program, the Department of Behavioral Health (DBH) funds administered by DHCD, the District of Columbia Housing Authority (DCHA), Local Rent Supplement Program (LRSP), Housing Choice Voucher Program (HCVP), the Annual Contributions Contract Program (ACC), the Department of Human Services (DHS) supportive services funds for Permanent Supportive Housing, the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). This streamlined approach consolidated multiple request for proposals into one competitive funding application and has lessened both the time to assemble applications on the front end and review and select qualified projects on the back-end, resulting in affordable housing coming on-line more quickly.

The Inter-Agency Council on Homelessness is another coordinated effort, comprised of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders, that informs and guides the District's strategies and policies for meeting the needs of individuals and families

who are homeless or at imminent risk of becoming homeless in the District of Columbia. In 2015, the city released Homeward DC, the city's strategic plan for ending chronic homelessness by 2020. This body implements action items across five key strategic areas and discusses and develops new policy and program recommendations to reduce poverty.

DRAFT

## *SP-80: Monitoring*

*Regulation Citation(s): 24 CFR 91.230, 91.330, 91.430*

***Describe the standards and procedures that the grantee will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.***

The Office of Program and Monitoring (OPM) and the Program Asset Management Division monitors and reviews DHCD assisted and funded projects and recipients. Its core functions include the following:

- Contract Compliance: Completing various federally required compliance reviews as part of the underwriting and project development process such as an environmental review.
- Quality Assurance: Monitoring the compliance of DHCD funded sub-recipients with federal HOME Investments Partnerships (HOME) and Community Development Block Grant Program (CDBG) funding requirements; and
- Compliance Monitoring: Ensuring projects developed by DHCD through the Housing Production Trust Fund (HPTF), CDBG (authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383 as amended 41 U.S.C. -530.1), HOME (Title II of the Cranston – Gonzalez National Affordable Housing Act 1998, amended 2013 24 CFR Part 92) and Low Income Housing Tax Credit (LIHTC) programs remain in compliance with federal and local program requirements throughout the duration of the project's period of affordability.
- All projects that receive funding from the DHCD will be monitored for the following compliance, some or all may apply depending on the funding source for the project:
    - Funding Source Eligibility
    - Income Eligibility
    - Strategic/Marketing Plan
    - Affirmative Action Plan
    - Section 3 of the Housing and Urban Development Act
    - Fair Housing and Accessibility Laws
    - Civil Rights and Equal Opportunity
    - Financial and Audit
    - Federal Labor Standards
    - Acquisition and Relocation, Section 104 (d)
    - Interim and Final Audit, and
    - Final Benefit Count
- DHCD has developed written compliance procedures and implemented compliance monitoring methods to ensure proper implementation of all projects that are federally funded. Activities of ongoing projects will be monitored through periodic site visits and systematic, tracking of performance through the Housing Development Software (HDS) and HUD's Integrated Disbursement and Information System (IDIS). HDS is a system that links with IDIS and is

DRAFT

designed to ensure that applicable program requirements are followed for every HUD-funded project. A list of all DHCD projects that includes budgets, number of units, contract status, IDIS numbers, and other information is in HDS. The system provides a summary of all projects/major resources in the agency and the spending status. This is critical to ensure adherence to the budget, draw downs, the public service cap, and the planning and administration cap when using federal funds. Project and activities are also monitored by using the Quick Base system at DHCD that has been designed to show the details of the funding, the progress of the project and the project manager who is working on the project.

DRAFT