



Government of the District of Columbia

FY2014 **Draft** Consolidated Annual Performance Evaluation Report

October 1, 2013 – September 30, 2014

Historic O Street Market under
construction – Ward 1

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DC FY2014 Consolidated Annual Performance Evaluation Report

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ABBREVIATIONS

ADAP	AIDS Drug Assistance Program
ADDI	American Dream Down-payment Initiative
AFHMP	Affirmative Fair Housing Marketing Plan
AI	Analysis of Impediments to Fair Housing Choice
AMI	Area Median Income
CAPER	Consolidated Annual Performance Evaluation Report
CBDO	Community-Based Development Organization
CDBG	Community Development Block Grant
CDC	Centers for Disease Control
CHDO	Community Housing Development Organization
CIP	Capital Improvement Program
CPP	Citizen Participation Plan
DCHA	District of Columbia Housing Authority
DCRA	Department of Consumer and Regulatory Affairs
DFD	DHCD's Development Finance Division
DHCD	Department of Housing and Community Development
DHS	Department of Human Services
DMPED	Deputy Mayor for Planning and Economic Development
DOES	Department of Employment Services
DOH	Department of Health
DSLBD	Department of Small and Local Business Development
EAHP	Employer Assisted Housing Program
EMSA	Eligible Metropolitan Statistical Area
ESG	Emergency Solutions Grant
FHIP	Fair Housing Initiatives Program
FRPAP	First Right Purchase Assistance Program
FY2013	Fiscal Year 2013
HAHSTA	HIV/AIDS, Hepatitis, STD, and Tuberculosis Administration
HAP	Homeownership Assistance Program
HCVP	Housing Choice Voucher Program
HDS	Housing Development Software
HoDIF	Home Ownership Developers Incentive Fund
HoFEDD	Housing Finance for the Elderly, Dependent, and Disabled
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HPAP	Home Purchase Assistance Program
HPTF	Housing Production Trust Fund
HQS	Housing Quality Standards
HRA	Housing Regulation Administration
HUD	U.S. Department of Housing and Urban Development
IDIS	Integrated Disbursement and Information System
LAA	D.C. Language Access Act of 2004
LAHDO	Land Acquisition for Housing Development Opportunities
LBP	Lead-Based Paint
LIHTC	Low-Income Housing Tax Credit

LISC	Local Initiatives Support Corporation
LSDBEs	Local, Small, and Disadvantaged Business Enterprises
LSW	Lead Safe Washington
NCRC	National Capital Revitalization Corporation
NIF	Neighborhood Investment Fund Target Areas
NOFA	Notice of Funding Availability
NSP	Neighborhood Stabilization Program
NRSAs	Neighborhood Revitalization Strategy Areas
OPM	DHCD Office of Program Monitoring
PART	Pre-Apprenticeship Readiness Training
RCS	DHCD Residential and Community Services Division
RFA	Request for Applications
RFP	Request for Proposals
SAFI	Site Acquisition Funding Initiative
SFRRP	Single Family Residential Rehabilitation Program
TBRA	Tenant Based Rental Assistance
TOPA	Tenant Opportunity to Purchase Act
TPTAP	Tenant Purchase Technical Assistance Program
URA	Uniform Relocation Act
WASA	Water and Sewer Authority
WIC	Workforce Investment Council

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The Fiscal Year 2014 Consolidated Annual Performance and Evaluation Report (the “FY2014 CAPER”) is a summary of the accomplishments under the District of Columbia’s Fiscal Year 2013 Annual Action Plan (the “FY2014 Annual Action Plan”). The FY2014 CAPER consists of narrative statements which explain the progress made in carrying out the activities, and achieving the objectives and priorities set forth in the FY2014 Annual Action Plan. It also describes the methods used to comply with federal regulations.

Appendices with tables and reports supply additional details about the use of federal entitlement funding for the District of Columbia. All of this information serves to document the significant amount of work contributed by the Washington D.C. Department of Housing and Community Development (“DHCD”) and community partners in an effort to carry out the priorities of the District’s Five-Year Consolidated Plan (“Consolidated Plan”).

The CAPER is submitted in accordance with regulations governing Consolidated Submissions for Community Planning and Development Programs (24 CFR 91.520) and Consolidated Annual Performance and Evaluation Reporting requirements as directed by the U.S. Department of Housing and Urban Development (“HUD”). The purpose is to report on DHCD’s use of federal entitlement funding allocated from HUD and related program income. The federal entitlement funding and related program income sources, listed below, come from four federal funding programs: Community Development Block Grant (“CDBG”), the HOME Investment Partnership (“HOME”), the Emergency Solutions Grant (“ESG”), and the Housing Opportunities for Persons with AIDS grant (“HOPWA”). DHCD has been designated by the District of Columbia to receive and administer the entitlement funds allocated through the Consolidated Plan. However, the HOPWA grant is received directly by, and is administered by, the HIV/AIDS, Hepatitis, STD, and Tuberculosis Administration of the DC Department of Health (“DOH”). The ESG grant is received and administered by the Department of Human Services.

Fiscal Year 2014 Federal Funding:

CDBG Entitlement Allocation	\$	14,344,993
CDBG Program Income	\$	13,245,838
HOME Entitlement Allocation	\$	4,136,820
HOME Program Income	\$	1,745,934
ESG Entitlement Allocation	\$	1,014,410
HOPWA Entitlement Allocation	\$	12,479,642
Total:	\$	46,967,637

Fiscal Year 2014 Actual Expenditures:

CDBG	\$	19,009,562
HOME	\$	5,795,687
ESG	\$	*
HOPWA	\$	*
Total:	\$	*

* Actual Expenditure data unavailable at time of Draft publication.

DHCD is pleased to report solid performance across all priority areas and specific objectives in FY2014. The Department’s performance in most other areas met or exceeded targets despite an increasingly expensive real estate market. This exemplifies the broad array of programs offered and evidences DHCD’s continuing efforts to be an effective steward of federal funds in the service of District residents.

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DHCD has continued to successfully provide and expand affordable housing opportunities for District residents while facing a very challenging housing market. Increasing land and construction costs, an increasing demand to live in the District, and intense competition from private housing developers all contributed to the difficulty of creating and maintaining affordable units. Despite these challenges, DHCD created, preserved, or assisted in the rehabilitation of 1,443 affordable ownership or rental housing units, which was slightly lower than projected. This number includes units financed for acquisition, rehabilitation and new construction, as well as lead multi-family and Home Purchase Assistance Program units.

In addition, the Department also met community development goals in the areas of community service activities, including housing counseling and small business technical assistance. Housing counseling was a particular focus in FY2014. DHCD worked with several agencies, non-profit organizations, community-based grantees, and the private sector to enhance outreach, education, and counseling around foreclosure prevention and loss mitigation within the District.

The availability of HUD resources to leverage funds from other public and private sources was essential to achieving the objectives and priorities set forth in the Consolidated Plan and the FY2014 Annual Action Plan.

Table 1 is a summary of DHCD's accomplishments relative to the objectives and priorities set forth in the FY2014 Annual Action Plan.

Table 1 Summary of Accomplishments, FY2014			
Total affordable housing units funded	1,443	Comprehensive housing counseling sessions	20,457
Homeownership units funded	35	Technical assistance services provided to small businesses	2,488
First-time homebuyers funded by the Home Purchase Assistance Program	187	Loans or grants by the Single Family Rehab Program	37
First Right Purchase Assistance Program units funded	237	Affordable housing units rehabilitated	767
Special needs housing units funded	147	Storefront façades improved	35

Other accomplishments in FY2014 include the following:

- DHCD held the 6th Annual Housing Expo at the Walter E. Washington Convention Center where over 2,800 people interacted with representatives from the mortgage industry, community-based organizations, and DC government agencies offering information, services and referrals to attendees.
- DHCD's Housing Resource Center (HRC) had over 5,300 stakeholders visit the HRC for counter services regarding DHCD services and programs.
- DHCD, through the Housing Regulation Administration (HRA), conducted a number of education and informational sessions on rental housing, condominium conversion matters,

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affordable housing programs, and inter-agency coordinated topics, and also conducted 8 quarterly stakeholder meetings.

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A. Assessment of the Five Year Goals and Objectives

Fiscal Year 2014 marked the fourth year of the District of Columbia's Five Year Consolidated Plan. *The Five Year Consolidated Plan for Fiscal Years 2011–2015* includes specific objectives and priorities pertaining to suitable living environments, decent housing, and economic development activities to be achieved during the five year period.¹ These objectives and priorities, designed to assist persons of low- and moderate-income, are identified on an annual basis in the five Annual Action Plans. They include the following:

- Creation and retention of affordable homeownership and rental housing through new production, preservation, and rehabilitation; comprehensive housing counseling; and eviction prevention and homeless assistance;
- Expansion of homeownership through first-time homebuyer financial assistance, and technical assistance and counseling to convert rental properties to affordable homeownership; and
- Support of neighborhood-based economic and community revitalization activities through business expansion and retention services.

In an effort to prioritize needs and efficiently allocate resources, DHCD collaborated with citizens, elected officials, public-private agencies, and nonprofit organizations to determine community development needs for FY2014. The main identified areas of need were affordable housing, economic development, and homelessness prevention and social services for the District of Columbia. DHCD is pleased to report solid performance across all priority areas and specific objectives.

During FY2014, DHCD focused on three strategic areas: (1) preserving and increasing the supply of affordable housing through new construction and rehabilitation; (2) increasing homeownership opportunities; and (3) revitalizing neighborhoods, promoting community development, and providing economic opportunities. To help meet the diverse housing needs of the District's low- to moderate-income residents, DHCD operated programs for individuals, developers, and community groups. Through the Housing Regulation Administration DHCD works to ensure the preservation and maintenance of affordable rental housing by regulating building sales and conversion of use, administering the Rental Housing Act of 1985, and by enforcing the Rental Conversion and Sale Act of 1980 (also known as the Tenant Opportunity to Purchase Act (TOPA)).

In terms of preserving and increasing affordable housing, DHCD provided funding for the pre-development, rehabilitation and construction of 1,010 affordable units for both multi-family and single-family developments over the past year.

With respect to homeownership, DHCD provided loans, through second trust financing for acquisition and closing costs, for 187 new first-time homeowners through the Home Purchase Assistance Program (HPAP). DHCD also converted 237 rental units into home ownership opportunities by assisting tenants in acquiring their rental units for condominium or co-op ownership under the District of Columbia's First Right to Purchase Assistance Program. DHCD assistance allowed 67 families to remain in their homes by

¹ *The Five Year Consolidated Plan* is mandated by the United States Department of Housing and Urban Development for participating jurisdictions received in federal funding. The current plan covers Washington DC fiscal years 2011 through 2015, a time period that runs from October 1, 2010 through September 30, 2015, and can be accessed at the DHCD office at 1800 Martin Luther King Jr. Ave, SE, Washington DC 20020 or via the internet at http://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/release_content/attachments/19883/2-ConPlan2ndDraftFinalPart2.pdf

A. Assessment of the Five Year Goals and Objectives

providing loans and grants for rehabilitation, including repairs for accessibility improvements, eliminating code violations, lead remediation, and the replacement of lead pipes. DHCD also provided housing counseling to 20,457 tenants, home buyers and new homeowners to increase access to housing and stable homeownership.

In connection with neighborhood revitalization and addressing community needs, DHCD activities ranged from small business technical assistance to individual assistance in order to prevent homelessness. As part of our neighborhood investments over the past year, DHCD funded our non-profit partners to provide technical assistance for 2,488 small neighborhood businesses and to complete construction on façade improvement projects for 35 small businesses.

The following Table 2 shows the District's progress from FY2011 through FY2014 in addressing the priorities set by the community:

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A. Assessment of the Five Year Goals and Objectives

Table 2 Outcome Performance Measurements (FY11 – FY15)

A. Assessment of the Five Year Goals and Objectives

OBJECTIVE: DECENT HOUSING	Expected FY11	Actual FY11	Expected FY12	Actual FY12	Expected FY13	Actual FY13	Expected FY14	Actual FY14	Expected FY15	Actual FY15	5-Year Goal	5-Year Total	5-Year % of Total
Outcome: Availability/Accessibility													
Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement.	3,000	4,306	3,200	9,276	3,400	5,424	3,600	*	3,800		17,000	19,006	111.80%
Provide Comprehensive housing counseling services to low/moderate income households	15,000	16,559	15,000	18,657	15,000	19,951	15,000	20,457	15,000		75,000	75,624	100.83%
Outcome: Affordability													
Preserve and increase rental housing supply for low-moderate income, extremely low and very low-income residents.	1,300	1,417	1,400	656	1,500	833	1,550	887	1,600		7,350	3,793	51.61%
Increase supply of new single and multi-family ownership housing units.	450	468	500	233	550	24	575	35	600		2,675	760	28.41%
Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	500	413	550	230	550	305	600	*	650		2,850	948	33.26%
Increase homeownership opportunities for first time low-moderate income residents	300	245	325	225	350	257	400	208	425		1,800	935	51.94%
Preserve and Increase homeownership opportunities for very low and low-income residents who are HOME income eligible.	50	42	60	316	70	279	75	180	80		335	817	243.88%
Preserve existing homeownership through assistance with rehabilitation to code.	100	124	110	49	120	42	130	37	140		600	252	42.00%
Assist conversion of rental units to condominium / co-op ownership units.	150	241	175	36	200	50	225	237	250		1,000	564	56.40%
Prevent increases in homelessness (DHS)	165	166	160	172	155	242	150	*	150		780	580	74.36%

* Final FY14 data unavailable at Draft publication date.

B. Affirmatively Furthering Fair Housing

Section 808(e) (5) of the Fair Housing Act, requires a participating jurisdiction to engage in activities which promote Affirmatively Furthering Fair Housing (“AFFH”) and in accordance with Section 104 of the Housing and Community Development Act of 1974 (24CFR Part 570.496(a)), DHCD certifies that it will affirmatively further fair housing. This legal requirement mandates that federal grantees further the purposes of the Fair Housing Act. Hence, the city must look at all factors – past, current and future--which have resulted in or help to perpetuate historical areas of segregation, racially concentrated areas of poverty, and unequal access to vital community assets and services-- all which have a great impact of life outcomes. Factors which the District must confront include discriminatory housing actions by banking, real estate industry and government; housing markets operations, investment decisions by District officials and capital investors, geography limitations and development patterns.

As such, The District of Columbia through the D.C. Department of Housing and Community Development has conducted the prescribed Analysis of Impediments to Fair Housing Choice (“AI”). The most recent AI published in 2011 highlighted various issues of concern which the District will begin to examine and integrate into its action plans.

DHCD will also keep abreast of the proposed HUD *Affirmatively Furthering Fair Housing Regulations* to amend 24 CFR part 5, subpart A. This rule proposes to add new sections which will regulate the AFFH planning process by states, local governments, and PHAs. We will work with HUD as they provide greater clarity on the AFFH goals, planning guidance, and interaction with all programs that are subject to AFFH requirements. One major contribution of the proposed regulation is in expansion of the “*affirmatively furthering fair housing*” definition to include not only fostering antidiscrimination measures, but to direct jurisdiction to take “proactive” steps to ensure more inclusive communities and access to programs and services for all protected under the Fair Housing Act. It also requires appropriate assessment and analysis and actions based on this assessment and analysis. The proposed regulation looks to the jurisdictions to synchronize the AI assessment with the planning cycle of the Consolidated Plan process linking fair housing goals to strategies, actions, and reporting on outcomes. In preparation for the regulation to take effect. DHCD will collaborate with the Office of Human Rights to create an AFFH advisory board to assist the District to effectuate the recommendations proposed in the 2011 AI.

According to the 2011 AI report, the District is in a unique position “to transform itself into a stable, racially, ethnically, and economically integrated city *without* displacing its most vulnerable residents.”² The District through its programs, services, private sector development, and capital improvements will need to undo years of extreme segregation which have created an immense fair housing challenge for the District. To tackle the causes and effect of racial discrimination in housing, the District will have to delicately balance many competing issues while framing them in the affirmatively furthering fair housing context to achieve the racial and ethnic composition throughout the city and its metropolitan area. Factors such as the high cost of housing; lack of affordable housing in higher income neighborhoods, racial segregation accompanied by economic segregation due to the extreme median incomes difference between white and minority households, discriminatory housing practices by the real estate and lending industries, and a dual housing market within the District and the surrounding metropolitan area have created fair housing barriers causing extreme racial and ethnic segregation.

² 2011 Analysis of Impediments to Fair Housing Choice, p1

B. Affirmatively Furthering Fair Housing

Since the housing boom of the mid 2000s the District has benefited from an increase in residents moving to the District, which has brought diversity and economic revitalization to many neighborhoods. However, this transformation could have potentially severe consequences if it does not achieve long-term racial and economic integration, allows gentrification to displace predominantly African-American residents, and does not preserve existing housing to modest income households. The Analysis of Impediments specifically highlights impediments to fair housing choice and provides a framework of recommendations for the District to begin planning and shaping the city into an economically integrated and racially and ethnically stable city.

The impediments found include actions generated by the private, public and private/public sector. They are as follows:

A. Private Sector Impediments

1. Dual [Real Estate] Market: The 'dual market' consists of having one real estate market for African Americans and another for everyone else. The entrenched dual housing market activities within and around the District of Columbia is responsible for the levels of housing segregation in both the District and the counties that surround it.
2. Racial Steering in the Real Estate Market: Real estate and rental agents direct whites to predominantly white or gentrifying neighborhoods while directing African Americans and Hispanics away from predominantly white and integrated neighborhoods to all-black or predominantly black neighborhoods.
3. Mortgage Lending discriminatory practices in issuing conventional and FHA loans. Data suggests that the private sector lending industry has engaged in widespread discrimination against African Americans and Latinos by steering them into high cost (subprime and predatory) mortgage and refinance loans.

B. Private and Public Sector Impediments

1. High cost of housing and shrinking affordable rental housing stock. Disproportionate high cost of housing fosters economic and racial segregation in a city where the median income of non-Hispanic whites is much greater than the median income of African American and Hispanic households. Gentrification has led to higher housing costs and displacement of substantial percentages of residents who are lower income, which in the city are also disproportionately African American.
2. Exemption of new housing units from the DC Inclusionary zoning requirements; resulting from units having been placed in the pipeline prior to the Act taking effect.
3. Obstacles to creating accessory apartments placed by the District's zoning ordinance.

C. Public Sector Impediments

1. The District's Comprehensive Plan does not address or have goals, objectives, or policies that seek to achieve stable racially-integrated neighborhoods.
2. The District's planning process does not address fair housing issues that it can resolve, mitigate, or prevent. Private sector residential developments are uniformly approved by the city without any effort to promote compliance with the Fair Housing Act or the accessibility requirements of the American with Disabilities Act.
3. The District's zoning regulation of "community-based residential facilities" is very complicated to navigate and at times contradictory.
4. There is severe concentration of community based residential facilities in the Northeast and Southeast quadrants creating a de facto social service district which undermines the ability of community residents to achieve the goal of normalization and community integration.

B. Affirmatively Furthering Fair Housing

5. Difficulty accessing fair housing information. Information about housing discrimination, complaint process, and education is not easily accessible through the various government agencies webpages or the Mayor's webpage.
6. Lack of ready available information on affirmatively furthering fair housing choice.
7. Lack of transparency and access to data. Inability to obtain information, and accurate and up-to-date data from District of Columbia agencies and quasi-government agencies.

The recommendations in the 2011 AI, based on detailed data and research, provide the District and its agencies with direct and indirect guidance to begin the process of creating an economically integrated, racially and ethnically diverse city. The recommendations are geared towards ensuring housing opportunities are available to all District residents on an equal basis as it begins to undo generations of hyper-segregation of African Americans, the continuous concentration of ethnic minorities, and the isolation of persons with disabilities.

The District is geographically positioned and economically affected by Maryland and Virginia cities and counties which make up the metropolitan area; thus any work integral to District well-being has to include neighbors which may or may not choose to participate in a metropolitan wide approach to AFFH.

The recommendations include activities to be addressed at the private, public and private/public sector. They are as follows:

A. Private Sector Recommendations:

1. The District should adopt an explicit goal and policy to promote the expansion of housing choice through the city and the metropolitan area to transform the distorted dual housing market into a free unitary housing market where all residents participate and compete for the housing they can afford.
2. Establish a city wide, centrally located Housing Service Center where home seekers are introduced to options beyond the enclaves of their own racial and ethnic neighborhoods.
3. Reinforce the one-to-one housing counseling centers, and update the DCHousingSearch.org website to encourage viewers to seek housing throughout the city and metropolitan area.
4. Real estate marketing images should reflect person of all ethnic backgrounds for all quadrants, to convey that all people are welcomed in those neighborhoods.
5. Use a public campaign to expand housing choice to ensure Blacks and Hispanics know they have options to move anywhere in the city and metropolitan area.
6. Preserve affordable housing in neighborhoods going through a resurgence and gentrification to ensure long term stability and integration
7. Work with the Council of Governments to encourage greater production of housing across the metropolitan area to provide greater choices to all metro and District residents and prevent re-segregation due to lack of affordable housing in the surrounding counties.
8. Transform the dual market into a unitary free market throughout the metro.
9. Expand the Housing Service Center throughout the metropolitan area to expand housing choices of suburban residents and foster racial and ethnic integration at all income levels.
10. Conduct on-going, systematic and thorough testing program, based on proven and court upheld methods, to identify any discriminatory practices in rental and for-sale housing.
11. Provide greater financial and lending counseling to better prepare applicants *before* they submit a mortgage loan application.
12. Provide written notification of counseling to potential buyers through private sector real estate firms to inform them about this counseling and alert buyers of the signs of discrimination in issuing home loans.

B. Affirmatively Furthering Fair Housing

13. Reward city lenders who do not discriminate by placing District cash reserves and operating funds, and adopting a policy that it will bank only with institutions that do not engage in discriminatory practices.

B. Private and Public Sector recommendations:

1. Commit resources to aggressively implement the Rental Housing Conversion and Sale Act of 1980 and enable the conversion of many more rentals to low-equity cooperatives, especially in neighborhoods experiencing gentrification and related integration.
2. Revitalize and reinvigorate the Co-op Seed Money Loan Program, First Right Purchase Program, and Deferred Payment Loans.
3. Create a database of buildings subject to the Rental Housing Conversion and Sale Act of 1980 with resident demographic data. Gather resident demographic before and after the sale of each building to gauge effectiveness of the Act.
4. Cease building permit extensions to construction that has not broken ground years after being granted the original inclusionary zoning requirement exemption due to units being in the 'pipeline' when the zoning act went into effect.
5. Emulate Montgomery County by including scattered site public housing units in the Inclusionary Zoning program.
6. Remove obstacles to accessory apartments from the zoning code. Full list provided on page 95 of the AI report.

C. Public Sector recommendations:

1. Amend the District Comprehensive Plan to establish explicit goals, objectives, policies, and implementation approaches to start the process of achieving stable, racially-integrated neighborhoods throughout DC and metro area.
2. Require private and public developers of all residential developments and buildings to submit a Fair Housing Act, DC Human Rights Act, and ADA compliance plan in order to receive zoning approval and building permit.
3. Require developers and landlords to produce and implement a marketing plan to fulfill the mandated fair housing laws and affirmatively furthering fair housing choice. Approvals should require targeted marketing and advertising techniques.
4. Apply same principle and requirements to the conversion of rental dwellings to condominium ownership.
5. Revise and replace zoning code for 'community-based residential facilities' with a fact-based zoning scheme that will prevent contradiction, confusion and expansion of existing clustering and *de-facto* social service districts.
6. The word 'facilities' should be modified or changed as it represents a misunderstanding of the nature of these residences. Zoning language should reflect these homes as "community residences" used with the primary purpose of providing a place of abode in a family-like environment. The word 'facilities' implies an institutional use, a sharp contrast to community residence.
7. The zoning code definition of "family" should be consistent and compatible throughout the various types of "community-based residential facilities".
8. Amend the zoning ordinance to permit all residential districts to have residential care homes of up to six individuals who are either 'substance abuse or youth with disabilities'. Imposing additional zoning restrictions on their community residences, which have met the definition of family, constitutes a violation of the Fair Housing Act.
9. Examine and revise the zoning code to make reasonable accommodations for all types of "community-based residential facilities" for people with disabilities. Reasonable

B. Affirmatively Furthering Fair Housing

- accommodations are not required for community residences for persons without disabilities or persons with disabilities who pose a threat or danger to themselves or others.
10. Amend the building code to reflect information on the number of residents who can live together in a 'community based residential facility' instead of in the zoning ordinance.
 11. Amend the zoning ordinance to recognize that the building code's formula for determining how many people can live in a dwelling unit should apply to community residences.
 12. Update the '311' call center computer database to identify the Office of Human Rights (OHR) as the place to refer callers who may have encountered housing discrimination. Also, ensure the '311' information operators are trained to direct all possible housing discrimination calls to OHR.
 13. Implement uniform reporting systems for housing discrimination complaints throughout the various government and non-profit fair housing offices intake centers. The DC Office of Human Rights and the Equal Rights Center should record fair housing complaints by separating whether it originates as a rental or home ownership complaint.
 14. The Equal Rights Center should also record fair housing complaint information based on the locally District based protections.
 15. Link OHR rental and homeownership discrimination complaints received to actual complaints filed, investigated or mediated.
 16. The District of Columbia Housing Authority (DCHA) should maintain current records on race and ethnicity of each Housing Choice Voucher holder (HCV) and public housing residents.
 17. The DCHA should maintain current maps showing where all public housing and voucher holders live by race and ethnicity to analyze the racial and ethnic composition of census tracts and neighborhood clusters in which the vouchers are being used to ensure voucher holders are being segregated or steered to predominantly minority neighborhoods.
 18. The DC Housing Authority should adopt a strategic policy to locate public housing outside of the 13 hyper segregated neighborhood clusters.
 19. DCHA public housing buildings in need of repair, located in gentrifying neighborhoods, should receive high priority for restoration and continued use as public housing.
 20. DCHA should expand the geographic range throughout the District and in nearby suburbs and provide assistance to HCV holders so they consider housing outside predominantly African American neighborhoods.
 21. DCHA should recruit more HCV holders for the Moving to Work Program.
 22. Conduct a thorough study of the level of financial services available and assess whether redlining of mortgages and/or home owner and renter insurance is occurring in largely minority neighborhoods.
 23. The District needs to raise a culture of information sharing and transparency among career and political leadership so that information sharing is more fluid.

Affirmatively Further Fair Housing Activities

During the past year, the District has been working on updating the AI to reflect current needs. Meanwhile, since the 2005 and 2011 Analyses were published, the following activities have been accomplished in order to increase housing opportunities for the general public and persons with special needs. These include:

1. **Interagency collaborations** – DHCD continues to partner with the DC Department of Behavioral Health (DBH), formerly known as the Department of Mental Health. In the interagency Memorandum, DHCD will oversee acquisition, construction, rehabilitation of permanent supportive housing units for DBH consumer with mental health and/or physical disabilities.
2. **Inclusionary Zoning Program**—This innovative regulatory program requires that developers of 10 or more units set aside up to 10 percent of the residential units for affordable housing in a new development or in a substantial rehabilitation project that expands the existing building. In return, the developer receives a 20% density bonus to build the affordable housing and market rate housing. The goals of the program are to create mixed income neighborhoods; produce affordable housing for a diverse labor force; seek equitable growth of new residents; and increase homeownership opportunities for low and moderate income levels.
3. **Affordable Dwelling Unit (ADU)** - The ADU program is an umbrella term applied to the for-sale and for-rent homes that are restricted for occupancy by households whose income falls within a certain range and are generally offered at below-market rate. These units are generally produced in exchange for zoning relief, tax incentives, public financing, and/or the right to purchase or lease District-owned land. DHCD is the monitoring and enforcement agency for this program.
4. **Targeted foreclosure prevention** – The Department is proactive in identifying high risk loans in its portfolio and works with borrowers to avoid foreclosure. DHCD directs borrowers who are in financial distress to one of seven partner Community Based Organizations throughout the District specializing in housing counseling. All staff of these organizations are HUD and Neighborworks certified in foreclosure mitigation counseling. These organizations have successfully avoided foreclosure for 50% of the borrowers seeking assistance.
5. **Commercial Revitalization** - Affirmatively furthering fair housing also means creating cohesive neighborhoods that offer a variety of retail and service options for residents. The District has focused its commercial revitalization efforts on utilizing public actions and resources to leverage private investment in retail, housing, office space, and cultural facilities. Mayor Vincent Gray instituted the Great Streets Initiative, a multi-year, multi-agency commercial revitalization program that aims to “transform emerging corridors across the District into thriving and inviting neighborhood centers.” This commercial revitalization initiative has transformed emerging corridors throughout the District into thriving and inviting neighborhood centers.
6. **Green Building** - DHCD has incorporated in all of its Requests for Proposals (RFPs), a green building requirement as specified by The Green Building Act of 2006. This ensures that buildings that are greater than 10,000 square feet and receive 15% or more of their development costs through public financing, meet the appropriate green building standard.
7. **Fair Housing Program** - Through the Office of Program Monitoring, DHCD provides technical assistance and training to sub-recipients on all fair housing and accessibility compliance issues for construction projects and programs. DHCD also continually monitors all its sub-recipients to ensure compliance with fair housing and equal opportunity laws and regulations.
8. **Annual Fair Housing Symposium** – DHCD held the 13th Annual Fair Housing Symposium in April 2014. DHCD partnered with the DC Office of Human Rights and the Equal Rights Center to bring District residents and service providers a day full of fair housing information.
9. **Affirmative Marketing Certification process** - DHCD requires an affirmative marketing plan from all of its service, acquisition, and construction funded projects, i.e., new construction, rehabilitation. The certification process, modeled after the HUD Affirmative Fair Housing Marketing

B. Affirmatively Furthering Fair Housing

Plan (AFHMP), is applied to all programs and projects regardless of its funding source, thereby increasing the number of residents that can benefit from all of our services. The affirmative marketing certification process at DHCD, allows for greater diversity in areas that are suspect of having been subjected to housing discrimination based on the residents' protected group. DHCD requires completion of an Affirmative Marketing Plan ("AMP") for non-housing projects and for program services.

Activities that Remove Barriers to Equal Opportunity and Promote Affordable Housing

DHCD affirmatively furthering fair housing choice means removing barriers to affordable housing to a greater number of District residents, who have been historically segregated or isolated due to race, ethnicity, or disability. Some of these efforts are listed as follows:

1. **Housing Production Trust Fund** – The District created this funding vehicle to provide financial assistance to non-profit and for-profit developers for the planning and production of low, very low and extremely low income housing and related facilities. The District continues to maintain this dedicated source of local funding to increase its housing production, in particular to assist in housing retention or production for the elderly and persons with disabilities. DHCD manages this program.
2. **Rental Housing Act of 1985** – This Act better known as Rent Control is a strong and effective rent stabilization law and is administered in the Rental Accommodations Division (RAD) at DHCD. This law parallels the mission of the Agency in that it assists in creating and preserving affordable housing in the District. RAD acts as the repository for information regarding the amount of rent charged to tenants for residential rental property. It also receives and processes documents required from property managers for the operation of rental property in the District and to resolve disputes between landlords and tenants.
3. **Rental Housing Conversion and Sale Act of 1980** – The District enforces the Rental Housing Conversion and Sale Act of 1980 (also known as the Tenant Opportunity to Purchase Act or TOPA). TOPA regulates conversion of property into a condominium or cooperative, relocation assistance, the tenant organization registration, the registration of rental residential property offered for sale and tenant opportunity to purchase rights. This vigorous first right of refusal law is administered by DHCD which has sought to align the purpose of the law with its mission of creating and preserving affordable housing opportunities.
4. **Annual Accessibility Training Program** – DHCD hosts annual accessibility compliance training for direct funding recipients, project managers, and interested stakeholders. This training covers Section 504 of the Rehabilitation Act of 1973, the Fair Housing Act as Amended, the District Housing Code, and the Americans with Disabilities Act. The training is mandatory for new staff and sub-recipients; sister housing and District agencies are also invited to attend. The training covers changes in federal and local regulations, parallels among the various regulations, practical application of such regulations and the current accessibility requirements for multifamily and single family housing.
5. **Affordable and Fair Housing Literacy** – DHCD continues to provide fair housing information and training as needed to the general public and District agencies, and distributes its fair housing brochure series, printed in various languages, at events such as community fairs and the annual DHCD Housing Expo held during National Homeownership month in June. Various national and local non-profit organizations as well as non-profit community development corporations offer tools to assist first time homebuyers and residents in crisis. The DC Housing Finance Agency has a Home Resource Center dedicated to education and training of first time homebuyers on homeownership opportunities. Manna, Inc., a non-profit housing corporation which builds affordable housing, also

B. Affirmatively Furthering Fair Housing

has its own first time home buyer training and mortgage assistance program, as do Housing Counseling Services, Inc. and other non-profits that assist low income residents citywide.

6. **www.dchousingsearch.org** -The DHCD-sponsored web housing locator is the most comprehensive affordable housing database in the District that links people to residential rental and for sale housing. All posted units must be licensed with the DC Dept. of Consumer and Regulatory Affairs and registered with DHCD. The website is populated by both public funded and private developers which increase the number of affordable housing units to low and middle income renters and homebuyers. Individuals can browse up-to-date, detailed listings of available for-rent and for-sale properties. Listed properties also include properties affordable to households with incomes up to 120% of AMI and those managed under the DC Housing Authority's Housing Choice Voucher Program
7. **The Housing Resource Center (HRC)** – is a one-stop shop for information on DHCD programs and services. It is the repository for all Rental Accommodation Division and Conversion and Sales Division filings. Over 5,000 individuals have visited the HRC annually since its inception. The HRC also has an active Housing Provider Ombudsman, who serves as a resource for small housing providers. In partnership with community based organizations, University Legal Services (ULS) maintains an office in the HRC. This community non-profit organization provides free counseling and training to tenants and both potential and current homeowners on DHCD programs and services such as the Home Purchase Assistance Program (HPAP), credit scoring, navigating the homeownership process and foreclosure prevention. In addition, community based organizations, advisory neighborhood commissions and private citizen groups use the HRC to conduct trainings, information sessions and regularly scheduled meetings.
8. **Partnerships with Community-Based Organizations (CBO)** – DHCD currently partners with 22 individual organizations to provide an array of direct services to District residents to ensure housing opportunities are available to a greater diversity of the population and to provide assistance to small business developments which contribute to the stabilization of neighborhoods. Assistance to renters, prospective homeowners and small businesses include: housing legal assistance for the elderly, housing credit and mortgage counseling, as well as, financial assistance towards homeownership, single family home repair safeguarding homes of lead hazards, housing code failures, and towards accessibility for persons with disabilities and the elderly. The CBOs continue to provide an invaluable service to District residents regarding home ownership and credit counseling in these harsh economic times.

C. Affordable Housing

The challenges in FY2014 continue to be the increasing cost of housing, competition for a shrinking pool of affordable units, the wage gap between skilled and unskilled workers, lack of public transportation options to regional employment opportunities, and the threat of displacement due to rising rents.

DHCD administers a number of programs that create and preserve opportunities for affordable housing and economic development as well as revitalize underserved communities. DHCD continues to utilize its competitive funding process to target specific projects to achieve this mission by issuing a consolidated Request for Proposal for development and acquisition projects and Request for Application for service-oriented grants. Additionally, DHCD works with partner organizations—including private, non-profit, or quasi-governmental development and financing entities—to provide housing and economic opportunities for low to moderate income residents.

For each fiscal year DHCD establishes objectives to meet the District's priority needs based on community consultation, experiences within the marketplace, U.S. Census and other data. These objectives are identified in the Department's Annual Action Plan. Table 3 presents a summary of DHCD's specific objectives for FY2014 within the categories specified by HUD and consistent with the District's priorities.

Specific Housing Goals and Objectives

During FY2014, DHCD assisted 187 first-time homeowners with loans from the Home Purchase Assistance Program (HPAP), and assisted another 237 units in the conversion from rental units to ownership as condominiums or co-ops under the District's Tenant Opportunity to Purchase Act. DHCD also provided housing counseling assistance to 20,457 individuals.

DHCD increased the supply of affordable housing by funding rehabilitation of multi-family and single-family units or pre-construction of new units for a total of 1,010 units. Among the affordable units supported were 767 rehabilitated or preserved units and 459 new construction multi-family or single-family units.

Table 3: FY2014 Summary of Specific Housing Objectives

#	Specific Objectives	Sources of Funds	Performance Indicators	Expected	Actual	Outcome/ Objective
1	Housing Regulation Administration					
1.1	Preserving and increasing the supply of quality affordable housing	HPTF, Local, Other	• Total number of customers who utilized the HRC	6,500	5,321	DH-1 DH-2
			• Number of inclusionary zoning units built	12	60	
2	Development Finance Division					
2.1	Preserving and increasing the supply of quality affordable housing	CDBG, HOME, Other	• Total special needs housing units funded	300	123	DH-1 DH-2
			• Total affordable housing units preserved	540	463	
			• Total # of affordable units funded	1,400	1,159	
			• % of renters spending greater than 30% on housing cost	45	49.4 ³	
2.2	Increasing homeownership opportunities	CDBG, HOME, Other	• Total new homeownership units funded	100	35	DH-1 DH-2
			• Total First Right Purchase units funded	100	237	
			• % of owners spending greater than 30% on housing cost	35	25.6 ⁴	
3	Residential and Community Services					
3.1	Preserving and increasing the supply of quality affordable housing	CDBG, HOME, HPTF, Other	• Total affordable units funded by RCS	425	263	SL-1 SL-3
			• Total single family rehab	75	37	
			• Total lead multi-family units funded	80	30	
			• Total residential rehab special needs units funded	15	16	
3.2	Increasing homeownership opportunities	CDBG, HOME, Local, Other	• # of employee homebuyers funded by EAHP	80	89	DH-3 EO-1
			• # of employee homebuyers funded by NEAHP	35	35	
			• Total # of first time homebuyers funded by HPAP	240	187	
			• # HPAP special needs units funded	10	8	
4	Property Acquisition and Disposition					
4.1	Preserving and increasing the supply of quality affordable housing	Other	• Total # of affordable units created or rehab through reclamation of abandoned properties	2	21	SL-2

³ 2013 Estimate for Washington D.C. from the U.S. Census Bureau American Community Surveyhttp://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_1YR_DP04&prodType=table Accessed 11/5/2014⁴ Ibid.

Section 215 Housing Opportunities

Section 215 of the Affordable Housing Act contains eligibility requirements for affordable housing as well as a definition, specifically pertaining to the HOME program. Sections 92.252 and 92.254 under Title 24 Code of Federal Regulations, Part 92 (24 CFR 92) further explains rental and owner-occupied HOME housing criteria necessary to qualify as Section 215 housing.

As such, during FY2014, two types of assistance qualified as Section 215 housing:

1. A total of 10 households received down payment assistance using HOME dollars through our HPAP program, which are allowable under HOME regulations and guidelines; and,
2. Approximately 170 multifamily units were acquired, rehabilitated or constructed using HOME funds.

Efforts to Address Worse Case Needs

In FY2014, the District took several steps to address worse case housing needs, which are defined as low-income households who live in seriously substandard housing or have been involuntarily displaced.

The most important step taken by the District government was the use of a dedicated source of local funding for the production of affordable housing. The Housing Production Trust Fund (HPTF or “Fund”), authorized by the Housing Production Trust Fund Act of 1988 as amended by the Housing Act of 2002, acts as a local source of money for affordable housing development. Capital for the HPTF is supplied from the legislated share of Washington DC deed recordation and real estate transfer taxes, currently 15%. Additionally, in his FY14 budget Mayor Vincent Gray provided an additional \$100 million for the HPTF that will be utilized in FY2014 and FY2015. The Fund is designed to direct assistance toward the housing needs of the most vulnerable District residents—very low- and extremely low-income renters. Pending the receipt of feasible project proposals, the statute requires that:

- A minimum of 40 percent of Fund monies disbursed each year must benefit households earning up to 30 percent of the area median income (AMI);
- A second minimum of 40 percent of the Fund monies distributed must benefit households earning between 31 and 50 percent of the AMI;
- The remainder must benefit households earning between 51 and 80 percent of the AMI; and
- At least 50 percent of the Fund monies disbursed each year must be used for the development of rental housing.

The remainder of the funds may also be used for for-sale housing development, and loans associated with other programs, such as First Right Purchase Assistance Program and Lead Safe Washington.

Another step the District has taken to address worse case housing needs is by discouraging projects that involve the displacement of persons. However, if displacement of persons should occur in a project, DHCD will make provisions for the appropriate relocation assistance as established by federal regulations. It is DHCD’s policy to minimize displacement in all DHCD funded projects. Development Finance Division (DFD) project managers review developer’s plans and revise those plans as necessary to minimize displacement. Where relocation is required, the project managers ensure, as part of the underwriting process, that the relocation plans are adequate and are funded as part of the project development costs. A number of DFD project managers have received training in the Uniform Relocation Act (URA). OPM has convened a team to oversee project compliance, including URA compliance, and to update the Division’s operating protocols to ensure that all specialized monitoring disciplines are being addressed.

In FY2014, two residential properties required submission and approval of temporary and/or permanent relocation plans accounting for 15 units. These projects were Crestwood Cooperative and Sierra Cooperative. In most cases developers were able to relocate residents within the same facility; if residents had to be housed elsewhere during project completion they were housed off-site in comparable units that were decent, safe, and sanitary as well as inspected by DHCD. Any required relocation generated by DHCD's single family rehabilitation projects is incorporated into each project work plan, and associated costs are factored into the budget.

Non-Homeless Special Needs Population

Addressing the non-homeless special needs population, which includes the elderly and people with disabilities, is an important aspect of DHCD's Annual Action Plan. During the past fiscal year DHCD utilized five programs to fund projects for the special needs population. These were the Home Purchase Assistance Program (HPAP), Single Family Residential Rehabilitation Program, Multi-Family Housing Construction and Rehabilitation Program, First Right Purchase Program, and the Handicapped Accessibility Improvement Program. In FY2014, DHCD funded a total of 147 special needs housing units. Additionally, as part of the FY2014 Consolidated Request for Proposal, DHCD instituted a permanent supportive housing component that required applicant to provide a specific amount of units dedicated to PSH.

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D. Continuum of Care

HUD encourages communities to address housing and homelessness through a comprehensive, collaborative, and strategic approach that it has promoted since 1994. HUD's Continuum of Care concept facilitates this process and is designed to help communities envision, organize, and plan comprehensive and long-term solutions to address the problem of homelessness.

The District's current homeless and homeless special needs' housing efforts are coordinated and managed by the Department of Human Services (DHS). DHS partners with the Community Partnership for the Prevention of Homelessness (the Partnership) for the District's Continuum of Care program under a FY2014 contract that has renewal provisions based upon achievement of the contract's performance objectives and the decision of the District. The contract funds the Partnership to address the needs of the District's homeless population, including other special needs subpopulations of the homeless (e.g., the frail elderly, chronically mentally ill, drug and alcohol abusers, and persons with HIV/AIDS).

The Partnership, with the approval of DHS, determines annually which services will be funded with the Emergency Solutions Grant (ESG) to address the most pressing emergency and prevention needs. In FY2014, the ESG funds paid for prevention, shelter operations, and administrative cost. Table 7 describes the uses of ESG funds in FY2014.

Actions Taken to Address Homeless Needs

Numerous activities are undertaken in the District to address the needs of homeless persons, and the special needs of persons that are not homeless but require supportive housing. Many of these activities are undertaken with the use of ESG and/or local funds.

The Emergency Solutions Grant supports the District's Homeless Continuum of Care program and the related objectives of the Consolidated Plan that provide for homeless or special needs populations. In FY2014 ESG funds continued to support prevention efforts and facilities operating at the entry point of the Continuum of Care, in order to maintain and improve those facilities even while the District works to build the permanent affordable and supportive housing that will end homelessness over time.

Improvements to the Continuum have been ongoing. The District's plan to end homelessness includes new efforts based on the Interagency Council on Homelessness and designed to support the Continuum of Care concept. It rests on three centerpiece policies:

1. Increase homeless prevention efforts within local and federal government;
2. Develop and/or subsidize at least 6,000 units of affordable, supportive permanent housing to meet the needs of DC's chronically homeless and other very low-income persons at risk of homelessness; and
3. Provide wraparound mainstream supportive services fully coordinated with Continuum of Care programs and special needs housing.

The goals focus on 1) keeping as many people as possible from becoming homeless through direct prevention efforts and increasing the supply of affordable housing; and 2) enriching the homeless Continuum at all levels with supportive services that rapidly re-house persons with and without special

D. Continuum of Care

needs. This refocuses the District's efforts over time from a "shelter first" to a "housing first" model that ends homelessness.

Within this general context, ESG funds continue to be used to support policy goal #1, which is to prevent homelessness and to maintain and improve the entry level of the Continuum of Care. Efforts to prevent homelessness in the District of Columbia have been enhanced by local funding of a rental assistance program in FY2014, but ESG prevention funds which are distributed through a network of neighborhood based organizations, continue to be the backbone of the District's prevention efforts.

Actions Taken to Prevent Homelessness

Prevention funds through various programs such as the Emergency Rental Assistance Program, the Family Rental Subsidy Program (FRSP) and when available, the Local Rental Subsidy Program (LRSP) were used to accompany the ESG program, these funds were specific to families in shelter. The goal of the ERAP, FRSP and LRSP programs were to assist families by either preventing homelessness by paying rental arrears, or assisting households through rapid rehousing. Depending on the program that a family was referred to, they would have either contributed funds to their rental, or received payment in full. ESG funds could be used to pay first month's rent and security deposit for families entering housing.

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E. Other Actions

The District continued to support and use several methods to remove possible barriers to affordable housing such as: a dedicated source of local funding for housing production through its Housing Production Trust Fund (HPTF); improving programs and processes to make project funding more efficient; targeting investment by type of project and geographic area; using inter-agency coordination and public-private partnerships to leverage public funding; and by increasing outreach and marketing of programs and funding opportunities.

DHCD improved its various programs to effectively address the needs of the underserved. The Department continued to fund outreach and assistance programs for tenants in buildings with expiring Section 8 and/or other federal program statuses. Tenants were provided information on purchase options under the District's First Right statute, comprehensive housing counseling and assistance for relocation, location of apartments, and for first-time home ownership.

In FY2014, DHCD hosted and participated in a number of outreach and community participation events specifically focused on homeownership and foreclosure prevention. In June, DHCD, in partnership with the Greater Washington Urban League and the Department of Insurance, Securities and Banking, held the 6th Annual Housing Expo at the Washington Convention Center. The event provided residents with access to a variety of housing resources. Over 2800 people attended the free event and took advantage of the many educational opportunities offered, including workshops, credit and foreclosure counseling, exhibitors, and free credit reports.

During FY2014, DHCD allocated its funds based on the determination of priority needs identified in the Consolidated Plan and the Annual Action Plan and by the suitability of activities that are planned to meet those needs. Actions taken to address those needs are as follows:

Address Obstacles to Meeting Under-Served Needs

DHCD addressed obstacles to meeting under-served needs in the District through the following activities:

- Funded a broad range of housing counseling services with an emphasis on home ownership, transit oriented development, and preservation of existing housing placements.
- Conducted and participated in meetings with community agencies, neighborhood groups, and concerned citizens to discuss needs, available grants, the grant process, and other relevant information.
- Conducted site visits of target areas to assess/confirm needs and consider appropriate actions.
- Utilized a variety of funding sources to assist with rehabilitation of owner-occupied housing of low-income residents.
- Provided information on housing discrimination and landlord-tenant laws to low-income families, nonprofit organizations, local realtors, and property owners.

Foster and Maintain Affordable Housing

The Department has partnered with non-profit and for-profit developers to preserve existing and offer new affordable housing opportunities to those residents struggling to keep up with the District's escalating housing costs. The Department offers programs that help first-time homebuyers purchase homes and assist current homeowners with home repairs. In addition, the District provides funding for housing counseling services to assist residents in moving towards home ownership and self-sufficiency. The District also funds commercial and economic development initiatives that help revitalize communities and provide employment opportunities to unemployed and underemployed residents. DHCD makes special needs housing, preservation of affordable units with expiring Low Income Housing Tax Credit use agreements, and retention of Section 8 rental properties a specific funding priority when issuing Requests for Proposals.

Eliminate Barriers to Affordable Housing

In FY2014, the District took several steps to ameliorate the negative impacts of the current housing market, but realizes the fact that resources produced fewer units in an atmosphere characterized by pricing pressures.

The most important step taken by District government has been the use of the Housing Production Trust Fund (HPTF). The HPTF is a local source of money for affordable housing development that DHCD combines with other local and federal sources of funds in the competitive funding process to maximize Department support for affordable housing and community development projects. The HPTF is aimed at assisting the most vulnerable District residents. The Housing Act of 2002 requires that 80% of funds benefit households earning up to 50% of Area Median Income (AMI), and that 50% of funds disbursed each year must be used for the development of for-sale housing. In FY2014, the HPTF budget was \$194,360,298.

The District also uses other methods to remove possible barriers to affordable housing such as: targeting investment by type of project and geographic area in its funding processes; using inter-agency coordination and public-private partnerships to leverage public funding; and increasing outreach and marketing of programs and funding opportunities.

Evaluate and Reduce Lead-Based Paint Hazards

DHCD's Lead Safe Washington Program (LSW) continued to work on US Department of Housing and Urban Development (HUD) Office of Healthy Homes and Lead Hazard Control (OHHLHC) Lead Hazard Reduction Demonstration Grant, which was awarded in June 2012 in the amount of \$2,998,819 with a District match of \$2.4M. The production requirement for this grant (number DCLHDO243-12) was a total of 225 lead safe units during a three year period. During FY2014 LSW completed 57 inspection/risk assessments and completed lead abatement construction projects in 29 single family homes. FY2014 was the second of three years of this grant; the expiration date is May 31, 2015.

Lead Safe Washington's outreach efforts continue to focus on single-family and multi-family properties with children under the age of 6 as well as identifying properties where children with Elevated Blood Levels (EBL) reside. Due to the high percentage of low- to moderate-income families in the District, multi-family apartment buildings and young children in single-family properties, outreach target areas have been concentrated in Wards 4, 6, 7, and 8.

The program conducted 28 outreach events in FY2014. The program reached over 260,000 individuals through a combination of outreach/education campaigns that included participation in DHCD's 6th Annual

E. Other Actions

Housing Expo, NBC-4's Health and Fitness Fair, the District's Lead Awareness Week event, and other District centered events.

Additionally, seventeen District residents received lead awareness and safety training from Breathe DC; these residents received individual training kits. Ten District residents received free lead training as lead abatement workers from the University of the District of Columbia through LSW's partner program.

The week of October 21, 2013 was "National Lead Awareness Week," and DHCD partnered with the Department of Health and a number of community organizations to convene a kick-off for Lead Awareness Week called the "D.C. Lead Safe Fair: Healthy Homes-Healthy Children." The Fair offered information on lead-related health screenings, government programs and services, and businesses or organizations that provide products or services to populations most affected by the effects of lead-based paint.

DHCD also continued to hold monthly contractor meetings to educate local contractors about lead and the grants available for lead assessment and mitigation.

During FY2014, LSW applied for, and was awarded a new grant in the amount of \$3.7 million for Lead Hazard Reduction and Demonstration and Healthy Homes through a competitive process from the HUD Office of Healthy Homes and Lead Hazard Control. The grant will run for three years and is expected to be executed by the end of calendar year 2014. Included in this grant is \$400,000 specifically allocated to Healthy Homes Intervention. Under this grant, LSW is preparing to launch its Healthy Homes Intervention Program, which will minimize environmental health hazards in privately-owned and multi-family properties in the District. The program will be patterned after HUD's Healthy Homes Program and is intended to reduce asthma allergens, asbestos, radon, mold, pest problems, and other hazards. The program will integrate its services with weatherization and other home preservation resources.

Compliance with Program and Comprehensive Planning Requirements

To ensure compliance with program requirements, the DHCD Office of Program Monitoring ('OPM') conducts site monitoring and compliance reviews annually of all awardees of CDBG and HOME funding. OPM focuses on accountability and reviews Department records and financial practices to determine compliance with grant regulations. DHCD has made a number of changes in the policies and procedures used for compliance and in FY14 continued to work with technical assistance providers from Enterprise Community Partners as part of a HUD OneCPD grant that began in November, 2011.

For comprehensive planning purposes, DHCD staff works closely with the Office of Planning on local affordable housing issues. The Office of Planning assisted DHCD with the development of the Five-Year Consolidated Plan.

Antipoverty Strategy

By funding housing for extremely low, very-low and low-income residents, DHCD contributes to the District's anti-poverty strategy by lifting families out of poverty and providing them with stable housing and a means to build wealth for the future. DHCD also supports other District Government initiatives in reducing poverty and utilizes its federal and local funds to help residents improve their financial stability through housing and financial counseling programs conducted by a network of community-based organizations. DHCD also provides funds to CBOs to assist small businesses with technical assistance and to improve their physical appearance to retain and expand neighborhood job opportunities.

E. Other Actions

The comprehensive housing counseling services funded by DHCD provide tenants and prospective homeowners with assistance in such matters as 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.

The Tenant First Right to Purchase Program provides technical assistance, seed funding, and earnest money to tenant groups so they are prepared to take advantage of their first right of refusal when their building is up for sale. The program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding. During FY2014, DHCD provided 50 tenant households with these services through a technical service contract with University Legal Services.

DHCD also provides education and outreach to ensure that Fair Housing Laws are understood and that all residents are provided with information on their rights to access housing in the District of Columbia. DHCD's fair housing brochures are available in several languages. During FY2014, DHCD reached over 150 residents with fair housing information and/or assistance. In addition, DHCD also contributes to the District's anti-poverty strategy by encouraging developers to meet Section 3 requirements.

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 Community Partnership for the Prevention of Homelessness provides emergency support from ESG funds to prevent eviction. 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 city-wide "One Stop Service Centers." The Workforce Investment Council (WIC) brings together private and public sector stakeholders to develop strategies to increase employment opportunities for DC residents and to support and assist DOES in its employment mission. The D.C. 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 D.C. market.

DMPED manages the New Communities and Great Streets initiatives that address both physical and human service needs of targeted areas by combining government resources with those of private and non-profit developers or organizations to bring long-term and comprehensive revitalization to the designated area. "New Communities" is a comprehensive partnership to improve the quality of life for families and individuals living in distressed neighborhoods. DHCD administers one of the key resources for New Communities, the Housing Production Trust Fund. The companion program to New Communities is "Great Streets." Great Streets is a strategy to revive the local commercial corridors bordering the new communities so that services neighborhoods need are restored along with the housing and social fabric.

These two initiatives are a new and aggressive approach to fighting poverty that includes current residents and businesses in the planning for a diverse neighborhood that attracts a mixture of incomes and household types into the revitalized neighborhoods.

Section 3

Section 3 of the Housing and Urban Development Act of 1968 requires that recipients of HUD funds (and their contractors and subcontractors), to the greatest extent feasible, provide job and other economic opportunities to low and very-low income persons (Section 3 residents) and Section 3 Business Concerns. 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; in particular 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.

DHCD has implemented a comprehensive compliance program to ensure compliance of its recipients and their contractors. DHCD reviews all housing construction, housing rehabilitation, and public construction projects for Section 3 applicability. Recipients for covered projects are required to submit a detailed plan stating their Section 3 goals and how they will comply with Section 3 prior to receiving funds. Additionally, covered recipients are required to submit plans detailing their Section 3 goals, how they notify the community of opportunities, and efforts to comply. Recipients are monitored during the life of their project for compliance; monitoring includes site visits, reviews of documents, and quarterly reporting.

Education continues to be a priority in furthering Section 3 compliance in the District. In FY2014 DHCD conducted capacity building workshops for developers and recipients which included compliance such as Section 3. DHCD continued its work with the DC Housing Authority as partners the Districts Section 3 efforts.

In the hope of making compliance easier for its partners, DHCD has created the Section 3 Business Concern certification. The certification was implemented in 2009 and designed to facilitate compliance with Section 3 among DHCD recipients and their contractors. The certification is an application process that requires any business wishing to receive the preferences available to businesses under 24 CFR §135.36 to submit an application based upon factors defined in the regulations. The certification of Section 3 Business Concerns limits the opportunity for recipients and their subcontractors to assert that bona fide Section 3 businesses are not available for contracting opportunities.

Additionally, DHCD regularly holds Section 3 Business Concern certification orientation events. These orientations target local businesses, small business assistance groups, minority contractor groups, and Certified Business Enterprises to apprise them of Section 3 related opportunities at the Department and DHCD policy. DHCD continues to certify Section 3 businesses and to date has certified over 80 businesses.

DHCD will submit all Section 3 information required under 24 CFR §135.90 to HUD Headquarters in order to assist in meeting reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. The data will indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs toward low- and very low-income persons, particularly those who are recipients of government assistance for housing.

F. Leveraging Resources

The District's housing and community development programs require, whenever possible, the maximum use of private financial resources. The Department looks to be a gap financier for its selected projects, the private sector provides the bulk of each project's funds with DHCD funds closing the gap between private funds and the development cost of the project. Banks and other financial institutions serve as the private financing sources of all housing production, rehabilitation, or capital improvements and ongoing operations.

Many banks have special community lending operations called Community Development Financial Institutions (CDFI), partly in response to the provisions of the Community Reinvestment Act, which encourage local lenders to invest in affordable housing and other community support projects. Several local banks have been active in supporting nonprofit affordable housing development. The District's public dollars leverage these private funds.

DHCD also works in tandem with non-profit and quasi-governmental development organizations to leverage funds for affordable housing and economic opportunity. In addition, the District government and nonprofit developers have actively sought to capture foundation grants. Many nonprofit organizations seek foundation funding to provide social support services, especially to special needs populations.

Matching Funds

Three HUD programs require matching funds: HOME, ESG, and Lead Safe Washington. The Lead Safe Washington local match requirement for the Lead-Based Paint grants was \$2.4 million, which came from the Housing Production Trust Fund (HPTF).

Under 24 CFR 92.218 *et. seq.*, the District must provide a matching contribution of local funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. In FY2014, DHCD contributed \$43,722,451 toward the HOME match. DHCD met its HOME match obligation through local contributions from HPTF. Eighty percent of all HPTF monies must benefit households earning up to a true 50 percent of the area median income, which is below the HOME income eligibility maximum; moreover, HPTF-assisted rental projects must be affordable for 40 years, which exceeds the HOME affordability period requirement. As the Department incurs HOME and Lead match-eligible expenses, it ensures that adequate funding is provided for the matching contribution.

In addition to its federal ESG funds, the District of Columbia provided local match dollars to support outreach and prevention services; support shelter operations and fund renovation of shelter space. The District provided assistance for the homeless through community-based organizations, faith-based organizations and other non-profit service providers. The FY2014 local match for ESG was \$xxx,xxx⁵ in Emergency Rental Assistance Program vouchers.

⁵ At time of Draft publication, ESG funding information was unavailable.

G. Citizen Participation and Comment

To ensure citizen participation in the District of Columbia's FY2014 CAPER process, DHCD followed the Department's approved Citizen Participation Plan. The CAPER public hearing will be held on November 19, 2014 at DHCD headquarters where citizens, community partners, and other interested stakeholders will be able to provide testimony on the performance of DHCD. Information on the public hearing and public review period was developed and delivered to neighborhood associations, Advisory Neighborhood Commissioners, local non-profits, churches, civic associations, District staff, City Council, and interested residents. Notice of the hearing was published on the DHCD website and in the D.C. Register on Friday, October 17, 2014, the Washington Time on Monday, November 3, 2014, and in various papers of the Capital Community Newspaper group on October 30, 2014. The draft CAPER was made available for a 14 day review and comment period in accordance with HUD guidelines and the Citizen Participation Plan.

The purpose of the public hearing was to provide residents with an update on the implementation of the current CDBG, HOME, HOPWA and ESG activities and offer the CAPER for public review and comment.

DHCD took the following actions to make the Notice of Public Review available and to invite public comment on the CAPER for FY 2014:

1. Direct mailings – Office of the Mayor, City Administrator and Deputy Mayor for Planning and Economic Development; the Council of the District of Columbia; Advisory Neighborhood Commissioners (ANC); ANC Chair offices; Community Development Corporations and Community-Based organizations; Special Needs Housing Organizations; Non-profit Housing Groups; Latino, African, Asian and Pacific Islander Community Organizations and groups; and residents.
2. Email distributions – DHCD staff, DHCD's housing partners, community leaders and neighborhood-based list serves.
3. Website – The draft CAPER was posted on DHCD's website for review.
4. Media – Notice of 15-day Public Review is being provided to diverse media outlets via paid advertising and press release distribution.

H. Self-Evaluation

DHCD responds to questions concerning the self-evaluation of the District's overall performance in implementing the Five Year Consolidated Plan and, in particular, its performance during FY2014:

1. Are activities and strategies having an impact on identified needs?

Yes: Although DHCD did not meet some of the projections for creating and preserving affordable housing, the activities and strategies have made an impact on the needs identified in the Consolidated Plan. DHCD has strategically allocated funds to experienced developers and Community Based Organizations that have the capacity to maximize the funding received. Additionally, DHCD focuses on funding CBOs and projects that are both geographically diverse and assist a broad constituent base, including immigrant populations and the elderly.

The District, through its neighborhood-based activity programs, strategically invests funds through housing development and community-based non-profit organizations to support the enhancement of economic opportunities, affordable housing preservation, and development for the benefit of the District's low-to-moderate income residents.

Additionally, the Department conducts a number of public outreach activities and continues to place emphasis on educating DHCD stakeholders about the good things the Department does and the programs and opportunities available to them.

DHCD also works closely with the DC Housing Authority and the DC Housing Finance Agency to maximize dollars available for housing opportunities for extremely low to moderate income residents of the District. A representative of DHCD attends the meetings of the Metropolitan Washington Council of Governments (COG) Committee of Housing Directors to participate in information sharing and initiatives of the Committee.

Combined, all of these activities and programs have made a positive impact on previously identified needs while improving DHCD's stakeholder relationships and creating a more collaborative environment going forward.

2. What indicators would best describe overall results?

During FY2014, the District effectively utilized a comprehensive set of key performance indicators (KPIs) to track the progress of a wide range of activities in each division within the Department. Several of these measurements include activities and services that are linked directly to the Consolidated Plan. In all, there are 68 KPIs tracked across the 7 divisions within DHCD. Examples of such metrics include the number of low-to-moderate households assisted in becoming first-time homeowners, the number of low-to-moderate income households served through the neighborhood based activities programs, the time in which legal cases are heard and ruled upon, the number of visitors to the Housing Resource Center, the number of environmental reviews performed, and the cost of housing (rental and ownership) as a percentage of income.

The number of affordable housing units funded is a critical measure that indicates the revitalization of our neighborhoods and how the need for affordable rental and ownership housing for low and moderate-

income households is being addressed. The Development Finance Division also tracks the number of affordable housing units created per \$100,000 of subsidy provided, which is an International City/County Management Association (ICMA) industry standard metric for jurisdictions with residents >100,000.

3. Are major goals on target?

Partially: DHCD has made a tremendous amount of progress in meeting the priorities set forth in the Consolidated Plan and has significantly increased the supply of affordable housing; expanded homeownership opportunities; and contributed to economic and community revitalization.

In FY2014, DHCD increased the supply of affordable housing by 1,159 units through funds provided for multi-family rehabilitation and/or for pre-development loans for new multi-family and single-family construction projects. While this is slightly below the FY2014 goal, it is a significant increase from FY2013 in a housing market that is among the most expensive in the country.

DHCD's affordable housing construction projects spurred neighborhood revitalization and local economic development. As part of its neighborhood investments over the past year, DHCD funded housing counseling for 20,457 residents, home buyers, and new homeowners to increase access to housing and stable homeownership, technical assistance for 2,488 small neighborhood businesses to assist in their retention and expansion, both of which were significantly higher than projected for FY14. Additionally, DHCD completed façade improvement projects for 35 small businesses.

The District maintains goals and targets for the priority needs of the communities it serves. Progress continues to meet newly established goals: creation of new affordable housing, preservation of existing affordable housing, expansion of homeownership opportunities and meeting the needs of the homeless and those at-risk of becoming homeless. In FY2014, the District's annual allocation of CDBG and HOME grants were supplemented by funding from competitive federal grants, as well as the local Housing Production Trust Fund and local operating funds. Efforts to house special needs populations, such as the elderly and people with physical and intellectual disabilities, continue to improve through close partnerships with other District agencies and innovative strategies that include requiring Permanent Supportive Housing in new projects.

4. What barriers may have a negative impact on fulfilling strategies and achieving the overall vision?

The high cost of housing in the District of Columbia continues to be a barrier for both home-owners and renters as the median home sales price for the District in September, 2014 was \$502,000,⁶ which is significantly higher than the national median price of \$211,000.⁷ For renters, the median rent for a 2 bedroom rental in Washington D.C. in September 2014 was \$2,900⁸ while nationwide the median 2 bedroom rent was \$1,500.⁹ Even after leveraging the District's annual federal entitlement funding of approximately \$47 million with almost \$68 million in local Housing Production Trust Fund dollars, the District's affordable housing and neighborhood economic and community revitalization needs continue to outpace resources. Additionally, due to the high costs associated with real estate development in the District and competition from well-funded, for-profit developers, DHCD has seen less viable affordable

⁶ <http://www.zillow.com/washington-dc/home-values/> Accessed 11/5/2014

⁷ <http://www.zillow.com/home-values/> Accessed 11/5/2014

⁸ <http://www.zillow.com/washington-dc/home-values/> Accessed 11/5/2014

⁹ <http://www.zillow.com/home-values/> Accessed 11/5/2014

housing project proposals. In FY14 and FY15, DHCD will have more resources from local funding sources due to an \$100 million addition to the HPTF, but as the cost of real estate in the District continues to rise to record levels and the number of new residents moving into the District continues to put pressure on the existing housing supply, those resources will need to be managed and allocated more carefully to be utilized most effectively.

5. Based on this evaluation, what adjustments or improvements to strategies and activities might meet the identified needs more effectively?

In the 2013 State of the District address, Mayor Vincent Gray announced that, due to a large budget surplus from the previous fiscal year, \$100 million would be set aside for affordable housing in the District with a long term goal of creating 10,000 units of affordable housing by the year 2020. DHCD will be the lead agency for the allocation of much of these funds over fiscal years 2014 and 2015. These funds will be utilized to address some of the most pressing affordable housing needs in the District.

While the District suffers from some of the highest housing prices in the nation, the rising real estate market does benefit the local Housing Production Trust Fund, which produces affordable housing units with funding mainly from the deed transfer and recordation taxes the city collects on real estate transactions. As residential and commercial real estate development in the District remains strong, the HPTF will benefit from this strength. Statutorily 40% of HPTF funds are required to fund housing for residents under 30% of Area Median Income, while another 40% is required for those under 50% AMI.

Lastly, beginning in November 2011 DHCD has been the beneficiary of technical assistance from Enterprise Community Partners through a grant provided by the US Department of Housing and Urban Development's OneCPD program. In that time, DHCD has worked with experts in all areas of affordable housing to review DHCD policies and procedures, recommend changes, and assist in the implementation of those changes to create more effective programs, compliance, and monitoring internally and externally. Through these process improvements DHCD had begun to implement industry best practices in many areas and continues to work with OneCPD to more effectively meet the needs of District residents.

I. Monitoring and Compliance

During FY2014, DHCD continued to improve its sub-recipient monitoring program and procedures. DHCD developed its annual monitoring plan, and conducted monitoring reviews of DHCD programs and sub recipients. The Office of Program Monitoring (OPM) issued monitoring reports that included specific findings and recommendations to be addressed.

OPM continued to use its tracking database to monitor DHCD and sub-recipient corrective actions for reports issued by OPM and by external agencies such as HUD, the District Office of the Inspector General, and respective A-133 auditors. Several findings/recommendations were closed due to the division's tracking and follow-up. The Office of Program Monitoring also regularly monitors the Integrated Disbursement Information System (IDIS) for CDBG, HOME, HOPWA and ESG commitment and spending requirements. The division issues monthly spending reports for the above programs.

In FY2014 OPM initiated a complete review of DHCD Administrative Instructions (AI), which are the policies and procedures that outline how each department within DHCD is to function. While ongoing, this process has identified areas where no AIs have existed before and led to the update of AIs that have not been updated in a number of years, allowing for the introduction of best practices and increased efficiency.

Community Housing Development Organizations (CHDOs)

During FY2014, DHCD certified five CHDOs in accordance with the CHDO definition stated in 24 CFR 92.2. The Department also requires that all CHDOs recertify their compliance with that definition prior to issuing CHDO funds to them. To maximize the use of CHDO funds, the Office of Program Monitoring monitors the CHDO reservation requirement (in IDIS) on an ongoing basis, and DHCD both advertises technical assistance opportunities to the CHDOs and solicits CHDO participation from nonprofit organizations.

Community-Based Organizations (CBOs)

DHCD monitors the CBO's three times a year. (November, April and September) Our on-site monitoring review is focused on the following areas of program administration and regulatory compliance: (This monitoring depends on the program the CBO is working on.)

- Program performance review (national objective, eligible activities, contract objectives, scope of work, contract schedule, contract budget)
- General management practices (procurement practices, conflict of interest)
- Financial management practices (accounting system, internal controls)
- Recordkeeping/reporting practices
- Anti-discrimination compliance
- Activity-specific monitoring

Status of Grant Programs

Most services and activities are conducted within the planned time frame of one to two years. All CDBG, HOME, HOPWA and ESG funded activities are managed and completed well within established schedules, except for the activities that have been delayed due to changed circumstances, service areas or populations. DHCD has implemented a policy that projects must be ready for funding within three months of the application date.

J. CDBG Program and Use of Funds

During FY2014, Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the Consolidated Plan. DHCD's total CDBG program allocation for FY2014 was \$14,344,993. Funds were distributed among homeownership and home rehabilitation assistance, affordable housing/real estate development, neighborhood investment, program monitoring/compliance, and administration costs.

As stated in statutory requirements, DHCD may not spend more than fifteen percent (15%) of the allocated grant amount on public services and no more than twenty percent (20%) on administrative costs, irrespective of actual expenditures during the program year. According to the Integrated Disbursement and Information System (IDIS) PR26 Financial Summary Report, DHCD spent 14.68% of its allocated FY2014 grant amount on public services and 17.01% of its allocated grant amount on administration costs.

In addition to the entitlement allocation, \$13,245,838 was generated in program income through DHCD programs. In terms of actual expenditures versus the budgeted amount during FY2014, DHCD spent \$19,009,562 of CDBG funds. The actual expenditure amounts as well as budgeted amounts are listed in Table 4 below.

Table 4: FY2014 CDBG Program Budget

Table 4: FY2014 CDBG Program Budget and Expenditures		
	Budget	Total Expenditures
1. Homeownership and Home Rehabilitation Assistance		
a. Home Purchase Assistance Program (HPAP)	\$ 6,679,623	\$ 3,991,910
b. Residential Rehabilitation Programs	\$ 1,168,212	\$ 147,624
Subtotal	\$ 7,847,835	\$ 4,139,534
2. Affordable Housing/Real Estate Development		
a. Property Acquisition and Disposition	\$ 8,894	\$ 16,480
b. Development Finance Division Project Funding	\$ 12,239,115	\$ 5,109,133
c. Tenant Purchase Technical Assistance	\$ 382,676	
Subtotal	\$ 12,630,685	\$ 5,125,613
3. Neighborhood Investment		
a. Neighborhood Based Activities	\$ 6,531,590	\$ 5,610,249
b. Storefront Façade Development	\$ 854,028	\$ 517,769
Subtotal	\$ 7,385,619	\$ 6,128,018
4. Agency Management and Financial Operations	\$ 2,347,685	\$ 2,250,948
5. Program Monitoring and Compliance/Portfolio Mgt.	\$ 1,550,864	\$ 1,365,449
Total CDBG Program	\$ 31,762,687	\$ 19,009,562

J. CDBG Program and Use of Funds

The District met expectations for the annual CDBG spending test, which was completed on August 2, 2014. By statute, on that day a jurisdiction cannot have more than 1 ½ times its most recent grant amount unspent. DHCD successfully completed this spending test by with a ratio of 1.48,¹⁰ investing over \$21 million of CDBG funds into neighborhood revitalization, affordable housing, and community development activities.

CDBG housing activities undertaken by the DHCD addressed the following Consolidated Plan goals: encouraging revitalization of low-income neighborhoods, housing repairs for elderly persons, and support services to low-income elderly and disabled persons. DHCD's CDBG housing activities for FY2014 were:

- Multi-family rehabilitation,
- Tenant purchase,
- Home purchase assistance,
- Single family rehabilitation, and
- Housing for people with special needs.

Public service activities were focused on the needs of the District's very low to moderate-income residents by assisting with high priority needs. These included, but were not limited to, housing counseling services, neighborhood services, and support for tenants. Other needs listed in the Consolidated Plan and accomplished over the past program year were employment training, small business technical assistance, and façade improvement.

Changes in Program Objectives

While DHCD has used CDBG funds successfully to carry out its programs, the Department has made changes to programs as needed.

- DHCD continues to strengthen the monitoring protocols for its Development Finance Division (DFD) and its Residential and Community Services Division programs.
- DHCD has changed the Department's first-time homebuyer assistance programs, by determining levels of assistance that more strongly relate to household income in comparison to the metropolitan area median income; prevailing real estate market prices; and providing more favorable terms for loan repayment.

DHCD's programs have been designed to meet the HUD national objectives of benefiting low- and moderate-income persons, and elimination of slums and blight (through, for example, acquisition, disposition and rehabilitation).

¹⁰ IDIS Report PR-56

K. HOME Program and Use of Funds

DHCD's HOME Program for FY2014 was designed to address both rental housing activities as well as owner-occupied housing activities, which deal with the Consolidated Plan's housing goals of increasing the availability of affordable rental units targeted to extremely low-, very low-, and low-income families and to encourage revitalization of low-income neighborhoods through housing rehabilitation.

HOME activities implemented in FY2014, which adhere to the Consolidated Plan goals, were:

1. Multifamily development, including rehabilitation
2. Down payment assistance through the HPAP program

In FY2014, DHCD was allocated \$4,136,820 of HOME funds directly from HUD while \$1,587,267 was generated in program income. In terms of actual expenditures versus the budgeted amount during FY2014, DHCD spent \$5,795,687 of HOME funds. The actual expenditure amounts as well as budgeted amounts are listed below.

Table 5: FY2014 HOME Program Budget

Table 5: FY2014 HOME Program Budget and Expenditures		
	Budget	Total Expenditures
1. Homeownership and Home Rehab Assistance		
a. Home Purchase Assistance Program	\$ 926,934	\$ 593,519
b. Residential Rehabilitation Programs		
Subtotal	\$ 926,934	\$ 593,519
2. Affordable Housing/Real Estate Development		
a. DFD Project Financing	\$ 10,458,209	\$ 3,435,425
Subtotal	\$ 10,458,209	\$ 3,435,425
3. Neighborhood Investment	\$ 107,237	\$ 11,732
a. CHDO Operating Grants		
Subtotal	\$ 107,237	\$ 11,732
4. Agency Management and Financial Operations	\$ 1,015,920	\$ 886,555
5. Program Monitoring and Compliance/Portfolio Mgt.	\$ 1,355,140	\$ 868,457
Total HOME Program	\$ 13,863,440	\$ 5,795,687

HOME Match Requirement

Under 24 CFR 92.218 *et. seq.*, the District must provide a matching contribution of local funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. Through the Housing Production Trust Fund, the District spent over \$30 million on affordable housing projects that met the HOME program of affordable housing.

HOME MBE and WBE Report

Submittal of each annual CAPER must also include Part III of HUD Form 4107, otherwise known as HOME Annual Performance Report. Specifically, this report is used to report on the contracting and subcontracting opportunities with MBEs and WBEs for any HOME projects completed during FY2014. While there are no statutory requirements for contracting with a MBE or WBE, HUD uses this report to determine the outreach efforts of the Department to MBEs and WBEs. (See HUD Form 4107, Appendix F)

In terms of affirmative marketing, DHCD has established measures to guarantee compliance with affirmative marketing guidelines, including providing prospective funding recipients and all other affected stakeholders, i.e. developers, non-profits, the general public and tenants, with information on such fair housing requirements. The grantees are informed of their responsibility to make good faith efforts to provide information and otherwise attract eligible persons from racial, ethnic, familial composition, and gender groups in the District to occupy the available housing units who otherwise would not be aware of such programs or projects. Following are some actions mandated to assure affirmative marketing:

- All housing related programs and projects must display the “Equal Housing Opportunity” logo/slogan or statement in any advertising or solicitation for tenants or participants.
- Management companies of multifamily funded projects must display the fair housing posters wherever applications are accepted.
- Inform and solicit applications for vacant units for persons in the housing market who are least likely to apply for housing unless special outreach is completed.
- Inform targeted community agencies of the availability of units in order to reach the ethnically/racially/linguistically isolated community.
- Accept referrals from the D.C. Housing Authority that match the affirmative marketing requisites.
- Obtain information about apartment buildings occupied by community organizations and churches whose members are non-minority and are located in the various neighborhoods in which the program operates.

DHCD also continues to ensure that all its public documents have the District’s Non-Discrimination clause as mandated by the Mayor’s Executive Order 11246 and the implementing regulations at 41 CFR Chapter 60. This clause provides that:

In accordance with the DC Human Rights Act of 1977, as amended, D.C. Official Code Section 2-1401.01 *et seq.*, (Act) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, status as a victim of an intra-family offense, or place of residence or business. Sexual harassment is a form of sex discrimination which is prohibited by the Act. In addition, harassment based on any of the above protected categories is prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

L. ESG Program and Use of Funds

As of Draft publication, ESG information was unavailable.

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Appendix A: DFD FY2014 CDBG and HOME Funded Activities

Project: Israel Manor Senior Residences

Project Type/Description: 47 units of affordable senior housing

Address: 10th Street and Rhode Island Ave, NE

Ward: 5

Sponsor: Israel Manor LLC

Anticipated Outcome: 47 Affordable units

Actual Outcome: 0 Affordable units

Beneficiaries: Households at 60% or below of AMI

Total Development Cost: \$1,514,000

DHCD Budget Funding: \$1,514,000

Total Expenditure: \$145,446

Funding Source: HOME

Closing Date: December 2013

IDIS #: 1293

Project: North Capital Commons

Project Type/Description: Development of 123 units of affordable housing

Address: 1005 North Capitol Street NW

Ward: 6

Sponsor: McCormack Baron Salazar

Anticipated Outcome: 123 Affordable units

Actual Outcome: 0 units of affordable Housing

Beneficiaries: Individuals at 60% or below of AMI

Total Development Cost: \$32,693,132

DHCD Budget Funding: \$8,190,000

Total Expenditure: \$

Funding Sources: HOME

Closing Date: August 2014

IDIS #: 1296

Project: Trinidad Properties

Project Type/Description: 9 units of affordable housing

Address: 1214 Staples Street NE etc.

Ward: 5

Sponsor: Horizon Hill LLC

Anticipated Outcome: 9 affordable housing units

Actual Outcome: 9 housing units

Beneficiaries: Individuals at 80% or below of AMI

Total Development Cost: \$1,487,310

DHCD Budget Funding: \$994,380

Total Expenditure: \$994,380

Funding Source: NSP 3

Closing Date: January 2014

Activity Number: 2013-nsp3-tss-n

Project: Deanwood and Anacostia Property

Project Type/Description: 2 units of affordable housing

Address: 907 47th St NE

Ward: 7

Sponsor: Menkiti Group/ Dantes Partners

Anticipated Outcome: 2 affordable housing units

Actual Outcome: 0 housing units

Beneficiaries: Individuals at 80% or below of AMI

Total Development Cost: \$247,117

DHCD Budget Funding: \$180,106

Total Expenditure: \$180,106

Funding Source: NSP3

Closing Date: March 2014

Activity Number: 2013-nsp3-mp-n

Project: Israel Manor Life Learning Center

Project Type/Description: Community center and training facility.

Address: 1251 Saratoga Avenue NE

Ward: 5

Sponsor: Israel Manor Inc.

Anticipated Outcome: Training and Community Center

Actual Outcome: None

Beneficiaries: Community residents at 80% or below of AMI

Total Development Cost: \$4,000,000

DHCD Budget Funding: \$4,000,000

Total Expenditure: \$4,000,000

Funding Source: CDBG

Closing Date: December 2013

IDIS #: 2127

Appendix A: DFD FY2014 CDBG and HOME Funded Activities

Project: Holy Comforter Community Action Group**Project Type/Description:** Community Facilities for programs**Address:** 124 15th, SE**Ward:** 6**Sponsor:** Community Action Group**Anticipated Outcome:** Community facility**Actual Outcome:** None**Beneficiaries:** Community Residents at 80% or below of AMI**Total Development Cost** \$6,600,000**DHCD Budget Funding:** \$3,600,000**Total Expenditure:** \$**Funding Source:** CDBG**Closing Date:** May 2014**IDIS #:** 1405

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Appendix B: Residential & Community Services FY2014 Funded Activities

Housing Services—CDBG

1. AARP Legal Counsel for the Elderly (IDIS #2030)

3939 South Capitol St, SW

DHCD Budget Funding--\$137,500

Total Expenditure—\$137,500

Outputs:

- Foreclosure prevention provided to 598 elderly residents.
- Tenant assistance to 678 people.

2. Central American Resource Center—CARECEN (IDIS # 2023)

1460 Columbia Road, NW

DHCD Budget Funding--\$140,000

Total Expenditure - \$140,000

Outputs:

- Provided general mortgage default and foreclosure counseling to 30 residents.
- Provided credit counseling to 92 residents.
- Provided Tenant counseling to 62 residents.
- Provided ongoing apartment management counseling to 316 people.

3. Housing Counseling Services, Inc. (IDIS #2024)

2401 17th St, NW

DHCD Budget Funding--\$1,290,000

Total Expenditure-\$1,289,731.96

Outputs:

- 179 HPAP/EHAP applications submitted
- 2,652 families were prepared to purchase a home in the future through pre-purchase counseling and training
- 47 families purchased a home
- 67 clients received follow-up services, counseling and problem resolutions
- 59 single family LSW/SFRRP applications submitted to DHCD for consideration
- 194 Clients counseled in PADD/Homestead requirements
- 449 residents attended foreclosure prevention clinics
- 1,133 clients received money/credit counseling or training
- 1,282 clients received eviction counseling
- 241 rental buildings received tenant counseling services
- 1,308 rental buildings received T/A for IZ/ADU

4. Latino Economic Development Corporation—LEDC (IDIS #2025)**641 S St, NW****DHCD Budget Funding--\$533,695****Total Expenditure-\$528,293.24****Outputs:**

- Provided homeownership counseling to 186 applicants
- Submitted 76 HPAP applications
- 29 families purchased a home
- 19 clients received post-counseling services
- 15 residents attended foreclosure prevention clinics
- 440 clients received money-credit counseling
- 120 clients received eviction counseling
- Educated tenants in 84 buildings
- Provided T/A to 31 buildings for First Rights to Purchase

5. Lydia's House, Inc. (IDIS #2026)**3939 South Capitol St, SW****DHCD Budget Funding--\$350,000****Total Expenditure-\$349,591.14****Outputs:**

- Homeownership counseling provided to 1,099 individuals
- Foreclosure prevention provided to 20 families
- General credit counseling provided to 688 households
- Processed and submitted 68 HPAP Applications
- Processed and submitted 27 NEHAP and Negotiated Applications
- Processed and submitted 26 EHAP Applications
- 4 Single Family Residential Rehab Applications processed

6. Manna, Inc. (IDIS #2022)**828 Evarts St, NE****DHCD Budget Funding--\$70,000****Total Expenditure-\$69,970.03****Outputs:**

- 275 clients counseled
- 8 Homebuyer Boot Camp trainings
- 20 debt elimination
- 15 clients purchased homes

7. Marshall Heights Community Development Organization, Inc. (IDIS #2028)**3939 Benning Road, NE****DHCD Budget Funding--\$75,000****Total Expenditure--\$74,993****Outputs:**

- 89 units of one-on-one homebuyer counseling
- 244 units of one-on-one IZ counseling
- 14 units of one-on-one ADU counseling
- 225 attended all group ADU/IZ counseling events
- 65 received one-on-one credit counseling
- Provided foreclosure counseling to 12
- 48 IZ applications approved
- 48 ADU applications approved

8. University Legal Services, Inc. (IDIS #2029)**220 I St, NE, #130****DHCD Budget Funding--\$1,200,000****Total Expenditure--\$1,197,501.20****Outputs:**

- Over 3,000 counseled
- Provided 1,300 with credit counseling
- Provided Single Family Rehab counseling to 300 clients
- Provided foreclosure counseling to 204 clients
- Processed 29 Single Family Applications
- Conduct 2 expo events
- Homebuyer workshops
- Provided eviction counseling to 189 clients
- Provided first right purchase counseling in one building
- Outreach & marketing to 10,000 households

9. United Planning Organization, Inc.—UPO (IDIS #2119)**310 Rhode Island Ave, NW****DHCD Budget Funding--\$120,000****Total Expenditure--\$61,938****Outputs:**

- Provided 20 units of foreclosure counseling
- 3 units of TOPA counseling provided
- 20 received home management counseling

10. Mi Casa, Inc. (IDIS #2036)**6230 3rd St, NW****DHCD Budget Funding--\$40,000****Total Expenditure--\$39,999.34****Outputs:**

- 6 pre-purchase trainings for tenants
- 1 feasibility analysis
- 10 post purchase training workshops
- 1 tenant training workshop

Commercial Corridor & Small Business Technical Assistance**1. Anacostia Economic Development Corporation—AEDC (IDIS #2017)****1800 Martin Luther King, Jr., SE****DHCD Budget Funding--\$100,000****Total Expenditure--\$99,999.41****Outputs:**

- Provided one-to-one T/A to 176 clients
- Conducted 6 training workshop events with 155 participants
- Clients received 2 loans
- Assisted in the award of 3 contracts

2. ARCH Development Corporation (IDIS #2018)**1227 Good Hope Road, SE****DHCD Budget Funding--\$235,000****Total Expenditure--\$220,797.15****Outputs:**

- Provided technical assistance to 72 businesses
- Held 3 workshops for entrepreneurs
- 50 businesses received marketing
- Operated collective business space with 57 businesses
- Work with 4 veteran owned businesses

3. Congress Heights Training & Development Center (IDIS #2019)**3215 Martin Luther King, Jr., SE****DHCD Budget Funding--\$230,000****Total Expenditure--\$230,000****Outputs:**

- Provided one-to-one T/A to 102 businesses.
- Number of businesses surveyed 51.
- Completed 11 loans to small business clients.
- Created 24 jobs through SBTA.

4. Emory Beacon of Light, Inc.—EBOL (IDIS #2020)**6203 Piney Branch Road, NW****DHCD Budget Funding--\$102,500****Total Expenditure - \$72,905.91****Outputs:**

- Provided 266 units of T/A.
- Surveyed 87 businesses.
- Held 5 group events providing SBTA.
- Had 984 active SBTA clients.

5. Latino Economic Development Corporation, Inc.—LEDC (ISIS #2016)**641 S St, NW****DHCD Budget Funding--\$310,805****Total Expenditure--\$303,218.84****Outputs:**

- Conducted 29 small business training workshops
- Trained 226 entrepreneurs
- Provided 170 entrepreneurs one-on-one technical assistance to
- Provided total of 634.1 hours of technical assistance
- Served a total of 396 entrepreneurs with small business training
- Made 40 referrals
- Assisted 23 business loans of \$318,421

6. Washington Area Community Investment Fund, WACIF (IDIS #2021)**2012 Rhode Island Avenue, NE****DHCD Budget Funding--\$345,000****Total Expenditure - \$345,000****Outputs:**

- Number of businesses touched by SBTA Marketing 7,000.
- Provided 1,243 units of SBTA.
- Conducted 30 SBTA group events.
- Created 66 through SBTA.

7. DC Fashion Foundation (IDIS #2022)**640 10th Street, NE****DHCD Budget Funding--\$102,500****Total Expenditure - \$102,500****Outputs:**

- Number of businesses touched by SBTA Marketing 390.
- Conducted 188 units of SBTA.
- Held 30 group events.
- 15 jobs were created through SBTA program.

Storefront Façade Improvement**1. Barracks Row Main Street, Inc. (IDIS #2129)****733 ½ 8th Street, SE****DHCD Budget Funding--\$474,252****Total Expenditure -- \$76,563.35****Outputs:**

- 2 completed storefronts

2. ARCH Development Corporation (IDIS #1821)**1227 Good Hope Road, SE****DHCD Budget Funding--\$479,878****Total Expenditure -- \$52,655.23****Outputs:**

- 2 completed storefronts

3. ARCH Development Corporation (IDIS #2120)**1227 Good Hope Road, SE****DHCD Budget Funding--\$440,000****Total Expenditure -- \$94,347.87****Outputs:**

- Predevelopment completed for 2 storefronts

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Appendix C: Income Levels

DISTRICT OF COLUMBIA

FY 2014 MEDIAN INCOME TABLES

Effective July 1, 2014 ¹¹

Very Low Income - Gross household income 30% area median income (AMI), adjusted for household size per the following table: (This category is known as Extremely Low Income when referring to HOME)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$22,500	\$25,700	\$2,900	\$32,100	\$34,700	\$37,250	\$39,850	\$42,400

Low Income - Gross household income 50% area median income (AMI), adjusted for household size per the following table: (This category is known as Very Low Income when referring to HOME)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650

Moderate Income - Gross household income 80% area median income (AMI), adjusted for household size per the following table: (This category is known as Low Income when referring to HOME)

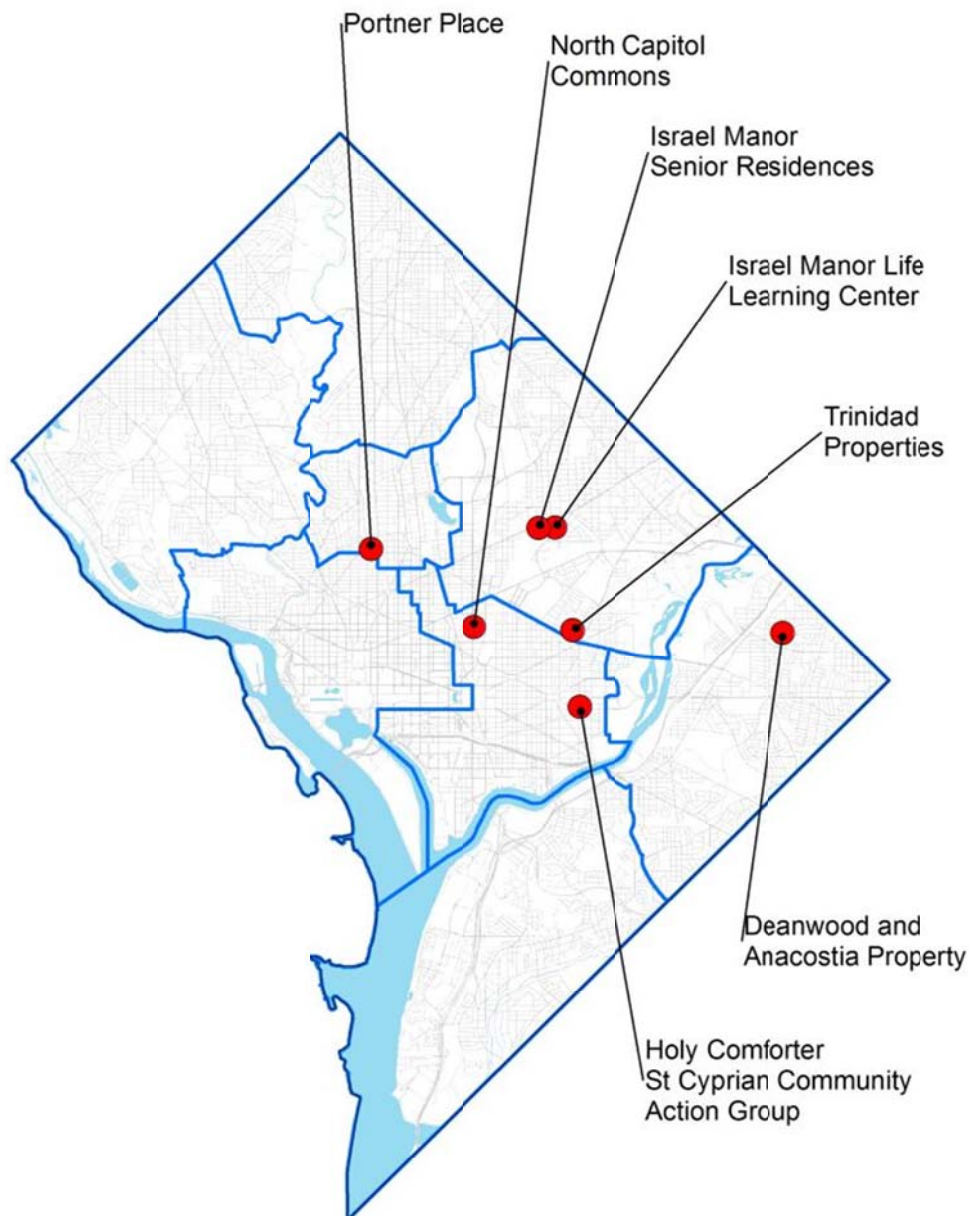
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450

Jurisdictions covered by these income limits include the following: Arlington, Fairfax, Fauquier, Loudoun, Prince William, Spotsylvania, and Stafford County, and the Cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas and Manassas Park in Virginia; Washington, D.C.; and Calvert, Charles, Frederick, Montgomery, and Prince George's County in the State of Maryland.

Median Family Income for Washington Metropolitan Area is **\$ 107,000** effective 07/01/2014.

¹¹ Data taken from HUD FY 2014 Income Limits accessed at:
<http://www.huduser.org/portal/datasets/il/il14/index.html>

Appendix D Map of Funded Projects in FY2014



Appendix E: Public Notice



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Housing and Community Development



PUBLIC HEARING NOTICE

Wednesday, November 19, 2014

District of Columbia's Fiscal Year 2014

Consolidated Annual Performance Evaluation Report (CAPER)

Michael P. Kelly, Director, Washington, DC Department of Housing and Community Development (DHCD or the Department) will conduct a public hearing on Wednesday, November 19, 2014, at 6:30 p.m., in the DHCD Housing Resource Center, located at 1800 Martin Luther King Jr., Avenue, SE, 1st floor. This hearing is an opportunity to discuss the District's Fiscal Year (FY) 2014 performance in its use of funds received from the US Department of Housing and Urban Development (HUD). DHCD received approximately \$32 million in annual formulaic grants from HUD in Fiscal Year 2014 through four programs: the Community Development Block Grant (CDBG); the HOME Investment Partnership; the Emergency Solutions Grant (ESG); and Housing Opportunities for Persons with AIDS (HOPWA). DHCD administered the CDBG and HOME funds directly while the Washington, D.C. Department of Human Services (DHS) administered the ESG funds through an agreement with the Community Partnership for the Prevention of Homelessness and the Washington D.C. Department of Health (DOH) administered Housing Opportunities for Persons with Aids (HOPWA) funds for the District and portions of Maryland, Virginia, and West Virginia that are part of the Washington, D.C. Metropolitan Statistical Area.

In preparation for the submission of the FY 2014 Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, DHCD is soliciting public comment on the District's effectiveness during FY 2014 at using federal funds to meet the District's housing and community development needs. These comments will form part of DHCD's and the District's evaluation, as required by federal regulations (24 CFR 91.520). This hearing is reserved for a discussion of the DHCD's FY 2014 performance.

If you would like to testify, you are encouraged to register in advance either by e-mail at DHCEVENTS@dc.gov or by calling (202) 442-6993. Please provide your name, address, telephone number, and organization affiliation, if any.

Telecommunications Device for the Deaf (TDD) relay service will be provided by calling (800) 201-7165. Sign language interpretation and language translation services will be available upon request by calling Ms. Pamela Hillsman, seven days prior to the hearing on (202) 442-7251.

Persons, who require interpretation or language translation, must specify the language of preference (i.e. Spanish, Vietnamese, Chinese-Mandarin/Cantonese, Amharic, or French). Language interpretation service will be provided to pre-registered persons only.

Written statements may be submitted for the record at the hearing, or until close of business, Friday, December 5, 2014. Mail written statements to: Michael P. Kelly, Director, DHCD, 1800 Martin Luther King Jr., Avenue, SE, Washington, DC 20020.

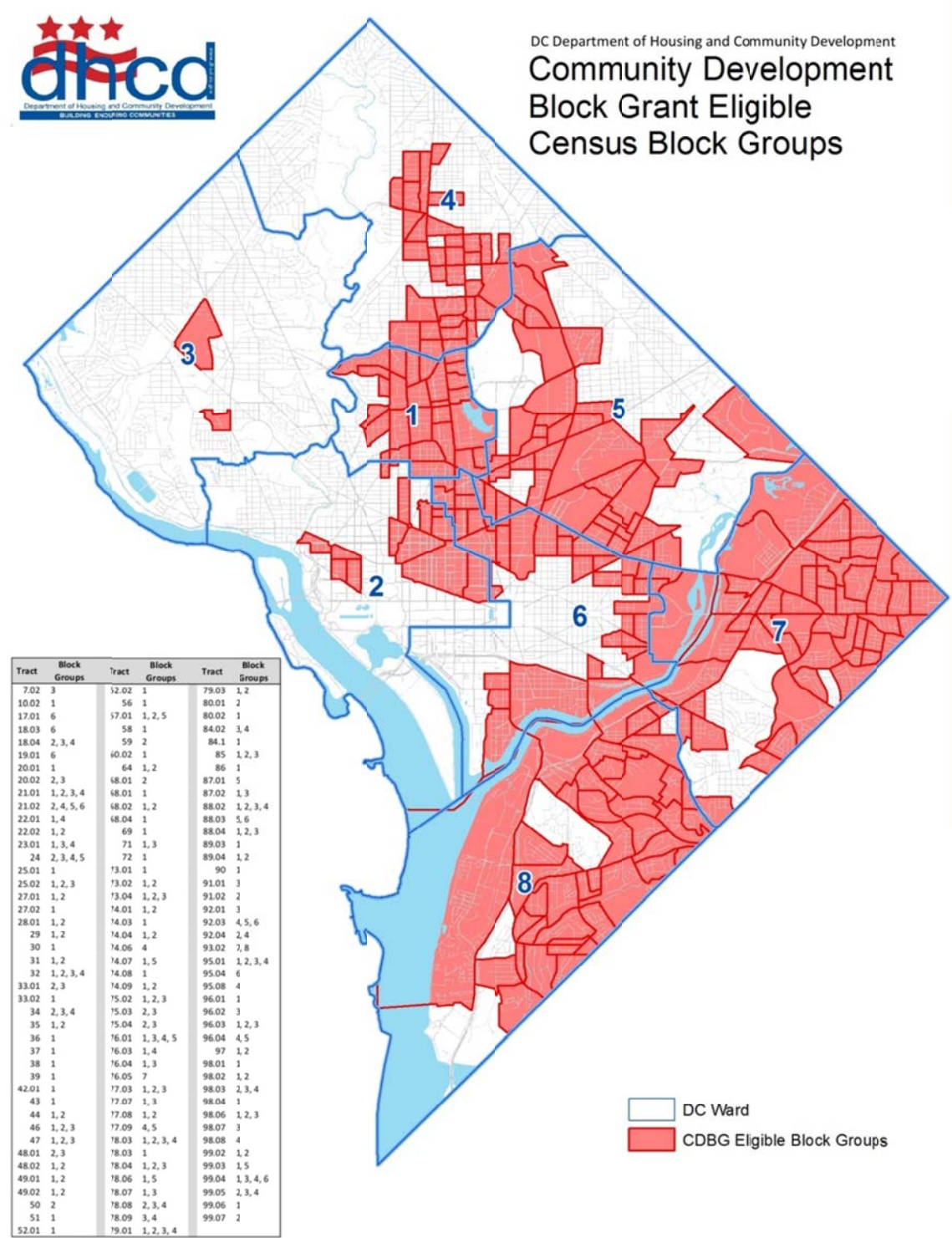
Department of Housing and Community Development / 1800 Martin Luther King Jr. Ave. SE, Washington, DC 20020 / 202 442-7200 / dhcd.dc.gov

Appendix F HOME Match Report

At time of Draft submission, HOME Match Report data was unavailable.

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Appendix G: Map of CDBG Eligible Areas



Appendix H: HOPWA FY2014 CAPER

At time of Draft submission, FY2014 HOPWA CAPER was unavailable.

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Vincent C. Gray, Mayor
Government of the District of Columbia

M. Jeff Miller, Interim Deputy Mayor for
Planning and Economic Development

Michael P. Kelly, Director
Department of Housing and Community
Development

For further information, contact
Quinn A. Warner
quinn.warner@dc.gov
(202) 442-7200