



ABRAMS HALL

HUD 2018/2019 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR

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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
BID	Business Improvement District
CAPER	Consolidated Annual Performance Evaluation Report
CBDO	Community-Based Development Organization
CBO	Community Based Organization
CDBG	Community Development Block Grant
CDC	Centers for Disease Control
CHDO	Community Housing Development Organization
CIP	Capital Improvement Program
CPD	Community Planning and Development
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
FY 2019	Fiscal Year 2019
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
HTF	Housing Trust Fund (Fannie Mae Program)



HUD	U.S. Department of Housing and Urban Development
IDIS	Integrated Disbursement and Information System
KPI	Key Performance Indicator
LAA	DC 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
LSW	Lead Safe Washington
NCRC	National Capital Revitalization Corporation
NIF	Neighborhood Investment Fund Target Areas
NOFA	Notice of Funding Availability
NSP	Neighborhood Stabilization Program
NRSA	Neighborhood Revitalization Strategy Area
OHR	Office of Human Rights
OP	Office of Planning
OPM	DHCD Office of Program Monitoring
PADD	Property Acquisition and Disposition Division
PAMD	Property Asset Management Division
PART	Pre-Apprenticeship Readiness Training
PHA	Public Housing Authority
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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EXECUTIVE SUMMARY

The District of Columbia is an Entitlement Grantee (“Grantee”) of the U.S. Department of Housing and Urban Development (HUD). As a Grantee, the District receives five funding allocations from the following HUD programs: The Community Development Block Grant Program (“CDBG”), the HOME Investment Partnerships Program (“HOME”), the “National” Housing Trust Fund Program (“HTF”), the Emergency Solutions Grant Program (“ESG”) and the Housing Opportunities for People with AIDS Program (“HOPWA”). The Department of Housing and Community Development (“DHCD”) has been designated by the District of Columbia to receive and administer these entitlement funds, however, the ESG grant is received and administered by the Department of Human Services (“DHS”) and the HOPWA grant is received directly and administered by the HIV/AIDS, Hepatitis, STD, and Tuberculosis Administration of the DC Department of Health (“DOH”).

As a designated Grantee, the District is required to submit to HUD, annually, a Consolidated Annual Performance and Evaluation Report (“CAPER”) 90 days following the end of the District’s fiscal year, in accordance with 24 CFR 91.25. The FY 2019 CAPER is a summary of the accomplishments under the District of Columbia’s Fiscal Year 2019 Annual Action Plan (AAP) that consists of narrative statements which explain the progress the District has made in carrying out the activities, goals, and objectives set forth in the FY 2019 AAP. The FY 2019 CAPER also describes the methods used to comply with federal regulations.

In FY 2019, the District received \$36,323,671.00 in federal funding from HUD, which generated \$10,598,003.00 in program income. In addition, there were carryover funds of \$21,279,124 from FY 2018 and \$131,722,227 in funds were made available through the Housing Production Trust Fund (HPTF) for affordable housing construction and rehabilitation. DHCD uses other local funds for preservation and other DHCD programs.

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$30,343,543	\$27,348,599.77
HOME	public - federal	\$11,607,632	\$4,194,495.67
HOPWA	public - federal	\$16,007,874	\$9,257,532
ESG	public - federal	\$1,241,749.00	\$0
HTF	public - federal	\$9,000,000	\$289,608.98
Other HPTF	public - local	\$100,000,000	\$146,908,466
Other	public - local	\$31,722,227	30,486,566

Table taken from CR-15

Throughout FY 2019, housing was a priority for the District. In Mayor Bowser's 2nd Inaugural address in January 2019, she set forth a goal to create an additional 36,000 housing units by 2025. Additionally, the Mayor's budget included historic levels of funding for affordable housing and preservation. On May 10, 2019, Mayor Bowser signed the District's first Housing Order ("the Order") to establish a framework to meet the goals established in that 2nd Inaugural address. In the Order, the Mayor tasked several District agencies to identify new policies, tools, and initiatives to begin fulfilling the goal of creating 36,000 new housing units, 12,000 of them affordable, by 2025. The Housing Order focused on promoting fair housing, increasing the production of affordable housing units and analyzing the housing trends to create homeownership opportunities in the District.

This document (the CAPER) will lay out the accomplishments of specific programs that will assist the District in meeting its housing goals and revitalizing neighborhoods; it will look at the progress made during the past year. Many partners within the District government work together to create affordable housing opportunities and supportive services for District residents. DHCD, along with DHS and DOH, work together to provide these housing and supportive services opportunities. In addition to creating housing, DHCD partnered with 21 non-profits to provide housing counseling services, tenant counseling services, legal services for seniors, small business technical assistance and small business façade improvements throughout the District.

The CAPER will be submitted, electronically, to HUD no later than December 31, 2019, via the Integrated Disbursement and Information System. Prior to submission, DHCD will hold a public hearing on this document in accordance with the District's Citizen Participation Plan. The hearing will be held on **Wednesday, November 20, 2019 at 6:30 pm at DHCD located at 1800 Martin Luther King Jr. SE, Washington, DC, in the Housing Resource Center.**

For more information on the District's CAPER or to register for the public hearing, please send an email to opm.questions@dc.gov, or call 202-442-7239.

CR-05 - GOALS AND OUTCOMES

Table 1 -- Accomplishments Program Year and Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	Percent Complete	Expected - Program Year	Actual - Program Year	Percent Complete
Address Blighted and Sub-standard Property Issues	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	125	7	5.60%	0	0	
Enhance/Improve Access to Amenities Near Aff. Hous	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	0	591.15%	2000	0	0.00%
Ensure Housing Stock is Safe/Healthy/Accessible	Affordable Housing Non-Homeless Special Needs	CDBG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	850	0	0.00%	0		
Expand the Affordable Housing Stock	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	2500	0	0.00%	1000	0	0.00%
Expand the Affordable Housing Stock	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0		500	0	0.00%
Expand the Affordable Housing Stock	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	1250	0	0.00%	0	0	
Expanding housing available to persons w/HIV/AIDS	Homeless	HOPWA: \$1,299,800	Housing for People with HIV/AIDS added	Household Housing Unit	10	0	50.00%	15	0	100.00%
Foster Small and Local Business Development	Non-Housing Community Development	CDBG: \$2,399,990	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	12	0.39%	500	1451	0.00%
Foster Small and Local Business Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	175	8	4.57%	35	43	0.00%
Housing homeless persons with HIV/AIDS	Homeless	HOPWA: \$	Housing for People with HIV/AIDS added	Household Housing Unit	2	2	100.00%	2	130	6,500.00%
Housing homeless persons with HIV/AIDS	Homeless	HOPWA: \$213,742	HIV/AIDS Housing Operations	Household Housing Unit	1000	175	0.0%	140	105	
Linking Persons with HIV/AIDS to housing	Homeless Non-Homeless Special Needs	HOPWA: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	0	12.63%	6,500	1,665	

Persons with HIV/AIDS being self sufficient	Non-Homeless Special Needs	HOPWA: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.0%	500	65	0.0%
Persons with HIV/AIDS maintaining current housing	Non-Homeless Special Needs	HOPWA: \$6,100,000	Homelessness Prevention	Persons Assisted	2250	0	0.0%	250	146	0.0%
Persons with HIV/AIDS obtaining rental housing	Non-Homeless Special Needs	HOPWA: \$2,105,341	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	3000	0	0.0%	650	454	0.0%
Preserve Existing Supply of Affordable Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		206	0	0.00%
Preserve Existing Supply of Affordable Housing	Affordable Housing	CDBG: \$	Other	Other	1898	0	0.00%	0	0	
Prevent and End Homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / ESG: \$0 / Housing Trust Fund: \$	Rental units constructed	Household Housing Unit	90	0	0.00%	250	0	
Prevent and End Homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / ESG: \$0 / Housing Trust Fund: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	4600	0	0.00%	884	0	
Promote Effective Comm. Dev. - Planning/Research	Non-Housing Community Development	CDBG: \$	Other	Other	6	0	0.00%	1	0	0.00%
Promote Energy-Efficiency/Community Resilience	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	500	0	0.00%	0	0	
Promote Energy-Efficiency/Community Resilience	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Strengthen Homeownership Among Low/Mod HHs	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		270	0	0.00%
Strengthen Homeownership Among Low/Mod HHs	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		8000	0	0.00%
Strengthen Homeownership Among Low/Mod HHs	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1600	24281	1,517.56%	10500	21,091	0.00%
Strengthen Homeownership Among Low/Mod HHs	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	500	0	0.00%	100	0	0.00%

Strengthen Homeownership Among Low/Mod HHs	Affordable Housing	CDBG: \$4,667,014 / HOME: \$1,628,965	Direct Financial Assistance to Homebuyers	Households Assisted	1125	0	14.22%	225	156
Strengthen Organizational Capacity of Non-Profits	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	0	0
Strengthen Organizational Capacity of Non-Profits	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		0	0
Transform Abandoned/Vacant Properties into Assets	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	1	10.00%		0
Transform Abandoned/Vacant Properties into Assets	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	25	0	0.00%	0	0
Transform Abandoned/Vacant Properties into Assets	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	50	0	0.00%	0	0

Narrative

The numbers in the above chart reflect accomplishments with federal dollars.

DHCD has a homeowner housing rehabilitation program that uses Housing Production Partnership Trust (HPTF) and Local funds. In FY 2018/2019, no federal funds were used for the Single-Family Residential Rehabilitation Program (SFRRP). However, DHCD rehabilitated 26 single-family homes and expended \$1,317,599.

In addition, DHCD assisted an additional **121** households with direct financial assistance through the Employee Homeownership Assistance Program (EHAP) with local funds. CDBG funds were used with EHAP in the amount of **\$2,771,324** and assisted **116** homeowners.

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In FY 2019, the District undertook many initiatives to assist in carrying out the goals outlined in the Consolidated Plan and the AAP. The District's programs expanded its outreach to the citizens by holding five public hearings, sponsoring the annual Housing Expo and updating

the 2011 Analysis of Impediments to Fair Housing Choice. Additionally, DHCD continued to provide training for agency staff, sister agency staff, and non-profit organizations, while focusing on IDIS, CAPER Overview, Davis Bacon Training, Ethics Training for CBOs, and one-on-one technical support as needed for subrecipients, developers and other partners.

The Development Finance Division “DFD” of DHCD, updated the District’s LIHTC Qualified Allocation Plan (QAP), providing training to development teams and working with the community to ensure that the scoring reflecting the supportive service needs of the community along with prioritizing the housing needs. Additionally, a consolidated Request for Proposals (RFP) for affordable housing projects was revised to be consistent with the QAP and published in 2019.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

The District is well on its way to making and exceeding its goals in the Consolidated Plan and AAP. The chart above reflects federal sources of funding, however, the District provided over \$100 million dollars in local funding (HPTF) for affordable housing. This additional investment is critical to the success of creating and maintaining affordable housing for District residents.

At the start of the Consolidated Plan, the District had a larger allocation of federal dollars. With diminished federal funding local dollars were used more and more to support activities outlined in the plan.

Narrative of Goals

Promote Energy/Efficiency/Community Resilience: Single-Family Residential Rehabilitation Program (SFRRP) activities were funded with HPTF and not CDBG, due to limited resources and the need to maximize CDBG funds with the most underserved needs in the District.

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The agency’s priority need is affordable housing. Federal and local funds were used to retain the District’s existing subsidized-housing stock while constructing new units to expand the supply of affordable units, as the agency was cognizant of the District’s growing racial and ethnic

diversity. Federal funds have been restricted to households earning 80 percent or less of the Area Median Income (AMI). Local HPTF regulatory requirements are 40 percent of funds to households earning under 30 percent of AMI; 40 percent of households earning under 50 percent of AMI; and 20 percent of funds to households earning under 80 percent or AMI.

Subsidized housing currently represents 26 percent of the occupied rental housing stock, although it is still not meeting the needs of residents. Nearly 46 percent of households in the District are housing-cost burdened. Almost 60 percent of households in DC are renters. Most of the low-income housing is located in racially and economically segregated areas of the District.

The need to both preserve existing affordable housing and expand the supply of housing is an overarching theme across many District-wide plans and working groups, including the Comprehensive Plan, Bridges to Opportunity, Sustainable DC, Housing Preservation Strike Force, and the Urban Institute Housing Needs Assessment for the District of Columbia. This observation was noted by stakeholders as part of the citizen participation process.

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CR-10 - RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	656	10	121	0	0
Black or African American	5358	176	851	0	0
Asian	151	2	8	0	0
American Indian or American Native	24	1	1	0	0
Native Hawaiian or Other Pacific Islander	11	8	0	0	0
Asian & White	38	0	0	0	0
Black/African American & White	470	0	0	0	0
American Indian/Alaskan Native & White	9	0	0	0	0
American Indian/Alaskan Native & Black/Africa	57	0	0	0	0
Other multi-racial	1581	0	0	0	0
Total	8355	197	981	0	0
Hispanic	958	0	63		0
Not Hispanic	168	0	1,013	0	0

Table 2 - Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - RESOURCES AND INVESTMENTS 91.520(A)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$30,343,543	\$27,348,599.77
HOME	public - federal	\$11,607,632	\$4,194,495.67
HOPWA	public - federal	\$16,007,874	\$9,257,532
ESG	public - federal	\$1,241,749.00	\$0
HTF	public - federal	\$9,000,000	\$289,608.98
Other HPTF	public - local	\$100,000,000	\$146,908,466
Other	public - local	\$31,722,227	30,486,566

Table 3 – Resources Made Available

Narrative

The Department of Human Services (DHS), which administers the Emergency Solutions Grant (ESG) Program is still finalizing its data collection for FY 2019, which is due November 30th. Since the CAPER must be published by November 15, 2019, to meet a December 31, 2019, statutory submission deadline, DHS will provide the ESG data to the public via the ESG CAPER, a separate document. In addition, DHS will provide the agency's numbers at the DHCD Public Hearing scheduled for November 20, 2019.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Distressed Areas	100	0	See Below

Table 4 - Identify the geographic distribution and location of investments

Narrative

Assistance was directed District-wide to areas that are 80 percent or below the AMI defined by the U.S. Department of Housing and Urban Development (HUD). Through development finance, dispositions, and residential programming, the District has targeted neighborhood investments that affirmatively further fair housing choice across the city. DHCD seeks to create affordable housing that integrates neighborhoods racially, ethnically, and economically and diversifies the District's affordable housing supply to include higher-opportunity neighborhoods and Wards.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

A commitment of DHCD resources is often the catalyst used by community-based organizations (CBOs) as the basis for their fundraising efforts and leveraging private dollars for even greater impact. With the endorsement and financial commitment of the District, organizations are greatly strengthened in their ability to obtain donations from the community, foundations, and the private sector. Additionally, District funds are often used as last-in “gap financing” to support important efforts after an organization’s fundraising capacity has been reached.

The District’s housing and community development programs require, whenever possible, the maximum use of private financial resources. DHCD strives to be a gap financier for its selected projects, the private sector provides the bulk of each project’s funds. DHCD funds close the gap between private funds and the project’s development cost. DHCD also works in tandem with non-profit and quasi-governmental development organizations to leverage funds for affordable housing and economic opportunity.

The District uses federal funds as well as local resources to create, preserve and protect affordable housing and promote community development. The Housing Production Trust Fund (HPTF) has been administered by the DC Department of Housing and Community Development (DHCD) since 2002 and continues to serve as a key tool for preserving and developing affordable housing. The HPTF enables non-profit housing providers, mission-driven for-profit developers, and renters wishing to exercise their right to purchase under the Tenant Opportunity to Purchase Act (TOPA) the needed funds to improve, purchase and develop the property for affordable housing.

Strong guidelines ensure the program services the city’s diverse housing needs and funded units remain affordable for an extended period of time. Due to the high proportion of cost-burdened renters in the District, at least 50 percent of HPTF must be for rental housing. In Addition, trust fund dollars are required to target low-income residents:

- 40 percent of the funds shall be designated for assisting households with incomes under 30 percent of the area median income (AMI);
- 40 percent of the funds are designated for households with incomes less than 50 percent AMI; and
- 20 percent of funds are designated for households less than 80 percent AMI.

Units receiving funds from HPTF must remain affordable for a minimum of 40 years for rental units and a range between five and 15 years for ownership units.

NHTF

The National Housing Trust Fund (NHTF) is a federal affordable housing production program that will complement the existing District of Columbia efforts to increase the supply of affordable housing for extremely low-income households, including homeless families and individuals, and persons with special needs. NHTF funding will be blended with other federal and local funding resources, including Project-Based Rental Assistance (PBRA), to finance properties that include these units. The terms of competitive solicitations may specify deeper targeting and lower maximum rents for NHTF units than those in the federal Interim Rule.

Over the summer, DHCD closed on 1736 Rhode Island Avenue NE. An agreement was executed to create sixty-one (61) new units of affordable housing. The unit mix will be thirty (30) one-bedroom units, twelve (12) two-bedroom units, and nineteen (19) three-bedroom units. Thirteen (13) of the proposed units, six (6) two-bedroom units, and seven (7) three-bedroom units will be set aside as Permanent Supportive Housing units with supportive services provided by Community of Hope. All housing units will be affordable to households earning at no more than 50% of the Median Family Income Reserved Units, and the 13 Permanent Supportive Housing (PSH) units shall be restricted to households earning no more than 30% of the MFI.

HOME Match

All recipients of HOME Investment Partnership (HOME) Program funds must contribute or match no less than 25% of HOME funds spent on affordable housing. As funds are drawn down from HOME funds, the District incurs a match liability that must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. During this consolidated planning period, the District will use the HPTF for HOME match requirements.

ESG Funds

Emergency Solutions Grant (ESG) fund match will be provided through local funds allocated for its Family Re-housing and Stabilization Program (RRH). The District invests over \$24 million annually in the RRH program, the locally funded RRH program for families. Currently, through a contract with the Community Partnership for the Prevention of Homelessness, the District competitively awards RRH resources to community-based organizations, faith-based organizations, and other non-profit service providers.

HOPWA Match

While the Housing Opportunities for Persons with AIDS (HOPWA) Program does not have a match requirement, HIV/AIDS, Hepatitis, STD, TB Administration's HOPWA program leverages local DC Appropriation, Federal Payment and federal-Ryan White funds to provide housing and support services to persons living with HIV/AIDS (PLWHA).

Program Income

Program income dollars are collected monthly by DHCD, for both the CDBG and HOME programs. Program income is derived primarily from loan repayment provided to citizens to assist in the purchase of homes or from developers provided to assist in the development of affordable housing and non-housing community development projects within the District.

In DHCD FY 2019, DHCD leveraged HOME funds for homeownership activities and one CHDO HOME project producing 64 affordable housing units.

DHCD, acting on the recommendations of the DC Housing Preservation Strike Force, created a private-public preservation fund as one of six critical strategies to preserve affordable rental housing in the District. Funds from the program will provide short-term bridge acquisition and pre-development financing to eligible borrowers.

Fiscal Year Summary - HOME Match	
1. Excess match from prior Federal fiscal year	37,572,127
2. Match contributed during current Federal fiscal year	2,451,092
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	40,023,219
4. Match liability for current Federal fiscal year	(2,451,052)
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	37,472,127

Table 5 - Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Ainger Place Associates, LLC	10/24/2018	HPTF						\$2,451,052

Table 6 - Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income - Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$53,220.16	\$1,415,359.65	\$1,197,510.53	0	\$271,069.28

Table 7 - Program Income

****All of the information is still being collected from organizations for year end and will be added in the final draft.**

Minority Business Enterprises and Women Business Enterprises - Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$10,073,973	0	0	0	0	0
Number	1	0	0	0	0	1
Sub-Contracts						
Number	39	0	0	4	3	32
Dollar Amount	\$6,565,156	0	0	\$1,957,970	\$450,394	\$4,156,793
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$10,073,937	0	1			
Number	0	0	0			
Sub-Contracts						
Number	39	2	37			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property - Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 - Minority Owners of Rental Property

Relocation and Real Property Acquisition - Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		<input type="text" value="0"/>	<input type="text" value="0"/>			
Businesses Displaced		<input type="text" value="0"/>	<input type="text" value="0"/>			
Nonprofit Organizations Displaced		<input type="text" value="0"/>	<input type="text" value="0"/>			
Households Temporarily Relocated, not Displaced		<input type="text" value="0"/>	<input type="text" value="0"/>			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Cost	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

Table 10 -- Relocation and Real Property Acquisition

CR-20 - AFFORDABLE HOUSING 91.520(B)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,737	0
Number of Non-Homeless households to be provided affordable housing units	1,300	0
Number of Special-Needs households to be provided affordable housing units	70	0
Total	3,107	0

Table 11 - Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	650	454
Number of households supported through The Production of New Units	630	513
Number of households supported through Rehab of Existing Units	780	532
Number of households supported through Acquisition of Existing Units	225	22
Total	3,320	

Table 12 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The District made progress toward meeting the goals and outcomes it identified in the HUD 2018/DHCD 2019 Fiscal Year Action Plan. DHCD also met its goal of strengthening homeownership among low- to moderate-income households through HPAP, which celebrated a 40-year anniversary in 2018. DHCD closed on the HELP Walter Reed affordable housing project in the summer of 2018 after the transfer of the land from the federal government in late 2017 to the District. Construction of the Walter Reed affordable housing project moved forward and the housing units will be available for occupancy late 2019/beginning 2020.

Lastly, construction continued in 2019 on a CHDO HOME project known as “The Maycroft” which contains 64 affordable housing units. The Maycroft project includes a teen center; a family resource center; a food preparation area and market pantry for McKenna’s

Wagon/Martha’s Table which offers free meals to members of the community everyday of the year; and a Martha’s Table Healthy Start Center. Jubilee Housing is the CHDO responsible for the Maycroft project and is exploring the establishment of a “resiliency room” which would be available to residents to gather to power cell phones, prepare food and refrigerate medicines in the event of an electrical grid shutdown.

Discuss how these outcomes will impact future annual action plans.

In future annual action plans, DHCD will focus more on its goals to prevent and end homelessness and on preserving the existing supply and expanding the affordable-housing stock. DHCD’s management plan is to strategically develop an outreach plan that will engage more non-profit organizations in the District to become qualified in becoming certified CHDOs.

In 2019, DHCD identified a CHDO to receive CHDO Operating Assistance with an eligible HOME-funded project. DHCD will continue to consider offering CHDO operating assistance to certified CHDOs with eligible HOME- funded projects.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	1002	2	0
Low-income 31%-50%	421	40	0
Low Moderate-income 51%-60%	303	54	0
Moderate Income 61%-80%	21	101	0
Total	1747	197	0

Table 13 -- Number of Households Served

Narrative Information

A total of 570 extremely low-income persons, 115 low-income persons, and 13 moderate-income persons were served with HOWPA-funds.

DHCD committed over \$130.3 million in affordable housing and community facilities gap financing during the FY19, including both federal and local sources such as HPTF. Another \$1.8 million of 9% LIHTCs were allocated to projects. HPTF targets households at 30 percent AMI; 50 percent AMI; and 80 percent AMI.

CR-25 - HOMELESS AND OTHER SPECIAL NEEDS 91.220(D, E); 91.320(D, E); 91.520(C)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Through annual Point in Time (PIT) counts, street outreach and shelter in-reach efforts, the DC Department of Human Services (DHS) and the Continuum of Care (CoC) successfully conducted 6,205 assessments on individuals experiencing homelessness in FY19 and matched 1,272 individuals through the Coordinated Assessment and Housing Placement (CAHP) system to housing resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

To better address the emergency shelter needs of families, DHS is developing smaller community-based shelters and replaced the existing family shelter located on the campus of D.C. General Hospital. DHS expects these smaller community-based shelters to reduce the amount of time families spend in shelter from an average of eight months to approximately 90 days by providing targeted assistance and quickly stabilizing families to prepare them for permanent housing.

In partnership with the CoC, DHS also increased outreach efforts to unsheltered individuals through expanded hours for low-barrier shelters and enhanced case-management services. This expanded access will allow more individuals to access emergency shelter and provide increased opportunities for client engagement and targeted supportive services. In FY20, DHS is launching a coordinated street outreach network to connect unsheltered individuals to shelter systems and housing solutions while also working to improve their health, safety, and quality of life through connections to support systems and services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In FY HUD 2018/DHCD 2019, DHS continued to refine its strategies for diversion and exits for families who experience homelessness. DHS launched a new shelter diversion and rapid exit program for single adults. Project Reconnect will serve up to 200 individuals a year who

are 18 and over and are either new arrivals, non-recent returners, transitioning from system involvement, or family engaged. DHS also worked to exit more families from shelters into more permanent, stable housing and connect them with essential services such as employment and job training. At the “front door,” DHS is diverting more individuals and families instead of immediately placing them into the homeless system.

DHS’s prevention program for families continues to demonstrate extremely effective outcomes. Of the 2,390 families referred to prevention support services in FY HUD 2018/DHCD 2019, 90 percent were diverted from the homeless-shelter system. DHS continues to enhance the effectiveness of Rapid Rehousing (RRH) case-management services for families to increase touchpoints and include connections to Temporary Assistance for Needy Families (TANF) employment-program providers. These changes contributed to an increase of exits in FY HUD 2018/ DHCD 2019 and decreased lengths of stay in the program in FY19.

In FY HUD 2018/ DHCD 2019, DHS also expanded prevention and diversion services for at-risk youth through within the Youth Services Division (YSD). Because the vast majority of youth who experience homelessness return to live with a family member, DHS also expanded the support of family-reunification services.

During FY HUD 2018/ DHCD 2019, the DHS YSD continued its community outreach to youth regarding available services for youth experiencing housing instability. The YSD prevention team also provided short-term case management to assist unstable housed youth in obtaining documents and referrals for services. Additionally, the YSD prevention team provided assessments and referrals for youth at the Adams Place Day Center. They also maintained a partnership with DYRS and provided services at the DYRS Achievement Center.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In FY18, DHS continued its efforts to build an effective crisis-response system for individuals and families experiencing homelessness. Through collaboration with the ICH and other partners, DHS is working to improve operations to quickly stabilize and accelerate the connection back to permanent housing.

During FY HUD 2018/ DHCD 2019, DHS built a cadre of RRH providers for individuals (six organizations with capacity up to 589 participants) and Permanent Supportive Housing (PSH) providers (18 organizations with capacity up to 1,600 individuals and 700 families) to

allow for growth in these programs without case-management capacity constraints. DHS also assigned 140 individuals to Targeted Affordable Housing (TAH) and continues to refine the CAHP-system prioritization process. DHS also expanded services at the Adams Place Day Center to include the introduction of medical services provided by Unity Health Care and the doubling of computer workstation usage, barbering services, and laundry usage. The volume of visitors on a daily basis increased by approximately 50 percent. In FY19, DHS also launched the Day Services Center. In partnership with the Downtown BID, the Day Center provides a positive and protective environment, coordinated entry into the Continuum of Care, connections to services through case management, and therapeutic programming services for to up to 120 individuals experiencing homelessness per day.

ICH, DHS, and DCHA continue to work with private and philanthropic partners to create a landlord risk-reduction fund and to launch a targeted landlord outreach/engagement effort. These efforts will facilitate access to housing for households with significant rental barriers (including active rental debt, poor credit, or prior evictions).

CR-30 - PUBLIC HOUSING 91.220(H); 91.320(J)

Actions taken to address the needs of public housing

The District of Columbia Housing Authority (DCHA) provides housing assistance through its federal Public Housing and Housing Choice Voucher (HCV) programs to over 20,000 households. DCHA's public housing Annual Contributions Contract (ACC) portfolio consists of over 8,500 apartments or townhomes among 67 traditional public housing and mixed-finance developments serving families, seniors and non-elderly disabled individuals. In addition, the agency administers over 10,600 federally-funded vouchers through its HCV program. DCHA also manages 4,632 housing subsidies through the Local Rent Supplement Program (LSRP), a locally funded affordable housing program modeled after the federal voucher program. More than 3,400 local landlords are providing housing through the HCV program.

The work of the agency is guided by its mission to provide quality affordable housing to extremely low- through moderate-income households, foster sustainable communities and cultivate opportunities for residents to improve their lives.

In 2018, DCHA undertook a comprehensive review of the agency's real estate portfolio, comprising of 41 traditional public housing properties. In fall 2018, DCHA Executive Director Tyrone Garrett announced that significant portions of DCHA's public housing portfolio had deteriorated to such a condition as to be potentially un-inhabitable, or threatening to the health and safety of residents without urgent action. In response, on September 28, 2019 DCHA released for public comment the agency's draft plan "Our People, Our Portfolio, Our Plan— DCHA's 20-Year Transformation Plan". The plan included staff recommendations for addressing the conditions and DCHA accepted comments during a 30-day public comment period. Agency staff have met with residents, community groups, and key stakeholders across the city and updated the plan based on the feedback. The updated version of the plan will be presented at the DCHA Board of Commissioners meeting on November 21, 2019.

In particular, DCHA identified 14 properties, comprising 2,610 units, as an agency priority. These 14 properties are in extremely urgent condition, with conditions that present physical and environmental hazards to residents. The proposed early action strategy will stabilize four of the 14 properties. As a follow-up to the early action strategy, DCHA proposes to pursue a longer-term strategy by utilizing tools made available by the U.S. Department of Housing and Urban Development (HUD) that will allow for the comprehensive modernization and/or redevelopment of these sites: Rental Assistance Demonstration program and Section 18 Demolition/Disposition. Under this plan, much of this activity will require long-term relocation as a first step to improve the living conditions of residents. In the plan, DCHA staff recommends that these long-term relocations be facilitated by the use of tenant protection vouchers issued by HUD and made available by approved Section 18 Demolition/Disposition Applications.

In many respects, neither the challenge DCHA faces, nor the path that led DCHA to this moment, is unique. Like many of the nation's public housing authorities DCHA daily confronts the impact of decades of declining federal capital and operating funding. The deterioration of the public housing stock across the country is accelerating simultaneously with HUD's announcement that it has no funding response to address long deferred maintenance. Like its counterparts, DCHA must engage private resources and capital to fill this gap. DCHA is facing this challenge head on, not only to mitigate the negative impact of these unacceptable conditions on the residents, but also to ensure that solutions enhance residents' dignity and their rights.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

- Through the Office of Resident Services, DCHA provides technical assistance to elected Resident Councils in Public Housing and Rental Assistance Demonstration (RAD) communities, including capacity-building activities, organizational support and resource coordination.
- The DCHA Board of Commissioners holds monthly meetings as public forums for public housing and HCV residents/participants, waiting list applicants and other stakeholders to provide input on agency management and existing/proposed agency activities, policies and programs. The public-housing and HCV families are represented by four members on the DCHA Board of Commissioners, including three elected public-housing residents and an appointed HCV participant. To maximize resident access, Board of Commissioners' meeting locations rotate monthly between DCHA public housing communities and the DCHA central office. In addition, the Board has standing committees that meet regularly.
- The agency holds public hearings, community meetings, and public-comment periods to discuss resident concerns and solicit input/ feedback on current and proposed policies, programs and activities.
- Agency staff participates at the request of resident leadership at Resident Council meetings and consults regularly with the resident District-wide Advisory Board, an elected body of resident leaders selected by Resident Councils.
- DCHA offers homeownership preparation programs to eligible public-housing and Housing Choice Voucher (HCV) residents through its Family Self-Sufficiency program. Residents prepare for homeownership with the support of case management and benefit from incentives like a savings escrow account. DCHA works closely with DHCD to connect aspiring public-housing and HVC homeowners with resources like HPAP to become first- time homeowners.

DCHA's most recent efforts included community and resident engagement related to the agency's "20-Year Transformation Plan—Our People, Our Portfolio, Our Plan". A draft of the plan was made public for comment in September 2019 for a 30 day comment period. Prior to the draft plan being made public, Director Tyrone Garrett and DCHA senior staff held on-site meetings in July and August 2019 at 14 public housing properties considered to be in extremely-urgent condition. Each meeting focused on the specific possible short and long-term approaches for stabilizing that public housing community. Staff also offered information about the agency's approach to relocation and support of families throughout the process. Staff from the Office of Resident Services (ORS) also followed up with residents who attended and had expressed interest in being referred to services for credit counseling, employment, and training options. A second round of community engagement meetings at 14 properties began in October 2019.

Actions taken to provide assistance to troubled PHAs

DCHA is not a troubled agency. In fact, the agency is one of only 38 public-housing authorities nationwide designated as a Moving to Work (MTW) agency by HUD. This designation is based on an agency's ability to perform effectively in the management and delivery of affordable housing and related services under its purview.

CR-35 - OTHER ACTIONS 91.220(J)-(K); 91.320(I)-(J)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The District focuses its strategies to remove barriers to affordable housing in order to: expand supply by both preserving existing affordable housing while adding new affordable housing units; continue to streamline processes for both developers and residents who access the city's resources; and promote housing education and capacity building among residents, developers, and community-based partners. For more in-depth knowledge of the strategies, see the Consolidated Plan SP:55, which outlines the strategies.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

DHCD hosted several trainings for staff and CBOs to ensure they have the knowledge and tools to meet the underserved living in the District of Columbia, such as: Green Building; Certified Occupancy Specialist Training for the CBOs; Age Friendly DC: Safe At Home Program; Small Business training; Tenant Opportunity to Purchase Act (TOPA); Housing Regulations Administrative training; Rent Control training; Language Access Training; Davis Bacon for Developers; Accessibility for developers and contractors. DHCD also hosted the annual fair housing symposium and the annual housing expo.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Single Family Residential Rehabilitation (SFRRP) administers loans and/or grants for home repairs to alleviate DC building code violations and assists homeowners in repairing physical threats to health and safety, and modify and/or eliminate barriers to accessibility for persons with mobility or other physical impairments. SFRRP helps households finance minor home repairs that will: address building code violations, repair roofs, remove threats to health and safety, and modify and/or eliminate barriers to accessibility for persons with mobility or other physical impairments.

In FY HUD2018/DHCD 2019, the Lead Safe Washington (LSW) team addressed lead-based-paint hazards and rehabilitation needs in residential single-family homes that were in the federal grant pipeline but were not able to be completed within the grant timeline. HPTF funds were used to complete these projects.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Through annual Point in Time (PIT) counts, street outreach and shelter in-reach efforts, DHS

and the CoC successfully conducted 6,205 assessments on individuals experiencing homelessness in FY HUD 2018/DHCD 2019, and matched 1,272 individuals through the CAHP system to housing resources

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

DHCD is working with DHS to develop an effective crisis-response system, where people feel both safe and secure and are supported to quickly get back on their feet. Key areas of focus within this strategy include not only action items to improve the physical conditions of District shelters, but also actions to improve operations to ensure the District is able to more quickly stabilize families and individuals experiencing homelessness and accelerate the connection back to permanent housing.

Increase Dedicated Supply of Supportive and Affordable Housing: Reducing the length of stay in the shelter is the key to meeting the annual demand for shelters while at the same time reducing spending on shelters.

Reducing Barriers to Supportive and Affordable Housing: Having an adequate supply of housing does not help if clients are unable to access it.

Increase Economic Security of Households: Economic security is particularly essential for households provided with RRH assistance. RRH is an important tool that helps people move quickly from a shelter back into permanent housing. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, the District must provide targeted employment assistance to these households. While particularly important for RRH households, increasing income is critical for all of the households served.

Increase Homelessness Prevention Efforts: The District must implement evidence-based strategies to better target resources to those households most at-risk of becoming homeless. In addition, the District needs to move further to stabilize high-risk households before they arrive at the shelter door.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City Administrator and the Deputy Mayors have used periodic coordination meetings to align resources and activities to match mayoral administration priorities. This system provides for continuous consultation and coordination between agencies. DHCD hosted its 11th Annual Housing Expo and Home Show, where over 4,000 residents, social service agencies, and public and private housing agencies obtained information on services in the

District. The Expo was also an opportunity for agencies to learn more about the services provided throughout Washington Metro area.

DHCD coordinated project-level decision-making for affordable-housing projects that submitted proposals under the city’s consolidated Notice of Funding Availability (NOFA).

The review panel considered overall resource constraints and made recommendations on which projects should be funded. After a thorough underwriting process, the project manager presented findings to a loan committee, who offered recommendations to the DHCD Director on whether to approve funding.

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

The Age-Friendly DC Task Force is made up of community members and District Government cabinet members with extensive knowledge in at least one of the following subject areas: outdoor spaces and buildings; transportation; housing; social participation; respect and social inclusion; civic participation and employment; communication and information; community support and health services; emergency preparedness and resilience; and elder abuse, neglect, and fraud. The Task Force and subcommittees continue to meet regularly to track and monitor progress and streamline programs and services.

Sustainable DC Interagency Task Forces were developed to provide a plan to make the city the healthiest, greenest, and most livable city in the United States.

Partnership for Healthy Homes was established to have a collaboration of multiple District agencies and private-sector partners to focus on identifying homes containing both children and any of a wide range of health and/or safety threats.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction’s analysis of impediments to fair housing choice. 91.520(a)

In FY 2019, DHCD completed its annual update to the District’s 2011 Analysis of Impediments (AI) to Fair Housing Choice Plan, known simply as the AI. The District’s AI provides information to the community regarding the obstacles citizens face with equal housing opportunity and fair housing choice within the District of Columbia. The District completed annual renewal AI and will be submitted to HUD at the end of the 2019 calendar year. This document will provide an extensive review of activities to-date which addressed previous impediment findings, as well as, an in-depth analysis of current market changes and

demographic shifts which have created additional impediments to equal access to housing. In addition, the District has partnered with the Metropolitan Council of Governments (MWCOCG) to complete a regional Analysis of Impediments with surrounding jurisdictions in Virginia and Maryland to coincide with the deadline for submitting the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD). For a complete update on the Impediments to Fair Housing Choice, see the attached 2019 CAPER Fair Housing Analysis of Impediments Update.

DHCD continues to prioritize non-housing neighborhood investments in Racial/Ethnic Concentrated Areas of Poverty. DHCD strives to produce affordable-housing opportunities and targeted neighborhood investments that increase racial and ethnic diversity.

DRAFT

CR-40 - MONITORING 91.220 AND 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

DHCD monitoring is conducted in compliance with the Office of Management and Budget's (OMB) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ("Uniform Guidance"). Monitoring is designed to determine the grantee's level of performance and production of grant deliverables, and compliance with federal and /or District requirements. Subrecipients are required to adhere to the principles of the Uniform Guidance as incorporated by the HUD regulations (24 CFR part 84). DHCD has incorporated many of these requirements in its Administrative Instructions, grant agreements and loan documents. DHCD approaches monitoring in a collaborative approach between the Office of Program Monitoring (OPM), the Office of the Chief Financial Officer (OCFO), Portfolio and Asset Management Division (PAMD) and the divisions managing each program. DHCD takes a holistic approach to the monitoring of its activities by reviewing each activity (program, grant, loan, etc.) prior to funding and closing, monitoring the activity for compliance with the grant or loan documents and monitoring DHCD assisted assets. Each division responsible for the funded activities is responsible for managing the project/program deliverable pursuant to the grant or loan or agreement as prescribed by a Scope of Work or Work Plan (if applicable).

Throughout this process DHCD must: (1) determine the relative depth and frequency of review of each grantee; and (2) describe the process and criteria used to select and prioritize grantees for monitoring.

Project Managers routinely monitor projects for the following: (1) financial management; (2) programmatic compliance; and (3) performance. Furthermore, OPM, PAMD, and OCFO collaboratively monitor grantees performing an internal compliance review of DHCD-assisted activities. These duties are in addition to overall grant management, technical assistance, or any other function related directly to project administration. This may include desk audits, site visits and providing technical assistance to agency staff as well as subrecipients.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

DHCD displays its draft of the CAPER on the agency's website for the public to view. This year DHCD conducted a Needs Assessment Hearing and 2020 Action Plan Public hearing and will host a hearing on the Consolidated Annual Performance and Evaluation Report

(CAPER) in November 2019. The hearings were announced in local newspapers, the DHCD newsletter, social media and via notices sent to the organizations with which the agency does business. At DHCD's 11th Annual Housing Expo and Home Show, citizens were able to communicate with staff members one-on-one and voice their opinions on the goals the agency had set for the fiscal year. Citizens were also allowed to present comments to the staff of DHCD and government officials who were present. At the hearings, citizens are allowed to provide comments, testify, and ask questions. During the hearings the citizens can view copies of the draft and are given sufficient time to submit written comments on DHCD's performance either by mail or email that has been established by DHCD specifically for the CAPER.

For more information on the District's CAPER or to register for the public hearing, please send an email to opm.questions@dc.gov, or call 202-442-7239. The hearing will be held on Wednesday, November 20, 2019 at 6:30pm at DHCD located at 1800 Martin Luther King Jr. SE, Washington, DC, in the Housing Resource Center. For more information or to register for the public hearing.

CR-45 - CDBG 91.520(C)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

DHCD does not anticipate any changes with its program objectives. DHCD has had great success in developing affordable housing units and meeting the needs of the communities in the District. DHCD will continue to build partnerships internally and externally to do more in the District to ensure that residents will have affordable housing units along with a variety of amenities necessary in today's economy.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(D)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation. See **Table 14** below:

SeVerna Phase II	Health and Safety violations as well as non-life threatening violations resolved within prescribed time.
House of Lebanon	Health and Safety violations as well as non-life threatening violations resolved within prescribed time.
Cedar Heights Apartments	Health and Safety violations as well as non-life threatening violations resolved within prescribed time.
Visionary Square	Health and Safety violations as well as non-life threatening violations resolved within prescribed time.
Jubilee Housing Phase II	Health and Safety violations as well as non-life threatening violations resolved within prescribed time.
Jubilee Housing-Re-Entry	Health and Safety violations as well as non-life threatening violations resolved within prescribed time.
Good Hope House	Health and Safety violations as well as non-life threatening violations resolved within prescribed time.
Wheeler Creek Senior Housing	Health and Safety violations as well as non-life threatening violations resolved within prescribed time.
Jasper Place	Health and Safety violations corrected within prescribed time; however, non-life-threatening violations not corrected to date. Reinspection to be scheduled.
4212 Foote Street Apartments	Non-responsive; letters/notices sent to owner and property manager received no response; Unable to inspect property.
W Street Apartments	Health and Safety violations corrected within prescribed time; however, non-life-threatening violations not corrected to date.
The Pleasant Park Tenants Assoc, Inc.	Health and Safety violations corrected within prescribed time; however, non-life-threatening violations not corrected to date. Reinspection scheduled for 10/31/2019.
927 R Street	Non-responsive; letters/notices sent to owner and property manager received no response; unable to inspect property.

Table 14

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The District has developed an affirmative marketing plan modeled after the HUD Affirmative Fair Housing Marketing Plan (AFHMP), which is mandated for all program services, acquisition and construction units funded by DHCD. The certification process ensures its grantees and funding recipient's adhere to affirmative marketing principles and thus increases the number of residents that benefit from all of DHCD's services. DHCD implements a similar AFHMP for non-housing projects and program services.

DHCD's affirmative marketing process for programs and projects is implemented through a certification process. For a program or project, each grantee/sponsor must provide certifications that it will comply with applicable fair housing, accessibility, and equal opportunity civil rights laws and regulations.

In DHCD FY19, DHCD approved and committed HOME funds to one project for which it approved affirmative marketing activities to ensure housing opportunities were provided to the least likely individuals or communities to know about the available housing due to geographical, language or other barriers.

DHCD assessed the affirmative marketing programs for projects and programs based upon two prongs: (1) for construction projects-its marketed actions were assessed based upon the number of targeted groups or individuals including persons with disabilities who rent or buy a unit in the funded project; and (2) for programs-it was based upon the increase of "target" individuals recorded as having benefited from the program service.

DHCD continued to make its programs available through partnerships with various community based non-profit organizations that target all District residents as well as specific communities, such as African American, Hispanic/Latino and persons with disabilities.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME program Income was used to provide downpayment assistance to 12 first-time homebuyers who purchased homes in the District. Program Income was also used in the development of a CHDO HOME funded project which will have 64 units of affordable housing.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The District continued to leverage available local and federal housing development programs funds whenever possible. DHCD coordinated with the DC Housing Finance Agency (DCHA) in the allocation for its low-income housing tax credit (LIHTC) funds through a memorandum of understanding (MOU), working in tandem with non-profit and quasi-governmental development organizations to leverage funds for affordable housing.

CR-55 - HOPWA 91.520(E)

Identify the number of individuals assisted and the types of assistance provided

The table below reports on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	250	146
Tenant-based rental assistance	650	454
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	140	102
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	15	3
Total	1,055	705

Table 15 -- HOPWA Number of Households Served

Narrative

The numbers above include 17 jurisdictions in Northern Virginia, three suburban Maryland Counties, and Jefferson County, West Virginia, in addition to the District of Columbia. The District is the lead jurisdiction within the DC EMSA for HOPWA.

6. Special Populations Served-Complete for All Activities *(Currently this information is not available)*

**Table 16: Special Population Served
(Currently Data is not available) Number
of Persons in Households**

HALO also provides participating landlords with a suite of program benefits.

Subpopulation	Total	Total Persons Served - Prevention	Total Persons Served - RRI-I	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				34
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 17

CR-56 - HTF 91.520(H)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

DHCD has committed \$3,472,545 in an HTF project that is under construction and will produce 61 housing units for persons at 30% or below of the area median income (AMI). Construction should be completed in 2020.

Tenure Type	0 - 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 18 - CR-56 HTF Units in HTF activities completed during the period

CR-60 - ESG 91.520(G) (ESG RECIPIENTS ONLY)

ESG Supplement to the CAPER in e-snaps

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name
Organizational DUNS Number
EIN/TIN Number
Identify the Field Office
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix: **Ms.**
First Name: **Tania**
Middle Name:
Last Name: **Mortensen**
Suffix
Title

ESG Contact Address

Street Address 1: **64 New York Avenue**
Street Address 2: **6th Floor**
City: **Washington**
State: **DC**
ZIP Code: **20002**
Phone Number: **202.698.4121**
Extension
Fax Number
Email Address: Tania.Mortensen@dc.gov

ESG Secondary Contact

Prefix: **Ms.**
First Name: **Nada**
Last Name: **Mohamed**
Suffix
Title
Phone Number: **202.442.4734**
Extension
Email Address: Nada.Mohamed@dc.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date:

10/1/2018

Program Year End Date: 9/30/2019

3a. Subrecipient Form - Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

DRAFT

CR-65 - PERSONS ASSISTED

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 - Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 - Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 - Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 - Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 23 - Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 24 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 25 - Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served - Prevention	Total Persons Served - RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 26 - Special Population Served

CR-70 - ESG 91.520(G) - ASSISTANCE PROVIDED AND OUTCOMES

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 27 - Shelter Capacity

The table only provides shelter utilization for families served with SG funding.

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

DHS does not have any current project outcome data as funds for FY18 have not been utilized thus far. FY18 funds will be utilized for Rapid Rehousing, Prevention and Emergency Shelters.

CR-75 - EXPENDITURES

10. Expenditures

10a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	0	262,674.30	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	262,674.30	0

Table 28 - ESG Expenditures for Homelessness Prevention

10b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	592,881	446,489.41	196,277.77
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	592,881	0	196,277.77

Table 29 - ESG Expenditures for Rapid Re-Housing

10c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	619,798	741,882.60	744,246.60
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	619,798	741,882.60	744,246.60

Table 30 - ESG Expenditures for Emergency Shelter

10d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Street Outreach	0	0	0
HMIS	0	0	0
Administration	32,601	48,098.99	37,212.33

Table 31 - Other Grant Expenditures

This table reflects ESG expenditures only. DHS has not used HUD FY18 funds yet and has until November 2020 to spend down.

10e. Total ESG Grant Funds

Total ESG Funds Expended	2015	2016	2017
	1,245,280	1,236,471	1,241,749

Table 32 - Total ESG Funds Expended

10f. Match Source

	2015	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0	
Other Federal Funds	0	0	0	
State Government	0	0	0	
Local Government	11,893,000	25,619,133	23,142,251	36,500,000
Private Funds	0	0	0	
Other	0	0	0	
Fees	0	0	0	
Program Income	0	0	0	
Total Match Amount	11,893,000	25,619,133	23,142,251	36,500,000

Table 33 - Other Funds Expended on Eligible ESG Activities

Total match funding reflects funds expended on the Family Rehousing and Stabilization Program (FRSP) in FY 16, 17 and 18.

10g. Total

Total Amount of Funds Expended on ESG Activities	2015	2016	2017
6,531	13,138,280	1,236,471	1,240,411

Table 34 - Total Amount of Funds Expended on ESG Activities

DHS has not used HUD FY18 funds yet and has until November 2020 to spend down.

11. Expenditures

DHS has not used FY18 funds yet and has until November 2020 to spend down. DHS intends to use the funds for Rapid Re-Housing (RRH) and Homeless Prevention and Emergency Shelters.

2019 CAPER 2011 FAIR HOUSING ANALYSIS OF IMPEDIMENTS UPDATE

In recent years the District of Columbia (DC) has meaningfully implemented changes that respond to the 2011 Analysis of Impediments to Fair Housing Choice (AI) that was completed through the Department of Housing and Community Development (DHCD). Changes to policy, funding, and regulation seek to promote housing choice and racially and economically integrated neighborhoods and accommodate a diverse population of individuals and families in light of DC's changing demographics. As Mayor Muriel Bowser often states, whether your family has been here five minutes or five generations there should be housing opportunities for you in DC.

An updated AI was completed in late 2019 which utilizes the Assessment to Fair Housing (AFH) format. DHCD engaged the Lawyers Committee for Civil Rights Under Law (an organization founded by former Attorney General Robert Kennedy) and the Poverty & Race Research Action Council. During the development of the document DHCD and the contractors engaged in outreach with the community and stakeholders to obtain qualitative (stakeholder feedback and interviews) data in addition to the required quantitative data analysis. As part of the Needs Assessment process for the development of the 2020 Action Plan, DHCD reserved time for the discussion of the AI: contractors led a discussion and presented on the AI process. Additionally, a fair housing survey was conducted at our 11th Annual Housing Expo as part of the public engagement process. A draft document presented by the contractors to the District was released for public comment on September 28, 2019. DHCD engaged in four hearings to get feedback from the community on the draft document. The District anticipates incorporating comments and submitting the document to HUD in late 2019 or early 2020.

The District is currently engaged in a regional Analysis of Impediments to Fair Housing Choice with the Metropolitan Council of Governments and surrounding jurisdictions. Our partners are Alexandria, Arlington County, Fairfax County, Loudon County, City of Alexandria, City of Falls Church, Prince William County and Montgomery County. Advisory participants include Prince George's County, City of Bowie, City of Rockville, City of Gaithersburg, as well as Public Housing Authorities for the Cities of DC, Alexandria, and Rockville as well as Montgomery County and Fairfax County. The last regional effort was over 25 years ago. The planned submission date for the Regional AI is 2021.

What follows is a restatement of each impediment to fair housing outlined in the 2011 AI and a response briefly summarizing some of the ways DC has responded toward overcoming that impediment.

Impediment #1: *The entrenched dual housing market 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. There is one housing market for African Americans and another for everybody else. The result is a highly segregated District of Columbia where one-third of the city's 39 neighborhood clusters are 93 percent or more African American and just three clusters have proportions of Caucasians and African Americans close to what would be expected in a free housing market lacking discrimination. Due to the extreme difference in the median incomes of the District's White and Black households, this racial segregation is accompanied by economic segregation."*

In 2017 and 2019 DHCD revisited its Qualified Allocation Plan and revamped its Consolidated Request for Proposals (RFP) to use DC's federal and local affordable housing funds to reduce historical patterns of segregation and mitigate those that would emerge from the changing DC housing market. The QAP and RFP also removed points for a local elected official support of projects.

Geographic targeting is used to select preferred projects in the RFP under the "Affirmatively Furthering Fair Housing (AFFH)/Geographic Targeting" and "Transit Proximity" priority scoring points. Using an index of housing costs (combining relative rents and home prices) and the presence of rail transit, DHCD seeks to incentivize proposals that produce or preserve affordable housing in high-opportunity neighborhoods, those with characteristics such as low crime, low poverty, and access to high-quality schools and jobs. The aim is to provide a counterbalance to the implicit incentive for developers to build affordable housing in low-cost and high-poverty neighborhoods and as a consequence enhance economic, racial, and ethnic diversity.

DC continues to support the enforcement of the Tenant Opportunity to Purchase Act (TOPA)—and acquisition and critical-repair funds to advance housing opportunities and mitigate displacement. Furthermore, DHCD drafted final regulations for the District Opportunity to Purchase Act (DOPA) in FY2018 and implemented DOPA in 2019. The Act requires rental property owners to provide the Mayor with the opportunity to purchase housing accommodations consisting of five or more rental units, as long as 25 percent or more of the rental units are "affordable." DOPA offers of sale should be submitted concurrently with, but are subordinate to, a tenant's right to purchase under TOPA. DOPA purchase opportunities are announced by DHCD and developers who meet the criteria will be invited to respond to those requests. The developers must comply with DOPA's requirements by maintaining and increasing the number of, affordable units in the property. Since implementing this law DHCD has exercised its DOPA rights 15 times in order to preserve existing affordable housing.

Housing opportunity is also promoted through the Property Acquisition and Disposition Division (PADD) at DHCD. DC is able to dispose of problematic or blighted properties offering them the development of affordable and workforce housing or other amenities that stabilize neighborhoods. This not only creates affordable housing and assisted homeownership but also removes blight and promotes greater economic development in at-risk neighborhoods. A similar process through the Office of the Deputy Mayor for Planning and Economic Development (DMPED) governs the disposition of other DC-owned properties that will result in a multifamily property of 10 units or more. If the multifamily units are located within a half-mile of a Metrorail station or Priority Corridor Network Metrobus Route, 30 percent of the units are now required to be affordable. If the property is outside these transportation opportunity areas, 20 percent are required to be affordable.

Increased economic and racial and ethnic diversity is also being accomplished through DC's **Inclusionary Zoning (IZ)** program. This program has generated 614 affordable units since its inception. Since these units are in larger new, market-rate developments they are in neighborhoods that are either established as high opportunity areas or in areas that are receiving investment and are becoming higher opportunity areas. With few exceptions, the units are allocated by a lottery open to all eligible applicants further limiting the instances of steering and creaming of applicants in the program. In the rare instances where the lottery is not used the developer must submit a fair housing marketing plan.

The District has also made numerous improvements to its homeownership programs. The base amount of assistance for the lowest income-eligible recipients has been increased to \$80,000 and repayments have been deferred for all but the highest income recipients until the home is sold or refinanced or no longer occupied by the recipient. An additional program administrator, the DC Housing Finance Agency, and many other process improvements have meant a dramatic increase in the utilization of the program, particularly increasing homeownership in the eastern Wards of the city. In FY 2019, DHCD invested \$21 million assisting 397 households through the Home Purchase Assistance Program (HPAP) and the Employer Assisted Housing Program (EAHP).

Lastly, home seekers are able to find housing throughout DC, including accessible housing for persons with disabilities in the neighborhood of their choice, by searching the www.DCHousingSearch.org web page. DC's Affordable Housing Locator has been updated continuously since 2014, thereby ensuring that private and non-profit development partners are including all of their available affordable units on the site. Private-sector developers who are not in partnership with DHCD are also encouraged to list their affordable housing units. This web and phone-based application was refreshed, redesigned and relaunched at DC's Housing Expo in June 2018.

Impediment #2: *As noted in Chapter 3, it is likely that racial steering—a practice prohibited by the Fair Housing Act—has contributed to much of the racial segregation in the District. The District’s own fair housing law substantially expands the number of protected classes beyond the nation’s Fair Housing Act. As recounted earlier, reported acts of housing discrimination likely represent only the tip of the proverbial iceberg.*

DC’s private, non-profit, and public sectors have made strides in providing outreach and increasing awareness regarding diversity and cultural awareness in relationship to equal housing opportunity. For example, the Equal Rights Center (ERC), a civil rights non-profit advocacy organization, has dedicated training for private-sector partners on fair housing. ERC trains the housing industry in equal-opportunity matters such as the fair housing responsibilities of multifamily owners, as well as accessibility and source of income protections, and provides online courses about fair-housing protections and criminal-record screening. The National Association of Realtors offers a curriculum on diversity for all members as continuing education. These efforts combined with the enforcement actions of the Office of Human Rights (OHR) and federal agencies assist in mitigating further discrimination in the metropolitan area.

To mitigate the evident racial and ethnic segregation described in the AI, ERC conducts paired testing in the metropolitan area. The purpose is to uncover unfair housing practices and provide an equal playing field for home seekers of all protected categories, regardless of their income status. In 2015, ERC conducted 464 fair housing tests and increased its corporate trainings (in the housing industry) by 7 percent over the previous year. It also partnered with OHR and 17 other organizations to engage residents and businesses in a day-long awareness campaign on disability issues. In order to bring greater awareness of the housing issues in the LGBT elder community, ERC partnered with a national organization and published an informational tool kit for the LGBT elder community who face housing discrimination.

Housing is linked to cross-cutting civil rights issues such as transgender and gender equality, immigrant and language access, and accessibility for persons with disabilities. Since 2012, OHR has conducted media campaigns to educate the public on fair housing as a right, inform residents of language-access laws for Limited English Proficient DC residents, promote respect for transgender and gender identity, publicize contributions by immigrants in creating a more diverse city, and encourage businesses and places of public accommodations to be more accessible to person with disabilities.

More recent media campaigns have focused on gender equality for women and anti-discrimination in the Muslim community. OHR has also hosted a TEDx MidAtlantic Salon talk on gender equality. These Employment and Public Accommodations campaigns have had the added result of bringing attention to the obstacles faced by residents within these

groups when seeking housing opportunities. The relationship between employment and housing is symbiotic and the lack of one diminishes opportunity in the other.

DC has also used its long running Annual Fair Housing Symposium, a partnership among DHCD, OHR, ERC, and the DC Developmental Disabilities Council, as a mechanism to inform and educate residents, community-based services providers, industry professionals, and government agency personnel on incorporating and abiding by fair housing principles as a means to promote racial, ethnic and economic diversity.

Impediment #3: *Discrimination against African Americans and, to a lesser extent, Latinos in issuing conventional and FHA loans continues unabated in the District as it does throughout the nation.*

The DC Department of Insurance, Securities, and Banking (DISB) not only protects consumers by offering regulatory supervision of financial services companies, firms, and individuals doing business in DC, but it also has the directive to develop and improve market conditions to attract and retain financial services firms in the city, at times balancing conflicting interests and real consequences for DC residents.

In the upcoming AI that will commence in 2019, DC will provide an analysis of the Home Mortgage Disclosure Act (HMDA) data as it pertains to DC and its surrounding metropolitan area to show whether lenders are serving the housing needs of DC. As a predecessor to the AFH, an analysis of HMDA data would shed light on lending patterns that may be discriminatory and provide DC officials' critical information that would inform policies and decision making. Notwithstanding the lack of updated HMDA data to factor current mortgage lending discrimination, DC has moved forward in educating residents about their rights regarding mortgage lending and insurance, how to avoid becoming victims of fraud and how to file grievances.

The DISB Foreclosure Mediation Program, which began in May 2011 as a result of the "Saving D.C. Homes from Foreclosure Amendment Act of 2010," has been very successful in reducing foreclosures: from 1,349 in 2010 to 114 in 2014. Other foreclosure prevention efforts are made available to DC residents through the \$4.4 million District portion of the National Mortgage Settlement, which provides consumer relief those effected by abusive mortgage loan servicing prior to the national mortgage reforms that were passed in 2012.

DISB partnered with a DC community-based organization, Housing Counseling Services, Inc. (HCS), to provide legal aid to homeowners facing foreclosure, create a hotline for distressed homeowners, and provide help for residents in accessing money they are eligible for through the settlement. In addition, HCS launched a media campaign to inform residents of DC resources and the Foreclosure Prevention Hotline. This campaign prevented many DC residents from losing their home, thus precluding residents from adding to the economic segregation prevalent in the city. Furthermore, DISB increased financial literacy for

unbanked and under-banked residents who often rely on expensive check-cashing centers and payday lenders to become users of “Bank on DC” accounts from participating mainstream financial institutions. DISB continues to explore ways of decreasing ‘banking deserts’ predominantly in minority neighborhoods

DISB engaged the community and business sector to improve education on insurance and financial scams and foreclosures and in 2013 DISB initiated two enforcement actions to protect DC investors. These initiatives were focused particularly on seniors: one against an investment company targeting seniors and a second against an individual selling fraudulent investment.

In 2014 DISB began using the National Mortgage Licensing System to manage all money-related transaction licenses and registrations. This action allows DC to have a single-entry point for coordinating licensing of all DC financial-service providers and mortgage licensees and registrants. Additionally, since the passage of the Dodd-Frank Act, DISB has increased the number of firms under its regulatory directive. The Act authorizes DC to license investment advisors managing assets of \$100 million or less, up from \$25 million or less. This transition allows DC to have greater control and regulation over securities here and to increase its impact on residents and businesses.

Impediment #4: *The relatively high cost of housing continues to pose a barrier to fair housing choice in the District by fostering economic segregation and the racial segregation that accompanies it due to the median income of the District’s non-Hispanic White households being so much greater than the median income of African American households. While wealthier Caucasians have been moving into neighborhoods that had been overwhelmingly African American, gentrification has accompanied this in-migration, leading to higher housing costs and displacement of a substantial percentage of residents with lower incomes who, in the District of Columbia, are disproportionately African American. In addition, the District’s supply of rental housing is rapidly shrinking. More than a third of the District’s rental stock was lost between 2000 and 2010. One-fourth of all District tenants are spending more than half of their income on rent, in part due to the shortage of rental dwellings. Unless lower-cost and moderate-priced rental housing can be preserved and new affordable units built in these gentrifying neighborhoods, racial and economic integration will be a very short-lived experience.*

To meet its commitment to increase affordable housing and create diverse neighborhoods, the DC’s Mayor and Council have committed over \$100 million of Housing Production Trust Fund (HPTF) monies for each of the last four years. Since 2009, the District has invested nearly one third of a billion dollars from the HPTF—the largest trust fund of its kind per capita in the nation. In FY19 alone, almost 1,246 affordable units were produced or preserved by DHCD resources, including the HPTF. Since 2015 DHCD has funded 113

projects totaling over \$613,000,000 in both local and federal resources to preserve and create 8,325 housing units.

These numbers are augmented by the implementation of regulatory programs and negotiations such as the I) and Affordable Dwelling Units (ADUs), the usage of Planned Unit Developments (PUDs), and increased investments in HPAP, DC continues to expand affordable housing.

Additionally, in order to preserve affordable housing, the public-private DC Housing Preservation Fund (DCHPF) was created and funded with \$10 million and will at a minimum leverage an additional \$30 million. Administered by the Washington, DC Low-Income Initiative Support Corporation (LISC-DC) and Capital Impact Partners, the DCHPF will complements DC's preservation efforts by providing additional funds that are also easier to deploy and more flexible to aid acquisitions and predevelopment in a high-cost housing market. The DCHPF was created as a result of one of six recommendations/action items provided in the 2016's DC Housing Preservation Strike Force's final report. The Strike Force was formed in 2015 and included an 18-member team comprised of housing experts and selected stakeholders from the public to promote the preservation of the current affordable housing stock. DC acknowledges that preserving and creating affordable housing, precursors to advancing economic, racial, and ethnic diversity, may be at risk due to loss of subsidized housing with an additional 13,700 units with subsidies that will expire by 2020. Hence, the Mayor charged the Strike Force with developing a proactive, multi-pronged strategy and action plan to preserve DC's existing affordable housing covenants set to expire by 2020.

The six recommendations presented to the Mayor were: (1) establishing a "Preservation Unit;" (2) creating a public-private preservation fund; (3) expanding resources to preserve small properties; (4) adopting DOPA regulations; (5) advancing preservation through TOPA; and (6) enhancing programs to allow low-income seniors to age in place.

As a result of the Strike Force recommendations, DC has formed a Preservation Unit working group comprised of intra-government partners, housing industry, advocates, and DC residents. Also, DC appointed in March 2018 the first Housing Preservation Officer within DHCD to discuss, learn, and analyze how to best preserve and expand affordable housing. Through the creation of DCHPF, DC anticipates the development of a public-private partnership that would invest early and inject AFFH principles to the process of "Preserving the affordability of 100 percent of its existing federally and city-assisted affordable rental homes." Since the creation of the Preservation Unit the District has found that the funds are leveraged 3 to 1 by the public private partnership thus providing additional opportunities to preserve existing affordable units.

The District has also enacted several programs tax and rent control provisions meant to reduce the rent and housing cost pressures on its elderly and disabled population. These range from lowering allowable rent increases in rent-controlled apartments, to deferring property taxes and providing home modifications and repairs to allow households to remain in place.

In Mayor Bowser's 2nd Inaugural address in January 2019, she set forth a goal to create an additional 36,000 units by 2025. On May 10, 2019 Mayor Bowser signed the District's first Housing Order to establish a framework to meet the goals established in the Inaugural address.

The Housing Framework for Equity and Growth (HFEG) (the website with the report link here is: <https://housing.dc.gov/page/housing-dc-publications>) provides goals for the equitable distribution of affordable housing in Washington, DC, supporting the vision for creating 36,000 new housing units by 2025. The report is the first in a series that will comprise the Housing Framework for Equity and Growth. The framework will examine factors across multiple scales, design typologies, and resident experiences to generate recommendations that can increase housing affordability and opportunity for all residents. In late September 2019 DHCD and the Office of Planning (OP) engaged the public to discuss the distribution of affordable units in the District at a Community Conversation: Housing Framework for Equity and Growth at the Ron Brown High School.

Impediment #5: *As explained beginning on page 154, more than 12,000 units of new development have been exempted from the District's inclusionary zoning requirements because they were in the pipeline when the inclusionary zoning act went into effect. But their exemptions should have expired because ground has not yet been broken for these buildings. The District, however, has routinely granted extensions that have kept these developments exempt from the city's inclusionary zoning requirements. Some of these developments were allegedly submitted to avoid being covered by the new inclusionary zoning provisions.*

At this juncture, DC is steadily providing increased economic opportunity and racial diversity through the IZ program. The program was slow to start in 2009, but to date it has generated 1,006 affordable units.

In addition, in FY 16 the District changed the program to facilitate using the program to reach lower-income residents. Changes made by the Zoning Commission restrict IZ rentals to families earning up to 60 percent of AMI while IZ homeownership units will be restricted to families earning up to 80 percent of AMI. DHCD subsequently amended the IZ regulations in early FY2018 in order to effectively implement these changes and modernize the program. Streamlining the application procedures and making criteria more flexible further increased the potential for this program to serve to counteract barriers to fair

housing. The program continues to grow and evolve by providing diverse housing opportunities to residents who may have previously lived in low poverty and racially concentrated areas of DC.

Impediment #6: *The District's zoning ordinance imposes significant obstacles to accessory apartments, a cost-effective way to provide housing affordable to individuals and households of modest means and to enable households with declining incomes to remain in their homes. As explained in Chapter 3, many of the zoning provisions likely discourage home owners from even applying to create an accessory apartment.*

This obstacle was removed in September 2016 when DC adopted new zoning regulations that facilitated the creation of accessory apartments. The issue of ADUs primarily affected residents who needed to have elderly parents reside with them, a person with disabilities have a dwelling unit with a no-step entrance, or simply a unit to house a growing family.

The new zoning regulations, in Title 11 Subtitle U Chapter 2, provide for: (1) the existence of the dwelling unit as a matter-of-right use for single-family zones not requiring approval of DC's Board of Zoning Adjustment (BZA); (2) a minimum principal dwelling size between 1,200 and 2,000 sq. ft.; (3) the gross floor area that an accessory apartment may occupy expanded from 25 percent to 35 percent of the principal structure; (4) the entrance to the accessory apartment permitted to face the street depending on the zone and subject to conditions; (5) the apartment to be in an accessory building provided there is proper access for health and safety; (6) home occupations permitted within the accessory apartment subject to limitations; and (7) BZA-provided special exception flexibility for up to two requirements without the need of a variance.

Impediment #7: *The only reference in the District's comprehensive plan that even hints at achieving stable, racially integrated neighborhoods is a fairly generic statement, "On a neighborhood level, the recent housing boom has challenged the District's ability to grow a city of inclusive and racially and economically diverse communities." The city's plan has no goals, objectives, or policies that seek to achieve stable, racially integrated neighborhoods, which in the District would also require economically diverse housing because the median income of African Americans is just 37 percent that of Caucasians.*

The District is currently engaged in amending its Comprehensive Plan. The previous Comprehensive Plan was amended in 2011 during a period of tremendous growth. As part of the amendment process, DHCD and the public have proposed numerous amendments to expressly address the impediments to fair housing identified by the AI. In 2019 DHCD and the OP have worked together to discuss the Comprehensive Plan and its interrelationship with the District's fair housing impediments. The completion of the plan was included as part of the Mayor's Housing Order that was executed at a housing rally on May 10, 2019. In the

Order the Mayor tasked several District agencies to identify new policies, tools, and initiatives to begin fulfilling the goal of creating 36,000 new housing units, 12,000 of them affordable, by 2025. the Order the focused on the following areas:

- Increasing production and accelerating delivery of housing by analyzing housing trends, needs, capacity, and impediments to housing in order to identify housing targets and policies
- Promoting fair housing by identifying ways to create an equitable distribution of affordable housing across Washington, DC
- Creating homeownership opportunities
- Directing all District agencies to support the goals of Homeward DC
- Improving resident housing experience by directing Lab @ DC to create a unified “front door” for residents to access affordable housing opportunities and programs

The housing strategy in the Order included the need to complete the amendment process for the District’s Comprehensive Plan, an important tool to create housing. As part of the process DHCD and OP worked together in 2019 on the Housing Framework for Equity and Growth to further this work. In early October 2019 OP released their draft Housing Element of the Comprehensive Plan as well as the Housing Equity Report: Creating Goals for Areas of Our City. A full list of the proposed amendments, including those made by DHCD, and updates on the Comprehensive Plan amendments can be found at <https://plandc.dc.gov/>.

Impediment #8: *Nothing in the District’s planning process directly addresses any fair housing issues that the city can help resolve and fair housing violations that the city can help prevent. Residential developments that require city review and approval are approved without any effort to promote compliance with the Fair Housing Act or the accessibility requirements of the Americans With Disabilities Act.*

The Department of Consumer and Regulatory Affairs (DCRA) has made strides to enhance its permitting process and updating the Building Code. More specifically, DRCA requires that all building permit applicants submit plans electronically through ProjectDox for review. DHCD anticipates working with DCRA in the future regarding fair housing as it has with the IZ. Additionally, the 2013 Code update provides greater accessibility to persons with disabilities, both physical and visual and auditory, in new construction and rehabilitation projects. Lastly, the changes require that 15 percent of all units are accessible in all new construction projects, which is 10 percent higher than required under Section 504 of the Rehabilitation Act of 1973.

DC recognizes that accessible housing is beneficial not only to persons using a wheelchair, but also to the growing population of seniors and persons suffering temporary incapacities. To this end, DC’s Building Code was amended through the Building Code Supplement of

2013 to provide greater accessibility to persons with disabilities. DC also follows the ANSI Accessible and Usable Buildings and Facilities guidelines in the construction of accessible units that meet the Fair Housing Act accessibility design standards.

DHCD continues to implement and enforce a robust accessible compliance mandate for all its assisted new construction and rehabilitation projects. Through its compliance program, DHCD seeks to increase accessible multifamily and single-family housing so that residents using a wheelchair can enjoy the same amenities as able-bodied residents and are able to integrally participate in their community. DHCD plans to expand its accessible housing stock by ensuring that elements of “visitability” are included in its future housing projects. These elements include a zero-step entrance, doors with 32 inches of clear passage, and an accessible bathroom on the main floor of the home.

Impediment #9: *The District’s zoning treatment of what it calls “community-based residential facilities” is convoluted and sometimes contradictory. It is very possible that it has contributed to the development of severe concentrations in the Northeast and Southeast quadrants that may be creating de facto social service districts that undermine the ability of community residences to achieve their goals of normalization and community integration.*

The District continues to evaluate the provision of social services and community-based residential facilities and their implications for fair housing through its planning and funding decisions.

Impediment #10: *Someone who thinks she has been discriminated against when seeking housing in the District immediately runs into the problem of determining whom to contact and how to file a fair housing complaint if they are not using the Internet. This situation is a substantial barrier to fair housing choice when somebody who thinks he may have faced discrimination cannot quickly and easily contact a live person who can hear the facts of his situation, or he cannot easily obtain information about how to file a fair housing complaint. Each additional step a possible victim must take increases the chances that he will abandon his effort to report a violation. Tests conducted of the city’s “311” information line yielded three different—and wrong—instructions of whom to contact with a possible fair housing complaint.*

DC has met the goal of training front-line staff through agency partnerships and collaborations. OHR, as the civil rights enforcement agency for the District, has trained “311” Office of Unified Communications (OUC) employees on the services the agency provides. These include, but are not limited to, fair housing rights, the substantially equivalent categories under the Fair Housing Act, and the complaint and filing process. Since 2014 OHR has held Human Rights Liaison trainings for community direct-service providers, government agencies and private and public partners on responsibilities and rights under

the Fair Housing Act for their clients. Lastly, OHR has consistently held more than 40 liaison trainings a year since its inception.

Impediment #11: *Every jurisdiction engaged in affirmatively furthering fair housing choice needs current accurate and current information on matters involving fair housing. In the District of Columbia, such information is all too often not readily available, or even available at all.*

The Office of Human Rights does not routinely keep track of whether fair housing complaints involve rental or ownership housing, hindering efforts to fully analyze the nature and extent of housing discrimination.

The Equal Rights Center, which collaborates with the Office of Human Rights on fair housing enforcement, maintains information on tenancy only for fair housing complaints based on federal law, but not for complaints based on the District's 12 additional protected classes.

The Office of Human Rights does not record any information about the inquiries it receives about possible housing discrimination, leaving it unable to determine the percentage of inquiries that actually lead to a fair housing complaint.

The District of Columbia Housing Authority does not maintain current records on the race and ethnicity of public housing residents by development and for holders of housing choice vouchers.

To date, OHR has adhered to the recommendations suggested in the AI to "Record all inquiries on housing discrimination—including the nature of the possible discrimination and whether it involves ownership or rental housing." OHR has implemented a tracking system of docketed complaints by Rental, Purchase, Sales, Lending, Condo, Coop, Shelter and Other. OHR further captures written inquiries in its internal database; however, general phone inquiries are not recorded. Perhaps with a dedicated Fair Housing line, these data can be captured in the future.

It is noteworthy to point out that the OHR website page for filing a housing discrimination complaint is very robust and client friendly. The page walks the complainant through the process by describing fair housing issues and giving the complainant a voice on the alleged discrimination. It also provides the complainant with 17 options as to the alleged reason for the discrimination. The complaint questionnaire is usable to the layperson not familiar with legal terminology and trigger words under the Fair Housing Act. On education and outreach activities, OHR has been very active by publishing informational brochures and reports on transgender issues, language access compliance, and challenges faced by returning citizens, all areas that indirectly are affected by access to equal housing opportunity.

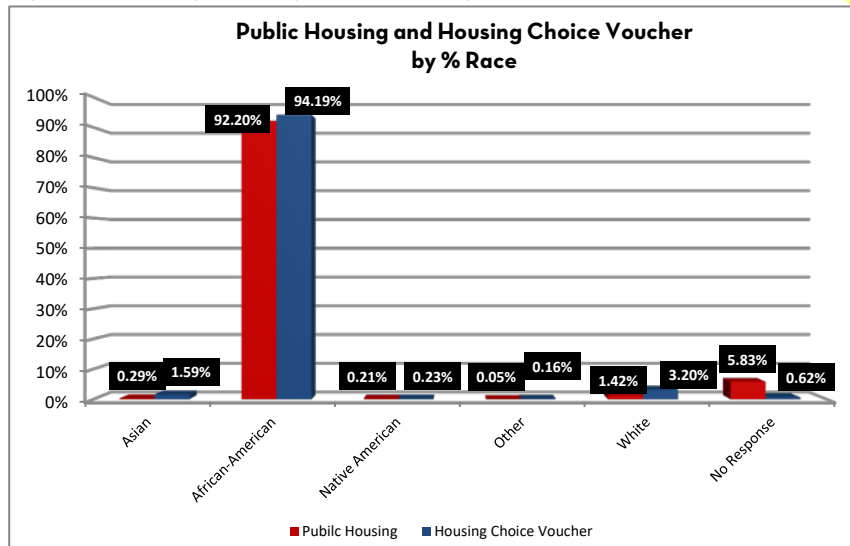
Similarly, the ERC records the number of discrimination complaint calls received, which include fair-housing complaints. In its 2016 Annual Report, ERC states that it "Increased the

number of housing discrimination referrals to HUD and local governmental agencies by 75%". The ERC collects complaint information based on local protected categories; however, it is not reported upon in its Annual Reports.

The DC Housing Authority does not maintain current records on the race and ethnicity of public housing residents by development and for holders of housing choice vouchers.

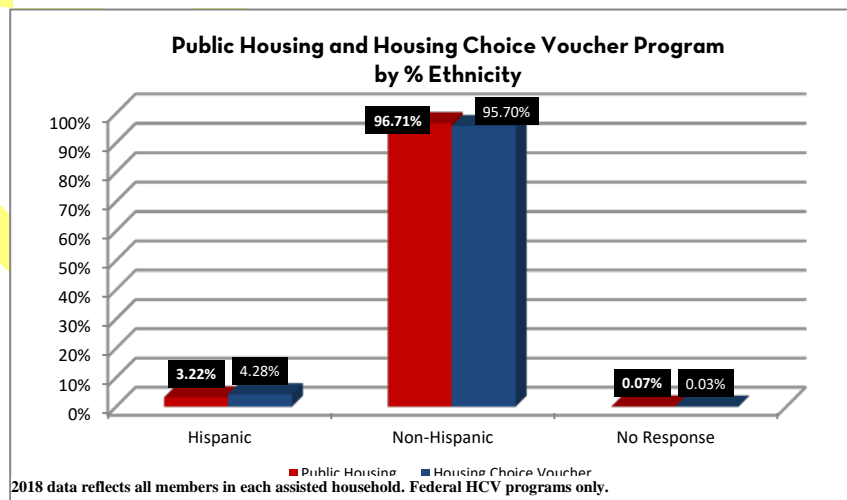
The District of Columbia Housing Authority (DCHA) does maintain records regarding race and ethnicity for Public Housing and Housing Choice Voucher program clients. Below are the most current data for DCHA.

Figure 1. Public Housing and Housing Choice Voucher Program Households by Race



2018 data reflects all members in each assisted household. Federal HCV programs only.

Figure 2. Public Housing and Housing Choice Voucher Program Households by Ethnicity



2018 data reflects all members in each assisted household. Federal HCV programs only.

Impediment #12: *The District's 2005 analysis of impediments noted the difficulty its authors had obtaining data from the District of Columbia. From Ideas to Action: Implementing a Mixed-Income Housing Strategy in Washington, DC (2009) reported, "Finally, the inability to collect current data from the District and other cities limited the analysis." While most of the District staff contacted in the process of researching this analysis of impediments was very helpful, the authors frequently encountered difficulty obtaining even a response from some city staff. In some departments our direct contact was a public relations representative who served as a gatekeeper rather than enabling us to work directly with appropriate staff. As noted in Chapter 3, building code officials never responded to multiple requests for confirmation of building code provisions. Our multiple requests to the head of the District of Columbia Housing Authority went unheeded for months; although once other staff members were contacted, they were very helpful. Staff tended to be very narrow in their responses to our inquiries for information rather than expansive as we explicitly asked them to be.*

Since the 2011 AI was completed, DHCD has worked with partner agencies on planning and policy endeavors including the Consolidated Plan and Comprehensive Plan. DHCD anticipates working closely with these agencies in order to obtain better data and robust answers to effectively inform policy decisions.

Additionally, DHCD has worked with these agencies regarding implementing AFFH and the submission of the forthcoming AFH and the AI update. DHCD will continue to work with agencies not under the purview of the Mayor in accessing or receiving data referencing race and ethnic composition of its clients. DHCD will continue to engage the agencies and staff and offer to provide technical support to gather such information.

DC recently hired an Open Data officer and much of the required data for the AI is available at <https://dc.gov/page/open-data>. Moreover, in addition to DChousingserach.org, DHCD provides numerous on-line dashboards that present its data to the public:

- Development Finance Division: <https://octo.quickbase.com/db/bit4kvfmq>
- PADD: <https://octo.quickbase.com/db/bmnu25bzt>
- IZ and Affordable Dwelling Units: <https://octo.quickbase.com/db/bi9iqv4v7>

DHCD also teamed up with nonprofit partners to develop housinginsights.org, which places affordable housing property information in their neighborhood context by providing data on nearby properties and surrounding conditions.

Impediment #13: *The District of Columbia Housing Authority lacks a cogent pro-integrative policy for siting public housing and the use of Housing Choice Vouchers. Nearly all public housing developments were located in predominantly Black areas. Most households that hold a Housing Choice Voucher are located in predominantly minority neighborhoods, many in the hypersegregated African American neighborhood clusters that comprise wards seven and eight.*

DCHA is limited in its ability to create new public housing in areas where the agency does not own land. The locations of DCHA's existing public housing communities are relatively static as DCHA can only redevelop on the existing public housing footprint and/or on contiguous parcels of land.

However, as a partner organization in the DHCD NOFA initiative to create affordable housing, DCHA includes public housing funding as a subsidy option for owners/developers submitting proposals. The NOFA allows for the creation of public housing units outside of DCHA's existing public housing footprints. In FY2017, through the DHCD NOFA process, 76 units of public housing were created at the Phyllis Wheatley YWCA. The Ward 2 neighborhood cluster where Phyllis Wheatley is located has a racial/ethnic mix of 29 percent African-American, 48 percent White, and 7.8 percent Asian. In addition, Hispanics of any race make up 15 percent of the cluster population. The challenge with such an approach is that the per-unit level of public housing subsidy available has been lower than necessary to be the sole source of financing for units created through this initiative. The units at Phyllis Wheatley were created by layering locally funded housing subsidy and public housing subsidy.

Public Housing Redevelopment

With respect to existing public housing developments, DCHA has made every effort to access limited available federal funding over the two decades to leverage additional financing, with the goal of redeveloping public housing into mixed-income, low-poverty, ethnically diverse communities. DCHA has received the second-highest number of HOPE VI awards nationwide, with a total of seven, and received two Choice neighborhood planning grants, the successor program of HOPE VI. DCHA makes strategic decisions about which sites to focus its redevelopment efforts, given limited available resources. The age and condition of the site play a critical role in that decision-making. In many of the cases where DCHA has redeveloped public housing communities, the neighborhood clusters where the redeveloped sites are located have experienced an improved economic outlook and increased the levels of racial/ethnic diversity for the surrounding community.

HUD has not included funding in the federal budget for HOPE VI or Choice neighborhoods for several years, including the administration's proposed FY2019 budget. In addition, when funding has been made available, it has been on a competitive basis, oftentimes only setting aside fewer than 10 awards nationally a year.

Housing Choice Voucher Program

DCHA has adopted the following policies/programs over the last four years to increase HCV client access to low-poverty neighborhoods.

Increase DCHA Payment Standards

Unit rents in the HCV program are set in relation to HUD-established Fair Market Rents (FMRs). In DC's high-cost rental market, rents in most neighborhoods are higher than FMRs.

In response, based on HUD approval through DCHA's Moving to Work designation, the housing authority has the ability to set the maximum voucher subsidy it can pay on behalf of HCV participants (referred to as the Payment Standard) at levels higher than the FMRs.

- In FY2016, DCHA increased its payment standards to 130 percent of the FMRs in an attempt to expand the number of DC neighborhoods that HCV clients could access with their vouchers.
- In FY2017, DCHA increased the HCV program payment standards to 175 percent of FMRs to further increase the number of neighborhoods that HCV clients can access with their vouchers. Based on an assessment of the 2018 FMRs, DCHA decided to continue keep the agency payment standards at 175 percent of the FMRs in FY2018.

It should be noted that even with the ability to set higher payment standards as a means to expand access to affordable housing, not all neighborhoods in DC are rent-accessible to voucher holders.

Mobility Resources

DCHA created the Housing Affordable Living Options (HALO) program in May 2015, an HCV mobility program designed to assist HCV families move into low-poverty neighborhoods, also referred to as "Opportunity Neighborhoods." In addition to providing eligible HALO participants with mobility resources, HALO also provides participating landlords with a suite of program benefits.

