



# FIVE YEAR CONSOLIDATED PLAN

October 1, 2016 to September 30, 2021

Fostering the Development of Strong,  
Equitable Neighborhoods

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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

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

- The **Community Development Block Grant (CDBG) program** is the District’s most flexible funding resource and can be used for both housing and non-housing activities, including those that revitalize neighborhoods, promote economic development, and improve community facilities, infrastructure and services in low-moderate income communities. The Department of Housing and Development (DHCD) anticipates receiving \$13.7 million each year.
- The **HOME Investment Partnerships (HOME) program** supports building, buying, and/or rehabilitating affordable housing for rent, homeownership, or provides direct rental assistance to low-income residents. DHCD anticipates receiving \$3.7 million each year.
- The **Emergency Solutions Grant (ESG) program** provides funding for programs and services supporting homeless individuals and families, to engage homeless individuals to help operate shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The Department of Human Services (DHS) administers this program and anticipates \$1.2 million each year.
- The **Housing Opportunities for Persons with AIDS (HOPWA) program** makes grants to the District and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families. The Department of Health (DOH) administers this program and anticipates \$11.17 million. HOPWA funds are distributed to the entire Washington, DC Eligible Metropolitan Statistical Area- District of Columbia, counties in Northern Virginia, Calvert, Charles and Prince George’s Counties, Maryland and parts of West Virginia).
- The **National Housing Trust Fund (NHTF)** supports the production, preservation, rehabilitation, and operation of housing affordable to extremely low-income households earning less than 30% of the area median income. DHCD anticipates receiving \$3 million per year.

## **Additional Introduction**

The City anticipates level funding throughout implementation of the Plan. The total funding anticipated over the next 5 years is \$284,314,553.00, though that number may change pending annual appropriations and program income (i.e. repayment of loans), or annual set asides from Fannie Mae and Freddie Mac in the case of the National Housing Trust Fund and includes allowable administrative costs under each program.

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

DHCD is the lead agency responsible for the submission of the Consolidated Plan to HUD, which is updated every 5 years. This Plan is due to HUD no later than August 16th, 2016.

## **2. Summary of the objectives and outcomes identified in the Plan**

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

Provide decent housing: Activities focus on housing programs where the purpose of the activity meets individual, family, or community needs and not programs where housing is an element of a larger community revitalization effort;

Establish and maintain a suitable living environment: Activities designed to benefit families, individuals, and communities by addressing their living environment; and

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

These objectives are combined with three performance outcome categories:

Accessibility/availability: Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities.

Affordability: Activities that provide affordability in a variety of ways in the lives of low and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Projects where the activity is aimed at improving communities or neighborhoods, increasing their livability by providing benefit to persons of low and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

## **DHCD Goals**

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

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

## DOH Goals

In addition, the Department of Health created the following six goals specific to the HOPWA program:

Expanding housing available to persons with HIV/AIDS (affordability for the purpose of providing decent affordable housing)

Housing homeless persons with HIV/AIDS (affordability for the purpose of providing decent affordable housing)

Persons with HIV/AIDS obtaining rental housing (affordability for the purpose of providing decent affordable housing)

Persons with HIV/AIDS maintaining current housing (affordability for the purpose of providing decent affordable housing)

Persons with HIV/AIDS being self-sufficient (affordability for the purpose of providing decent affordable housing)

Linking Persons with HIV/AIDS to housing (affordability for the purpose of providing decent affordable housing)

### 3. Evaluation of past performance

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

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

Track DC: On an annual basis, DHCD develops a set of performance measures, including, but not limited to, the number of affordable units rehabilitated or produced among the wide scope of programs, the rate at which the Agency processes applications, and the number of technical assistance sessions offered.

Through a publically-accessed online portal, TrackDC displays individual Agency performance measures, past spending, and annual budgets.

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

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

## **Evaluation of Past Performance Continued**

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

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

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

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

#### **4. Summary of citizen participation process and consultation process**

DHCD conducted a thorough, multi-layered public engagement and consultation process that included the following: a review of 12 existing DC plans or reports; consultation with community-based organizations contracted to provide housing and community economic services for DHCD; consultation with 15 government entities; four public hearings; an open forum; and administered an online survey that was translated into six languages (French, Amharic, Spanish, Korean, Chinese, and Vietnamese). In addition, the HIV/AIDS, STD, and Tuberculosis Administration within the Department of Health conducted a focus group for HOPWA service providers. A more detailed Summary of the Citizen Participation and Consultation Process is located in sections *PR: 10 Consultation* and *PR: 15 Citizen Participation*.

#### **5. Summary of public comments**

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

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Some comments fell outside the scope of the Consolidated Plan, including specific recommendations on inclusionary zoning, the local Housing Production Trust Fund, or projects that will not be receiving funds with federal entitlement resources. Comments were transmitted to the appropriate City agencies. Other comments were ineligible activities, such as using the National Housing Trust Fund for housing restricted to households at 60-80% AMI and housing activities. Comments were given specific to increasing

resources specifically for the preventing and ending homeless activities. Activities proposed are eligible under how the goals were written; however, nearly \$30 million was already dedicated solely to prevent and end homelessness for extremely low-income households, including tenant-based rental assistance through the HOME program, rapid re-housing through the ESG program, and the development of small community-based shelters with the CDBG program. Other goals, such as expand the supply of affordable housing could also be used for permanent supportive housing projects, which receive preference points in the Agency's Request for Proposals process. The Agency wishes to retain the flexibility in these goals and update policy decisions in the Request for Proposals process.

## **7. Summary**

The National Housing Trust Fund (NHTF) is a new federal affordable housing production program that will complement 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. Congress established the NHTF through the Housing and Economic Recovery Act of 2008. On January 30, 2015, the U.S. Department of Housing and Urban Development (HUD) published an Interim Rule which guides implementation of the NHTF by the states. HUD plans to issue a final rule for the NHTF after states and the District have had experience administering the program and are able to offer comments regarding the initial implementation.

In years when total national funding is less than \$1 billion, 100-percent of each state's allocation must benefit households at or below the federal extremely low income (ELI) level, which is 30 percent of Area Median Income (AMI), or households with income below federal poverty level, whichever is greater. In the District, the ELI level is greater than the federal poverty level. Thus, in 2016, the District's entire NHTF allocation will be used to benefit ELI households because HUD estimates the total amount of the trust fund to be approximately \$174 million.<sup>1</sup>

Given the requirements of the program and the need for rental housing affordable to ELI households in the District, it will use NHTF program funds to develop and rehabilitate affordable housing that serves ELI households, including developments that create Permanent Supportive Housing (PSH), as defined below.

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<sup>1</sup> In years that total NHTF funding exceeds \$1 billion nationally up to 25 percent of a state's allocation can be used to benefit very low income (VLI) households (those at or below 50 percent of AMI).



NHTF funding will be blended with other federal and local funding resources 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.

## The Process

### PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	DISTRICT OF COLUMBIA	Department of Housing and Community Development
HOPWA Administrator	DISTRICT OF COLUMBIA	Department of Health
HOME Administrator	DISTRICT OF COLUMBIA	Department of Housing and Community Development
ESG Administrator	DISTRICT OF COLUMBIA	Department of Human Services
NHTF Administrator	DISTRICT OF COLUMBIA	Department of Housing and Community Development

Table 1 – Responsible Agencies

#### Narrative

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

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

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

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

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

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Executive functions are organized under the Mayor, City Administrator, and five additional Deputy Mayors who supervise clusters of agencies with similar missions. The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration

priorities. Additionally, monthly Mayor's Cabinet Meetings are used to further coordinate among the clusters of agencies. This system provides for continuous consultation and coordination between agencies. In addition, DHCD identified the following coordination efforts:

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

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

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

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

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

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

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

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

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	DC Housing Authority
	<b>Agency/Group/Organization Type</b>	Public Housing Agency (PHA)
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coordination meeting to enhance overlapping homeownership programs; Provided language on Public Housing-Specific sections
2	<b>Agency/Group/Organization</b>	Office of the Deputy Mayor for Health and Human Services
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided language for housing/service needs for older adults and persons with a disability; identified existing facilities and services for older adults and the District's unmet need; coordinated in the development of goals in SP-45 targeted to older adults; aligned consolidated plan goals with Age Friendly Strategic Plan
3	<b>Agency/Group/Organization</b>	Department of Human Services
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developed language for ESG-specific strategies, furthered coordination between homeless goals; coordination results in better connection between ESG resources and overarching federal and local spending goals
4	<b>Agency/Group/Organization</b>	DC Department of Behavioral Health
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided needed resources for content development of mental health needs and existing services/facilities
5	<b>Agency/Group/Organization</b>	DC Office of Planning
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided needed data and mapping analysis for housing needs; helped align Consolidated Plan with existing citywide plans
6	<b>Agency/Group/Organization</b>	DC Department of Consumer and Regulatory Affairs
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided needed data on vacant and blighted properties; coordination informed "Address blighted property issues" goal in SP-45
7	<b>Agency/Group/Organization</b>	DC Department of Health
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developed language for housing/service needs for persons living with HIV/AIDS (PLWHA), existing services/housing/facilities for PLWHA and their unmet need, and HOPWA-specific strategies in the Strategic Plan; coordination results in better connection between HOPWA resources and overarching federal and local spending goals
8	<b>Agency/Group/Organization</b>	DC Office of Aging
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In coordination with the Age Friendly Initiative, provided needed data to develop content for older adults and persons with disabilities
9	<b>Agency/Group/Organization</b>	Office of the Deputy Mayor for Public Safety and Justice
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided language on housing/service needs of victims of domestic violence
10	<b>Agency/Group/Organization</b>	Community-Based Organizations
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - small business
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community-Based Organizations joined DHCD in a targeted focus group on housing and small business issues; CBOs provided input on how DHCD's programs could be enhanced to better meet the needs of low- and moderate-income households and small businesses
11	<b>Agency/Group/Organization</b>	Inter-Agency Council on Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - Local Planning organization Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developed language for the homeless needs, Institutional Delivery, and Strategy Sessions; better alignment with city-wide homeless goals will help federal resources further action items/strategies outlined in Homeward DC
12	<b>Agency/Group/Organization</b>	Community Partnership for the Prevention of Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed point-in-time count and housing inventory count for inclusion into the plan

13	<b>Agency/Group/Organization</b>	Office of the Deputy Mayor for Planning and Economic Development
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed how affordable housing and community development goals can be better aligned between the two agencies
14	<b>Agency/Group/Organization</b>	Department of Parks and Recreation
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Facility Strategy/Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conversations focused on how DHCD and DPR can collaborate on targeted investments in underserved communities; consultation revealed that eligible census tracts under the CDBG program closely align with DPR facility needs
15	<b>Agency/Group/Organization</b>	Department of Transportation
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Facility Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conversations revolved around how DHCD and DDOT can collaborate on targeted investments in underserved communities
16	<b>Agency/Group/Organization</b>	Department of Energy and the Environment
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Market Analysis Community Resilience
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developed content for utility burden, condition of housing, climate change resilience and sustainability requirements; coordinated with DHCD on "increase green building/sustainability/community resilience goals outlined in SP-45 and the Lead-Based Paint Strategy in SP-65; consultation will lead to better coordination, integration, and the identification and alignment of resources
17	<b>Agency/Group/Organization</b>	DC Water
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Facility Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided lead pipe data, language, and program suggestions on targeted investments in underserved communities or for low and moderate-income households
18	<b>Agency/Group/Organization</b>	HOPWA Service Providers
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - Local Non-Profit Organizations
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HIV/AIDS, Hepatitis, STD, and TB Administration (HAHSTA) HAHSTA and HOPWA providers and jurisdiction representatives discussed the planning process of the Consolidated Plan; Provider and jurisdiction representatives identified strengths and weaknesses of the HOPWA program and support services available to clients; they identified barriers to providing services or implementing the program activities. See Appendix K.

19	<b>Agency/Group/Organization</b>	DC Department of Public Works
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conversations revolved around how DHCD and DPW can collaborate on targeted investments in underserved communities.

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Inter-Agency Council on Homelessness	Homeward DC (2015-2020): Prevent and end homelessness; increase the supply of affordable and supportive housing; increase the economic security of households in Continuum of Care System; increase prevention efforts to stabilize households before housing loss occurs
Housing Preservation Strike Force Recommendations	Executive Office of the Mayor/DHCD	Preserve federally and locally subsidized housing stock
Housing Needs Assessment for the DC	Office of the Deputy Mayor for Planning & Econ. Dev.	Preserve existing federally and locally subsidized housing stock while expanding the supply of affordable housing; continue to streamline and improve development processes

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Bridges to Opportunity	2012 Comprehensive Housing Strategy Task Force	Preserve existing federally and locally subsidized housing stock while expanding the supply of affordable housing; encourage affordable housing in high-opportunity areas; encourage green building techniques in new and existing housing development
Age-Friendly (2014-2017)	Office of the Deputy Mayor for Health and Human Services	Develop a housing needs assessment for older adults, which will improve community development decisions during the consolidated planning period; Increase the availability of community-based living opportunities for older adults and persons living with a disability; Improve access to and enhance the number of neighborhood amenities; provide home modification programs for older adults to age in place
Sustainable DC (2012-2032)	Inter-Agency effort led by the Department of Energy and the Environment/Office of Planning	Preserve federally and locally subsidized housing stock while expanding the existing supply of affordable housing; locate new affordable housing in high-opportunity areas (near transit); Eliminate environmental health threats, such as mold, asbestos, lead, and carbon monoxide in the District's affordable housing; Rehabilitate affordable housing to be green, healthy, and capable of meeting net-zero energy standards
Olmstead Plan	Office of Disability Rights	Integrate housing for residents with special needs, including seniors and disabled; evaluate and improve access to home modification programs; determine methodology to evaluate housing needs for individuals who have been referred to the Aging and Disability Resource Center because they want to live in the community
Analysis of Impediments to Fair Housing Choice	DHCD	Latest Report (2006-2011) - Provide affordable housing opportunities and make targeted neighborhood investments that increase racial and ethnic diversity; DHCD will prioritize non-housing neighborhood investments in Racial/Ethnic Concentrated Areas of Poverty

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
CHASE Action Agenda	Office of Planning	Foster small and local business development; Activities may include facade improvements or funding to non-profits for business incubators or temporary maker space
Housing Element - latest Comprehensive Plan	Office of Planning	Expand the affordable housing stock while preserving locally and federally subsidized housing stock; promote homeownership access through education and funding incentives for low and moderate-income households; integrate housing for residents with special needs, including seniors, disabled, homeless, persons living with HIV/AIDS, and ex-offenders
Creative Economy Strategy	Office of the Deputy Mayor for Planning and Economic Development	Foster small and local business development. Activities may include incentives for developers to build make/live spaces for use by creative individuals and organizations or non-profits to construct maker spaces/business incubators
Vision Zero	Department of Transportation	Increase safety of pedestrian-oriented transportation options
Washington 2050 - Region forward	Metropolitan Washington Council of Governments	Target affordable housing in regional activity centers with high quality transit is supported through the Consolidated Plan's sustainability goals
Ward 5 Works Study	Office of Planning	Foster small and local business development through activities such as incentives for developers to build make/live spaces or non-profits to construct maker spaces/business incubators; improve access to increase the number of neighborhood amenities through activities such as landscape buffers or streetscape improvements

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Climate Adaptation Plan	Dept. of Energy and the Environment	Climate change plan identifies neighborhoods as well as specific community facilities and public housing properties that are vulnerable to climate change and recommends adaptation strategies to increase climate resilience. The plan ties directly to two goals in this document - to increase green building, sustainability, community resilience and to improve access to and increase the number of neighborhood facilities.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The District of Columbia is a member jurisdiction of the Metropolitan Washington Council of Governments (MWCOC), a nonprofit association comprised of area leaders to address major regional issues in the District of Columbia, Maryland, and Northern Virginia. The District of Columbia is represented on a number of technical advisory committees, including the Housing Directors Advisory Committee and others involved in housing, homeless services and planning. MWCOC membership provides a structured opportunity to share information and undertake collaborative efforts with other public entities in the Washington metropolitan region.

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

## **PR-15 Citizen Participation - 91.105, 91.200 ( c )**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

DHCD will oversee citizen participation required to develop and implement HUD-funded plans. Input on ESG and HOPWA will be coordinated with DHS and DOH. Final reports will summarize public comments received in writing/orally and the District's response to them. Efforts must be made to encourage participation from a wide range of stakeholders such as Continuum of Care, nonprofit organizations, developers, low-income households, residents of low-income areas, government, and other key stakeholders.

Consolidated Plan/Assessment of Fair Housing Development: Provide HUD data before start of community engagement. Hold 1 hearing before development of the draft, publish plan/study for 30 days, and hold 1 hearing after draft development.

Amendments to the Consolidated Plan: Substantial amendment will be triggered if: 1 - Distribution of funds greater than 25% of the allocated strategic goal in the Consolidated Plan, 2 - Distribution of funds greater than 25% of a program or project in any annual action plan year, or 3 - Implementation of a project that is not previously supported by a goal in the Consolidated Plan. Prior to submission to HUD for final approval, amendments and a justification for changing the Plan shall be published online and in the DC Register. After a minimum 30-day public comment period, hold 1 public hearing.

Annual Action Plans: Hold 1 public hearing prior to budget formulation to assess community needs. Publish draft plan on DHCD, DOH, and DHS website. After a minimum 30-day comment period, hold a final public hearing prior to the submission to HUD.

National Housing Trust Fund Allocation Plan: Public input process shall be coordinated in conjunction with the Annual Action Plan.

Performance Reports: Within 90 days after the close of the Fiscal Year, the District will submit the Consolidated Annual Performance and Evaluation Report (CAPER) which details how the City spent its federal funds and whether or not the City met the goals set forth in the Consolidated Plan and Annual Action Plan during that year. The District will publish the CAPER on program administrators' website and provide a minimum of 15 days to receive comments prior to the submission to HUD on December 31.



Hearings: Provide at least 2 public hearings a year on non-housing community development, affordable housing, fair housing, homelessness, displacement, and special needs housing. Notice of Public Hearings will be published on relevant agency's website in the DC Register, a daily newspaper in general circulation and other publications that reach different language groups, neighborhoods, minority populations, and other special interest populations at least 2 weeks prior to the event. Hearings will be held at convenient times for the target audience and in barrier-free facilities that are easily accessible by public transportation. Sign-language interpreters, Telecommunications Device for the Deaf relay service, and spoken-language interpreters will be provided upon request by contacting DHCD at least 5 days prior to the event date. A court reporter provides written transcripts within 2 weeks of the Public Hearing. All Public Hearing documents will be made available for public viewing on the relevant agency website and in hard copy at the Agency's headquarters. Keep comment period open for the submission of additional input at least 2 weeks following any public hearing.

Complaints: Send complaints in writing to the Director of DHCD who will respond to every written complaint within 15 business days. If the complaint is related to ESG or HOPWA, Director will coordinate a response with the respective program.

Displacement: Developers who obtain financing from the Agency shall comply with the Uniform Relocation Act and inform citizens of available relocation assistance for all federally and locally-funded projects.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach - Citizen Participation Plan	Non-targeted/broad community	Displayed Citizen Participation Plan on DHCD's website for 30 days; e-mailed listservs; 1 response	No comments received on citizen input process; comment asked for eligible expense clarification,	All Comments were received	<a href="http://1.usa.gov/22r6Z3Y">http://1.usa.gov/22r6Z3Y</a>

2	Public Hearing	Non-targeted/broad community	9 testified in person; 3 submitted comments in writing	More funding towards affordable housing and gap financing for affordable housing developers; prioritize elderly housing and other special needs housing; improve design quality of affordable housing; historic district revitalization; prioritize projects in areas that are rapidly gentrifying; subsidize affordable housing projects in every portion of the city; de-concentrate poverty; lead abatement; better coordination between housing agencies; better engagement with public on land dispositions; better target homebuyer	Some comments fell outside the scope of the Consolidated Plan. Specifically, changes to Inclusionary Zoning and the local Housing Production Trust Fund	<a href="http://1.usa.gov/1sSOs4L">http://1.usa.gov/1sSOs4L</a>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				programs to low-income; increase housing counseling, tenant organization education, and foreclosure prevention; small business assistance; funding for community facilities expanding services to homeless; rethink grants to CBOs direct grant that is multi-year vs reimbursable		

3	Public Hearing	Non-targeted/broad community	7 testified in person; 6 submitted comments in writing	Allocate funds towards community facilities and infrastructure; support the production of a variety of housing types restricted to households with a range of low and moderate incomes; prioritize funds to small and local developers; provide greater funding for senior housing, including a housing needs assessment, home modification programs, and housing with wraparound services; prioritize housing for persons living with HIV/AIDS; homeownership investment in Wards 7 and 8; develop an	Concern raised for Barry Farm (Public Housing Redevelopment) outside of the purview of the Consolidated Plan (no federal entitlement resources will be used); comments were transmitted to the Office of the Deputy Mayor for Planning and Economic Development for their consideration under the New Communities Initiative	<a href="http://1.usa.gov/1sSOs4L">http://1.usa.gov/1sSOs4L</a>
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				<p>acquisition loan program; improve timeliness of fund delivery; capacity-building for providers of small business technical assistance; greater funding support for small businesses; preserve existing housing while creating new housing; homebuyer programs that transition low-income renters to homeownership; better coordination between agencies; use funds to prevent resident displacement; increase funds for homebuyer programs and housing counseling; promote green building and healthy</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				homes; use resources to end chronic homelessness, including housing and public services; promote a robust research agenda that better directs policy decisions; affirmatively further fair housing; prioritize victims of domestic violence (particularly women)		

4	Public Meeting	Non-targeted/broad community	30 community members engaged with DHCD staff at an open forum, learning about programs and providing feedback on affordable housing and community development needs	Affordable housing in all parts of the city; mental health housing/services; prioritize mixed-income housing and family-sized units, and targeted populations (nurses, public servants); housing counseling, home maintenance owner education; education about vacant or blighted property acquisition (how to purchase or rehab them); building incentives for developers; transform vacant properties into permanent supportive housing, community gardens, and recreation centers; infrastructure upgrades in underserved	All comments were received.	<a href="http://1.usa.gov/1RwvOn1">http://1.usa.gov/1RwvOn1</a>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				communities; green building incentives for developers; solar installation assistance; homebuyer programs (closing cost assistance) and residential rehabilitation assistance; provide small businesses greater access to capital; invest in community farms east of the river; invest in local food co-operatives		

5	Public Hearing	Non-targeted/broad community	15 testified in person	Support for greater affordable housing options in general (both rental and homeownership); prioritize housing for persons with mental illness, persons living with HIV/AIDS; increase homebuyer assistance; increase housing counseling/foreclosure prevention assistance; greater resources for tenants to exercise rights under TOPA; use publicly-owned land for affordable housing; address blighted and abandoned property issues; promote barrier-free housing; support for tenant-based rental assistance	All comments were received	<a href="http://1.usa.gov/1RwvOn1">http://1.usa.gov/1RwvOn1</a>
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6	Internet Outreach - Citizen Participation Plan	Non-targeted/broad community	613 individuals responded to the survey	The following categories were noted as a high need by at least 50% of the respondents: crime Prevention/Education; job training/employment programs; services for senior citizens; aging in place improvements for senior citizens; fair housing education/enforcement; homebuyer education; down payment/closing cost assistance; home rehabilitation education; rental housing for seniors; rental assistance/payment vouchers; weatherization/energy-efficiency programs	All responses were considered	<a href="http://svy.mk/1jD14bF">http://svy.mk/1jD14bF</a>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/broad community	Hearing specifically for the new National Housing Trust Fund resource. 2 testified in person	Given the amount eligible for down payment or homeownership production, funds would be better spent on rental housing	Assisting households at 50-80% AMI and housing counseling services are not eligible activities under the HTF program	<a href="http://1.usa.gov/1OePssV">http://1.usa.gov/1OePssV</a>

8	Public Hearing	Non-targeted/broad community	54 people attended the event, 14 testified in person, and an additional 19 provided comments in writing	Increase small business funding amount; increase financial assistance for green building, enhance specificity about how the District will address fair housing needs of key vulnerable populations and outline how DHCD will implement the latest Analysis of Impediments; use NHTF for permanent supportive housing; use HOME funds for Rapid Re-housing, construction of housing for people who are homeless, and shallow rental assistance; provide services (staffing for outreach beds/daytime services center, outreach to the homeless, add	Due to needed administrative, overhead, and planning expenses, the CDBG program will not be used to fund administrative expenses for the inter-agency council on homelessness or other homeless advocate groups; A few comments recommended specific use of HOME and CDBG for additional homeless prevention and housing activities; although the proposed activities are eligible within the goals, the funding amount remains the same. CDBG, ESG, and HOME plans to dedicate nearly \$30	<a href="http://dhcd.dc.gov/event/open-forum-and-public-hearing-draft-fy2016-fy2020-consolidated-plan-fy-2017-annual-action-plan">http://dhcd.dc.gov/event/open-forum-and-public-hearing-draft-fy2016-fy2020-consolidated-plan-fy-2017-annual-action-plan</a>
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				<p>unaccompanied homeless youth as a priority, add construction of emergency shelter options for single adults; add 2-3 HIV/AIDS goals; ensure DHCD funds multi-family tenant counseling; address barriers to affordable housing (cost to develop, process of obtaining funding, and process to develop) as part of the goals/objectives; increase vacant/blighted outcome indicators or clearly state a vacant/blighted strategy in the plan; geographic concerns with where affordable housing is targeted; more local and up-</p>	<p>million of federal entitlement resources to the goal of preventing and ending homelessness. Other goals, such as expand the supply of affordable housing, may be used for housing for the homeless (and is a priority need in the District's affordable housing RFP).</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				to-date is needed given DCs hot market; lack of housing choice vouchers as a strategy in the plan.		
9	Public Meeting	Persons Living With HIV/AIDS	HAHSTA invited Ryan White and other HIV community partners to public meetings and completed three citizen participation meetings in 2014-2015 during the planning process for the District of Columbia Consolidated and Action Plans. There were fifty (50) attendees.	The participants provided input about HIV housing and support services throughout the DC EMSA.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Internet Outreach	Persons with disabilities  Persons Living With HIV/AIDS		In addition to public meetings, HAHSTA administered a DC EMSA-wide 2014 Housing Consumer Satisfaction Survey, receiving 229 respondents. For more information, see Appendix L.		

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

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

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

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

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

## Overview Continued

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

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

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

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

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

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

Demographics	Base Year: 2000	Most Recent Year: 2014	% Change
Population	572,059	633,736	11%
Households	248,338	267,415	8%
Median Income	\$40,127.00	\$69,235.00	73%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:  
2014 American Community Survey  
Data Source Comments:

### Number of Households Table by Household Area Median Family Income (HAMFI)

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	57,600	30,990	25,865	21,235	125,500
Small Family Households	14,875	9,995	7,010	5,485	41,550
Large Family Households	3,260	1,865	1,080	905	3,745
Household contains at least one person 62-74 years of age	10,820	5,005	3,905	3,255	18,355

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<sup>2</sup> 2014 American Community Survey

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Household contains at least one person age 75 or older	7,735	3,765	2,915	2,090	7,675
Households with one or more children 6 years old or younger	8,120	4,410	2,640	1,615	10,030

**Table 6 - Total Households Table**

**Alternate Data Source Name:**

2008-2012 CHAS

**Data Source Comments:** Downloaded from CPD Maps

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

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

#### **Attachment for Single Person Households**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs), by Area Median Income (AMI)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	670	260	325	225	1,480	135	0	0	65	200
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,025	965	320	235	2,545	30	90	25	30	175
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,395	655	370	235	2,655	10	200	110	105	425
Housing cost burden greater than 50% of income (and none of the above problems)	25,695	5,585	1,500	530	33,310	5,830	3,010	2,105	1,185	12,130
Housing cost burden greater than 30% of income (and none of the above problems)	6,670	8,360	5,700	3,955	24,685	1,335	2,170	2,510	2,350	8,365

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Zero/negative Income (and none of the above problems)	4,420	0	0	0	4,420	690	0	0	0	690

**Table 7 – Housing Problems Table**

**Alternate Data Source Name:**

2008-2012 CHAS

**Data Source**

**Comments:** Downloaded from CPD Maps

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	28,790	7,465	2,515	1,225	39,995	6,005	3,300	2,235	1,385	12,925
Having none of four housing problems	14,820	14,975	14,450	11,635	55,880	2,870	5,250	6,660	6,990	21,770
Household has negative income, but none of the other housing problems	4,420	0	0	0	4,420	690	0	0	0	690

**Table 8 – Housing Problems 2**

**Alternate Data Source Name:**

2008-2012 CHAS

**Data Source**

**Comments:** Downloaded from CPD Maps

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,800	4,535	1,325	15,660	1,185	1,680	1,300	4,165
Large Related	2,060	570	155	2,785	315	390	280	985
Elderly	8,155	2,090	755	11,000	3,760	1,925	1,260	6,945
Other	14,800	7,915	5,355	28,070	2,025	1,385	1,845	5,255
Total need by income	34,815	15,110	7,590	57,515	7,285	5,380	4,685	17,350

**Table 9 – Cost Burden > 30%**

**Alternate Data Source Name:**

2008-2012 CHAS

**Data Source**

**Comments:** Downloaded from CPD Maps

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,525	1,365	240	9,130	1,005	1,015	530	2,550
Large Related	1,650	130	15	1,795	285	165	75	525
Elderly	5,370	740	225	6,335	2,735	910	590	4,235
Other	12,860	3,550	1,080	17,490	1,890	1,005	905	3,800
Total need by income	27,405	5,785	1,560	34,750	5,915	3,095	2,100	11,110

**Table 10 – Cost Burden > 50%**

**Alternate Data Source Name:**

2008-2012 CHAS

**Data Source**

**Comments:** Downloaded from CPD Maps

	Total Households	Renter Households	Owner-Occupied Households
Current DC Minimum Wage	\$9.50		
Average Renter Wage Needed	\$26.08		
2-Bedroom Housing Wage Needed	\$28.04		
Household Burden as a % of total income			
Less than 30% of income	166,635	87,515	79,120
30-50% of Income	49,330	35,580	13,750
50% or more of income	49,925	31,420	18,505
% of Households who are:			
Cost Burdened (30-50%)	28.46%	20.67%	16.67%
Severely Cost Burdened (50% +)	28.29%	23.70%	12.38%
Source: National Low Income Housing Coalition, 2015 Out of Reach Report (Wage); 2008-2012 Comprehensive Affordability Strategy (Cost-Burden)			

#### Attachment for Instability/Homelessness Question

#### 5. Crowding (More than one person per room) by Annual Median Income (AMI)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,815	1,190	485	315	3,805	25	200	45	85	355
Multiple, unrelated family households	405	235	120	90	850	19	85	95	55	254
Other, non-family households	205	205	130	75	615	0	4	0	0	4
Total need by income	2,425	1,630	735	480	5,270	44	289	140	140	613

**Table 11 – Crowding Information – 1/2**

Alternate Data Source Name:

2008-2012 CHAS

Data Source

Comments: Downloaded from CPD Maps



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	14,657	6,951	4,484	26,092	1,135	1,795	2,858	5,788

**Table 12 – Crowding Information – 2/2**

**Alternate Data Source Name:**  
2009-2013 American Community Survey  
**Data Source**  
**Comments:** PUMS data

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

Residents who live alone represent approximately 45% (119,573.00) of the District’s households. Nearly two-thirds (63%) of single-person households are renters, and many are part of the wave of young professionals who flocked to the city in the last decade. Entry-level salaries in many professions are less than 80% of the area median income, which would qualify them for low to moderate-income restricted rental units and first-time homebuyer programs. Older adults make up 22% of all single-person households, and nearly half of older adults are homeowners. Extremely low-income households who live below the federal poverty line make up 17% of all single-person households, and require deeply subsidized housing to afford living in DC. Lastly, an additional 3,814 homeless adults, including 1,593 chronically homeless individuals and 200 unaccompanied youth, are in need of rapid re-housing and permanent supportive housing (*Table NA-10.10*).

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

#### *Persons with Disabilities*

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

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

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

## What are the most common housing problems?

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

### Cost Burden

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

Over one-third (38%) of all households are considered cost-burdened, by far the most significant housing problem in the city. Households that pay between 30% and 50% of their monthly income on housing are considered moderately cost-burdened. Households that pay more than 50% of their monthly income are considered severely housing cost burdened. For renters, cost-burden is calculated as monthly gross rent plus renter-paid utilities as a percentage of monthly household income. Nearly half (45%) of all renters are cost-burdened, 21% moderately cost-burdened and 24% severely cost-burdened. For owner households, cost-burden is calculated as a percentage of monthly owner costs (payments for mortgages, debts on the property, real estate taxes, insurance on the property, and utilities) as a percentage of monthly household income. Homeowners often have lower burdens due to higher incomes and the opportunity to lock-in lower mortgage costs and own without a mortgage. However, in the District, a significant proportion of homeowners is cost burdened; 29% of homeowners are cost-burdened, 17% moderately cost-burdened and 12% severely cost-burdened (Table NA-10.5-6).

### Overcrowded Households

Many households cope with the shortage of affordable units by squeezing a family into small units or doubling up with family or friends, often leading to overcrowded situations. Approximately 3% (7,953) of DC's population is overcrowded (Table NA-10.7), including 3,960 households that are severely overcrowded where the household has more than 1.5 persons per room (Table NA-10.8). In DHCD's online survey as part of its needs assessment for the Consolidated Plan, 9% reported that they are doubled-up with family or friends and another 10% reported that they have a non-immediate family member living in their home (Appendix H), which suggests that Census data may not capture all overcrowded households, depending upon reporting and the sample size margin of error. However, the survey only captured 617 individuals; further analysis is needed to identify an accurate picture of overcrowded households in the District. Overcrowding is more prevalent among renters (82%) than homeowners and single-family households (70%) than other households (Table NA-10.7).

### Substandard Housing

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

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

#### **Extremely low-income**

Extremely low-income (ELI) households - from any age group, race, and household composition- have a disproportionate share of the population with housing problems. ELI households earn less than 30% of AMI, which equates to \$22,950 for a one-person household or \$32,750 for a four-person household, and they include many employees who work DC or the surrounding communities in low-wage or part-time positions. Although ELI households represent 22% of all DC households, they account for 61% of the population with a housing problem and represent 64% of the city's severely housing cost-burdened. Nearly 70% of ELI households are cost-burdened, including 55% who spend more than 50% of their income on housing costs (*Table NA-10.4, 8*).

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

#### **Renters**

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

## Special Needs Populations

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

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

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

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

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

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

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

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

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

**Discussion**

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

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

**Rapid Re-Housing**

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

818 families live in rapid re-housing. Of these, 305 have stayed longer than 18 months and are nearing termination of their assistance.<sup>3</sup>

#### Housing and Supportive Services Needs

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

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<sup>3</sup> The Community Partnership for the Prevention of Homelessness

## NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

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

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

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

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

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,800	9,685	5,110
White	6,815	355	1,105
Black / African American	30,660	8,650	3,220
Asian	955	220	225
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,690	320	435
0	0	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Alternate Data Source Name:**

2008-2012 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



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

Source: 2008-2012 Comprehensive Housing Affordability Strategy, CPD Maps, Accessed at <https://www.hudexchange.info/resource/2129/cpd-maps-consolidated-plan-and-continuum-of-care-planning-tool/>

#### % Race within Income Group

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,295	9,695	0
White	5,270	765	0
Black / African American	12,070	8,220	0
Asian	530	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,960	505	0
0	0	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,965	12,900	0
White	4,900	1,825	0
Black / African American	6,595	9,715	0
Asian	600	240	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,465	880	0
0	0	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,915	12,320	0
White	4,585	3,175	0
Black / African American	2,720	7,470	0
Asian	425	430	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	750	965	0
0	0	0	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## **Discussion**

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

## **NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b) (2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

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

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

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

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

## 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,795	17,150	5,110
White	6,420	755	1,105
Black / African American	23,855	15,460	3,220
Asian	860	220	304
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,120	885	435
0	0	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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

Source: 2008-2012 Comprehensive Housing Affordability Strategy, CPD Maps, Accessed at: <https://www.hudexchange.info/resource/2129/cpd-maps-consolidated-plan-and-continuum-of-care-planning-tool/>

## % Race by Income

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,765	20,225	0
White	3,470	2,565	0
Black / African American	4,720	15,560	0
Asian	385	236	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,990	1,470	0
Other	0	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,750	21,110	0
White	1,860	4,865	0
Black / African American	1,840	13,580	0
Asian	290	252	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	655	1,690	0
Other	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,610	18,625	0
White	1,065	6,700	0
Black / African American	900	9,290	0
Asian	150	268	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	390	1,325	0
Other	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

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

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

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

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	156,645	49,925	49,330	5,295
White	71,525	17,930	13,250	1,155
Black / African American	66,245	24,530	29,230	3,300
Asian	5,555	1,775	1,640	225



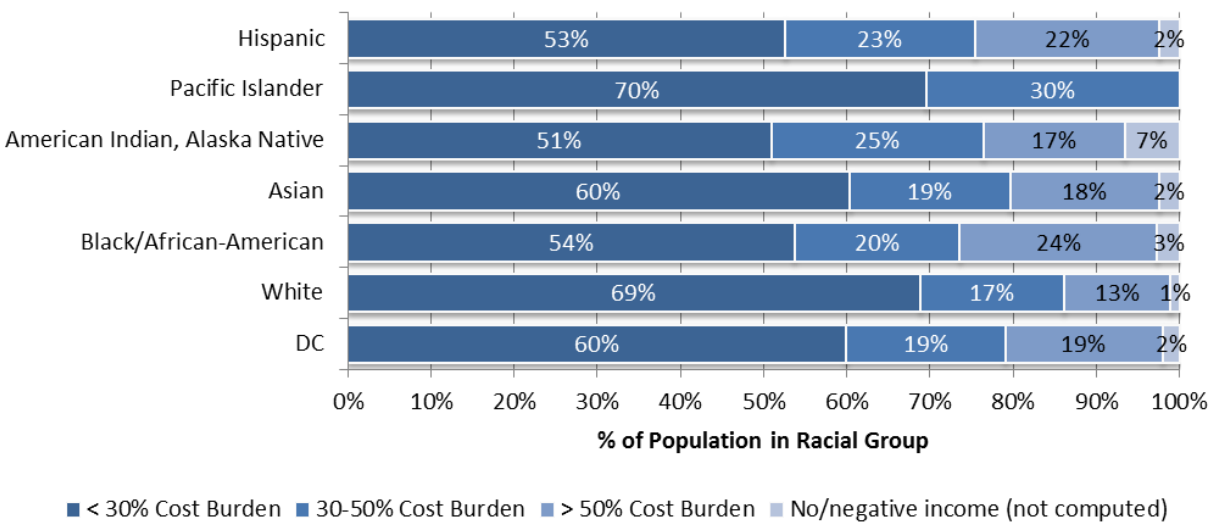
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	420	210	140	54
Pacific Islander	80	35	0	0
Hispanic	10,215	4,420	4,295	470

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:



### % Cost-Burdened by Race

### Discussion

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

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

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

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

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

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

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

## **NA-35 Public Housing - 91.205 (b)**

### **Introduction**

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

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

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

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

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

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

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	362	7,919	11,497	1,372	8,393	966	480	286

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Alternate Data Source Name:**

DCHA Program Management Software

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

**Data Source Comments:**

Home Transition

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	9,493	13,157	14,908	13,454	15,222	8,976	11,585	
Average length of stay	0	6	24	6	3	6	0	5	
Average Household size	0	1	2	2	1	2	1	3	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	362	11	11,497	1,372	8,393	966	0
# of Elderly Program Participants (>62)	0	72	2,258	2,404	744	1,411	225	24
# of Disabled Families	0	154	3,627	4,105	548	3,063	408	86
# of Families requesting accessibility features	0	0	448	5,418	577	4,636	174	7
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

DCHA Program Management Software

Source: DCHA Program Management Software (Visual Homes/Yardi, PIC) Includes Non-elderly Disabled, Mainstream One-Year, Mainstream five-Year, and Nursing Home Transition; DCHA has a ranking preference and only pulls from households reporting that they are homeless at time of admission. To date, DCHA has not pulled from other categories, which explains why these numbers and total vouchers noted in table 35.1 match; This information reflects requests made during fiscal year 2015 (10/01/2015-10/01/2016). HIV/AIDS DCHA does not capture this information. Domestic Violence Lethality Assessment Project from whom DCHA routinely

**Data Source Comments:**

receives referrals related to domestic violence concerns

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	15	129	711	53	613	45	6	376
Black/African American	0	472	11,655	14,654	1,966	21,505	745	231	4,362
Asian	0	0	37	109	32	274	0	1	64
American Indian/Alaska Native	0	4	27	23	6	30	2	1	5
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	11	12	4	17	0	0	4
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

DCHA Program Management Software

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

Note: This information reflects race for all household members for which responses were given. Please note that DCHA does not require families to provide race/ethnicity information

**Data Source Comments:**

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	346	267	618	84	323	27	7	11

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	16	13,083	14,546	1,176	8,131	765	233	275
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

DCHA Program Management Software

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

\*Includes Non-elderly Disabled, Mainstream One-Year, Mainstream five-Year, and

Nursing Home TransitionNote: This information reflects race for all household members for which responses were given. Please note that DCHA does not require families to provide race/ethnicity information

**Data Source Comments:**

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

DCHA is currently under a Voluntary Compliance Agreement (VCA) with HUD. However, the current number of Uniform Federal Accessibility Standards (UFAS) units in the DCHA inventory (691) exceeds the 6% accessible unit requirement and the required 585 units mandated by the VCA. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/preservation of other affordable housing units, consideration is made for the creation of these units.

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

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

### *Waiting List Profile*

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

### *Capital Unit Improvements*

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



### Competitive Voucher Rents

The most pressing immediate need among voucher participants is finding a place to live once they have received the voucher. Voucher program rents are set in relation to HUD established Fair Market Rents (FMRs). In DC's high-cost rental market, rents in most neighborhoods are higher than HUD FMRs. In response, based on HUD approval through DC Housing Authority's Moving to Work designation, the housing authority has the ability to set maximum voucher subsidy it can pay on behalf of HCV participants (referred to as the Payment Standard) higher than the HUD FMRs. However, even with the ability to set higher Payment Standards as a means to expand access to affordable housing, not all neighborhoods in the District are rent accessible to voucher holders.

### Self-Sufficiency

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

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

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

In the District of Columbia, the average household income is \$104,615.00 while the median household income is just \$69,235 according to ACS estimates. Of renters in the city, 26.6% pay between \$1,000 and \$1,500 while 40.5% pay \$1,500 or more per month, meaning just over 30% of renters pay less than \$1,000 in rent each month. A Washington Post reported on a study by SmartAsset in May 2016 that reports the average market-rate rent for a two-bedroom apartment in the District is \$2,783 per month. A March 2015 Washington Post article cited a report from Zumper, which placed D.C. "as the fourth most expensive rental market among the 50 largest cities in the country, behind New York, San Francisco and Boston" and found the median rental prices for one-bedroom apartments in the area to be \$2,000.

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

families on the wait list report a gross household income that is 30% of AMI, meaning they are extremely low income. According to HUD, a four-person household at 30% AMI in the Washington, DC area makes \$32,600 or less per year.<sup>4</sup>

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<sup>4</sup> U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

## NA-40 Homeless Needs Assessment - 91.205 ( c )

### Introduction:

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

Homelessness in the District of Columbia has risen by 20% since 2010, mostly attributable to the increased rate of families who experience homelessness (*Figure NA-40.1*). Nearly 7,500 persons were estimated to experience homelessness on a given night in the District – 3,477 among family households, 3,821 individuals, and 190 unaccompanied youth (*Table NA-40.1*). Most homeless in DC are male (75%) (*Table NA-40.2*) and identify as African-American (88%) with a median age of 50. Approximately 8% of adult homeless persons reported a chronic health problem, 13% reported a physical disability, and 10% reported to be victims of domestic violence. Nearly 15% of the homeless population in the District suffers from some form of severe mental illness and another 14% are chronic substance abusers (*Table NA-40.3*).<sup>5</sup>

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	3,477	4,732	807	3,084	363
Persons in Households with Only Children	7	0	129	27	122	39

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<sup>5</sup> The Community Partnership for the Prevention of Homelessness (2015). *Homelessness in the District TCP Facts Sheet – Point in Time 2015*. Accessed from <http://www.community-partnership.org/facts-and-figures>.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	544	3,270	11,338	986	650	151
Chronically Homeless Individuals	320	1,273	1,652	394	650	186
Chronically Homeless Families	197	0	293	129	538	401
Veterans	72	23	1,149	718	62	181
Unaccompanied Child	17	183	129	406	187	39
Persons with HIV	4	86	527	81	16	167

**Table 26 - Homeless Needs Assessment**

Alternate Data Source Name:

2015 Point in Time Count

**Data Source Comments:** 2015 Point in Time Count from the Community Partnership for the Prevention of Homelessness (TCP).

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that person's experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

For many individuals and families, the experience of homelessness is part of a long and recurring history of residential instability. Chronic homelessness represents one-fifth (1,470) of the total population who experience homelessness (*Table NA-40.1*), and of those experiencing

homelessness, the number of days without stable housing averages at around 253 days. 3,859 were estimated to exit homelessness, representing only about one-quarter of the population experiencing homelessness based upon the 2015 Point in Time count (*Table NA-40.1*).<sup>6</sup>

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<sup>6</sup> Chronic homelessness is defined as someone who: 1) has a disability and is homeless or 2) is unsheltered or in shelter; and has been homeless consistently for a year or more or has had four separate episodes of homelessness within the last three years.

## Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	392	141
Black or African American	6,106	367
Asian	34	14
American Indian or Alaska Native	27	8
Pacific Islander	14	1
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	263	100
Not Hispanic	6,491	444

**Alternate Data Source Name:**

2015 Point in Time Count

**Data Source**

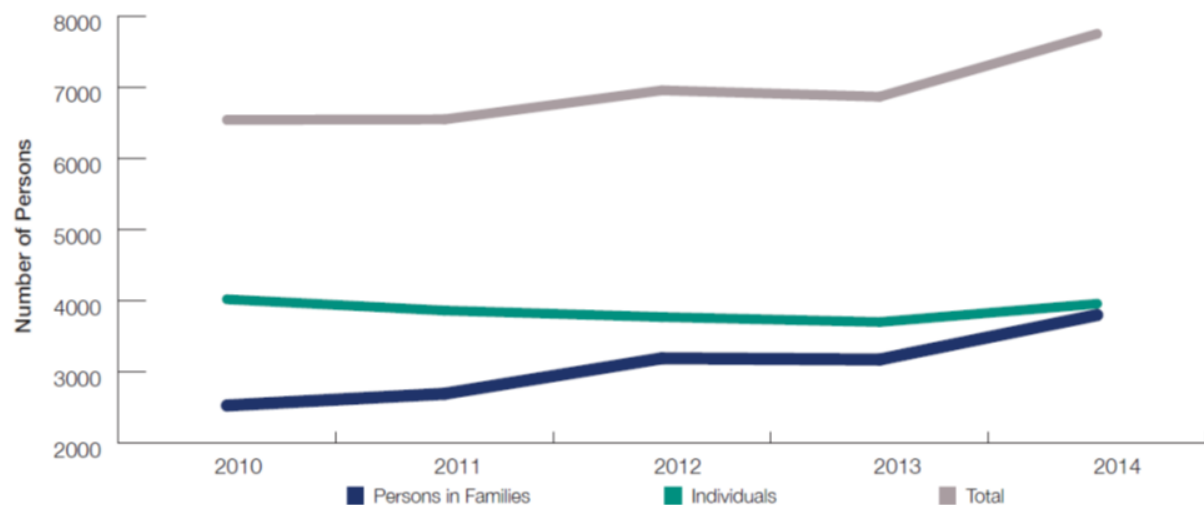
**Comments:**

2015 Point in Time Count from the Community Partnership for the Prevention of Homelessness (TCP). The percentages do not add to 100%, as TCP reports individuals who identify as multiracial. 2.5% of unsheltered individuals reported as multiracial and 2.7% sheltered individuals reported as multiracial.

	<b>Unsheltered</b>		<b>Sheltered</b>	
<b>Gender</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>Male</b>	429	78.80%	5,079	75.20%
<b>Female</b>	115	21.20%	1,655	24.50%
<b>Transgender</b>	0	0.00%	21	0.30%

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

## Homeless by Gender



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

#### Point in Time Count Trends in DC

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

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

#### Homelessness Sub-populations

	2010	2011	2012	2013	2014	2015
Homeless Families	800	858	1,014	983	1,231	1,131
Number of Persons in Families	2,294	2,688	3,187	3,169	3,795	3,477
Chronically Homeless Families*	-	-	-	263	420	197
Median Age Among Adults in Homeless Families	Not Available	29	28	28	25	25
Source: The Community Partnership for the Prevention of Homelessness, 2010 - 2015 Point in Time Count						
*Prior to 2013, the Federal definition of chronic homelessness did not include families. Therefore, the chronic homeless count in 2010 - 2012 includes single adults only						

#### Family Point in Time Count

	2011	2012	2013	2014	2015
Unaccompanied Minors (<18 Years)	26	13	6	5	7
Unaccompanied Youth (18 - 24 Years)	125	131	117	193	181
Source: The Community Partnership for the Prevention of Homelessness, 2011 - 2015 Point in Time Counts					

#### Unaccompanied Youth and Minors

	2010	2011	2012	2013	2014	2015
Veterans	579	515	531	499	406	408
Source: Homeward DC 2015 - 2020 (2011 - 2014 data); The Community Partnership for the Prevention of Homelessness (2015); HUD Exchange PIT Data Since 2007 (2010).						

#### Veteran Point in Time Count

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

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

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



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

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

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

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

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

The unsheltered homeless population is more diverse. The 2015 PIT count reports that Blacks comprise 68% of the unsheltered homeless population, followed by Whites (26%), Asians (2.5%), multiracial individuals (2.5%), and other races (1.6%). Individuals of Hispanic or Latino origin represent 18.4% of the unsheltered homeless population compared to only 3.9% of sheltered homeless (*Table NA-40.7*).

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

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

### **Discussion:**

Despite the increase in the size of the homeless population, many lives have been changed for the better through the District's homeless initiatives. It is important to consider the 2015 Point –in-Time Count within the context of local efforts to move individuals and families out of homelessness through an increased supply of affordable housing, permanent supportive housing, and employment and support

services. Homeward DC, a 5-year plan to make chronic homelessness rare, brief, and non-recurring, was released in March 2015. Plan implementation is actively managed by the Inter-Agency Council on Homelessness to track progress, and it coincides with this consolidated planning period.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction

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

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	17,511
Area incidence of AIDS	0
Rate per population	342
Number of new cases prior year (3 years of data)	3,291
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	36,432
Area Prevalence (PLWH per population)	1
Number of new HIV cases reported last year	424

**Table 27 – HOPWA Data**

**Alternate Data Source Name:**

DC HIV/AIDS, Hepatitis, STD, and TB Administration

**Data Source Comments:**

Data is based on the available sources of the EMSA to the District. Data for the entire EMSA is unavailable to accurately answer several questions listed in this chart. Working with CDC HIV surveillance to ensure appropriate numbers will be included.

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

<sup>a</sup> District of Columbia Department of Health, HIV/AIDS Hepatitis, STD and TB Administration

<sup>b</sup> Maryland Department of Health and Mental Hygiene, Center for HIV Surveillance, Epidemiology and Evaluation

<sup>c</sup> Virginia Department of Health, HIV Surveillance

<sup>d</sup> West Virginia Department of Health, Office of Epidemiology & Prevention Services, Division of STD, HIV and Hepatitis Surveillance

## Living HIV Cases Diagnosed in the EMSA by Jurisdiction

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	1,239
Short-term Rent, Mortgage, and Utility	320
Facility Based Housing (Permanent, short-term or transitional)	0

**Table 28 – HIV Housing Need**

**Alternate Data Source Name:**

DC HIV/AIDS, Hepatitis, STD, and TB Administration

**Data Source Comments:** 2014 CAPER Report

## **Cont'd - Physically Disabled Characteristics**

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

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

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

## **Older Adults Characteristics**

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

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

Among adults older than 65 who do not live in an assisted living or nursing home facility, 30% live with a disability, which represents 35% of the District's total disabled population. Similar to the disabled population as a whole, limited mobility, or ambulatory difficulty, is the most prevalent disability among older adults. Over 5,000 older adults (8%) have difficulty bathing, dressing, or performing other self-care activities, and 11,000 (16%) have difficulty doing basic errands alone, such as visiting a doctor's office or shopping and generally living independently (*Table 45.1*). Older adults with mobility issues who lack their own transportation may be unable to leave home and engage in beneficial social and recreational activities. Immobility can lead to social isolation and accelerated negative health outcomes, including depression. Adults living alone make up 30% of adults over 60 and are especially at-risk of social isolation (*Table NA-45.3*).

### **Older Adult Characteristics - pt 2**

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

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

### **Mentally Ill Characteristics**

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

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

### **Victims of Domestic Violence Characteristics**

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

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

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

### **Persons living with HIV/AIDS Characteristics**

The District of Columbia continues to experience a high prevalence of persons living with HIV/AIDS (PLWHA). As of December 31, 2013, approximately 17,000 residents of the District of Columbia are living with HIV; this number accounts for approximately 2.5% of the population, a prevalence rate that surpasses the World Health Organization's threshold (1%), indicative of a continued generalized HIV epidemic. A number of research studies indicate that PLWHA experience elevated housing instability and homelessness compared to the general population. Stigma and discrimination often cause additional

hurdles to obtaining and retaining appropriate and affordable housing. Moreover, for many PLWHA, their HIV/AIDS is typically accompanied by other serious health threats that further exacerbate challenges to remaining stably housed and connected to care.

In addition to general financial assistance for housing and related expenses, many low- and very low-income PLWHA require additional supportive services, such as substance abuse treatment, psychiatric and mental health support, primary medical care, nutrition and medication support, treatment adherence programs, transportation to and from medical appointments, and palliative care. Studies show significant health disparities between PLWHA who are stably housed and those who live in temporary or unstable housing. According to a national survey of Ryan White HIV/AIDS beneficiaries conducted by the U.S. Health Resources and Services Administration (HRSA), PLWHA who have stable housing are more likely to pursue HIV care, receive anti-retroviral therapy (ART), adhere to HIV medication regimens and obtain regular care. Not surprisingly, the survey revealed much higher viral suppression rates (the level at which HIV is controlled and not detectable in the bloodstream) among Ryan White clients who have stable, permanent housing. This survey underscores the importance of supporting effective interventions that link PLWHA who are unstably housed and/or at-risk of homelessness to stable housing opportunities.

<b>Table NA-45.4, Grandparent Characteristics</b>				
		Responsible for Grandchildren		
	Total Living with Grandchildren	Total	30-59 Years	> 60 Years
Living with own grandchildren under 18 years	10,653	4,104	2,525	1,579
% Responsible for grandchildren with no parent of grandchild present	-	31.60%	25.70%	40.90%
% Grandparents living with grandchildren with any disability	30.70%	26.80%	26.40%	27.30%
% Grandparents with income below poverty level	23.30%	30.50%	38.50%	17.80%
Source: 2009-2013 American Community Survey				

#### **Grandparent Characteristics**



Table NA-45.3, Characteristics of Older Adults		
	DC	> 60 Years Old <sup>1</sup>
Total Population	619,371	101,597
Male	47.30%	41.70%
Female	52.70%	58.30%
Median age (years)	33.8	69.2
Race		
White	40.10%	35.20%
Black or African American	50.10%	59.80%
Other Races	7.40%	3.36%
Multiple Races	2.30%	1.40%
Hispanic or Latino origin (of any race)	9.60%	4.70%
Households	263,649	69,031
Family households	42.60%	42.10%
Nonfamily households	57.40%	57.90%
Householder living alone <sup>2</sup>	26.05%	31.09%
With any disability	11.20%	30.10%
Below the poverty level	18.60%	14.40%
Housing Tenure and Cost Burden		
Owner-occupied housing units	42.10%	59.90%
Housing Cost is > 30% of Income	29.80%	30.10%
Renter-occupied housing units	57.90%	40.10%
Housing Cost is > 30% of Income	47.00%	50.40%
Source: 2009-2013 American Community Survey		
1) According to Title I, Section 102(a)(40) of the Older Americans Act of 1965, an "older adult" is defined as an individual who is 60 years of age or older		
2) A percentage of total households		

#### Characteristics of Older Adults

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

	Under 18 Years Old	18-64 Years Old	65 Years and over	Total
<b>Total Population in Age Group</b>	103,998	411,737	68,021	583,756
<b>With a disability</b>	5,416	38,165	23,562	67,143
Income in the past 12-months below poverty level	2,712	14,811	4,946	22,469
Income in the past 12-months at or above poverty level	2,704	23,354	18,616	44,674
<b>No disability</b>	98,582	373,572	44,459	516,613
Income in the past 12-months below poverty level	27,116	54,995	4,553	86,664
Income in the past 12-months at or above poverty level	71,466	318,577	39,906	429,949
Source: 2009-2013 American Community Survey				
Note: Data includes civilian non-institutionalized population for whom poverty status is determined				

**Poverty by disability status and age group**

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

Source: 2009–2013 American Community Survey

**Persons with Physical or Cognitive Disabilities****Describe the characteristics of special needs populations in your community:**

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

*Persons with Physical or Cognitive Disabilities*

Approximately 68,143 District residents, or 11% of the total population, live with a disability – a physical or mental impairment that substantially limits one or more major life activities – and are in need of supportive services and accessible housing options to remove environmental barriers in their home. Individuals with cognitive disabilities represents 42% of persons with disabilities and include down

syndrome, traumatic brain injury, autism, and dementia in addition to less severe cognitive conditions such as dyslexia, attention deficit disorder, and other learning disabilities. But, ambulatory disability – a limiting condition that inhibits a person’s ability to walk or climb stairs – is the most prevalent disability, representing 54% of the population (*Table NA-45.1*).

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

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

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

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

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

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

**Discussion:**

Physical or medical conditions, particular space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. To keep special needs populations off the street and out of expensive institutionalized care, the District will need to invest resources in affordable community-based housing options and requisite supports that encourages independent living. Housing that can accommodate wheelchairs and other mobility issues, supportive medical, social, and employment services for health conditions, and quick housing placement for crime victims who need immediate removal from their current living situation are all important to consider for new housing development and existing home rehabilitation programs. Moving forward, more complex research is needed to evaluate specific housing preferences, such as whether older adults prefer inter-generational living versus senior-restricted housing, and population characteristics, particularly for the mentally ill and victims of domestic violence that are difficult to find in the U.S. Census data to make better community development decisions with federal and local resources.

## **NA-50 Non-Housing Community Development Needs - 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

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

### **How were these needs determined?**

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

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

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

### **Describe the jurisdiction's need for Public Improvements:**

See attachments below.

### **How were these needs determined?**

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

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

### **Digital Inclusion - Part 1**

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

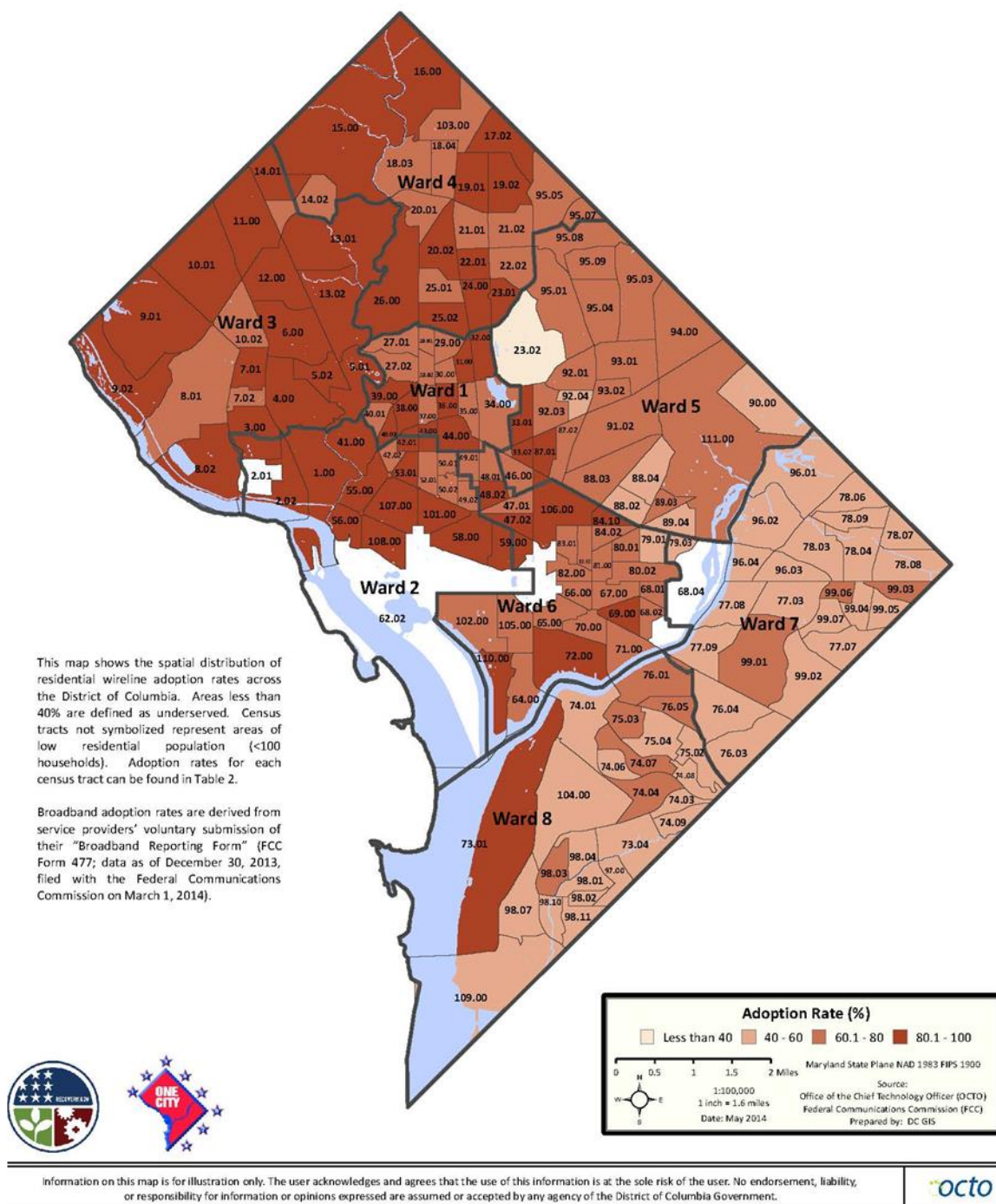
Residents without internet access are at a distinct disadvantage; those with cars are forced to spend money on driving, those without cars spend money on taxi service or riding public transportation to access business centers, school children and job-seekers rely on public access given that more educational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

### **Digital Inclusion - Part 2**

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

Nonprofit and community-based organizations have been important actors in addressing digital disparities in the District. These organizations have provided computer lab space and installed building-wide high-speed Internet in affordable housing developments and incorporated computer training and

internet-based services into supportive services. The District should continue to build on important work of OCTO and the non-profit industry to expand digital literacy and access.



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

Source: DC Office of the Chief Technology Officer

## Wireline Rates in DC - Digital Inclusion

## **Green Building**

The Sustainable DC Plan, the city's plan to create the healthiest, greenest, most livable city in the nation by 2032, includes ambitious goals and targets to support an equitable, diverse, and prosperous District of Columbia. The District continues to innovate and build more sustainably guided by the Green Building Act of 2006, requiring green building certification for both public and private sectors. In March 2014, the District of Columbia adopted the 2013 DC Green Construction Code, making the District, once again, a leader in the nation on green building and sustainability practices.

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

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

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

## **Resiliency**

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

1. Reduce the urban heat island effect with cool and green roofs, expanded green space and tree cover, prioritizing hotspots and those areas with the greatest number of heat vulnerable



residents. Incorporate heat island mitigation into planning for green infrastructure and tree canopy and public space initiatives.

2. Leverage ongoing work with neighborhood planning to begin to implement neighborhood-scale resilience solutions including district energy and micro grids, and district stormwater and water reuse systems.
3. Provide back-up power for emergencies at important public facilities such as community centers, schools, and health clinics, especially through the use of solar energy plus battery storage.
4. Evaluate and upgrade public and affordable housing to reduce residents' vulnerability during extreme heat events.
5. Expand training opportunities for disaster preparedness for individuals and community organizations.
6. Explore the creation of Community Resilience Hubs which would locate emergency preparedness and response supplies and training in resilient community facilities, be they privately or publicly owned, such as faith organizations, community centers, community-based organizations.
7. Leverage climate adaptation implementation projects to advance workforce development objectives and to promote business continuity planning.

### **Describe the jurisdiction's need for Public Services:**

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

- *Housing Counseling* - homebuyer counseling, home maintenance and rehabilitation education, and financial literacy classes
- *Small Business Capacity Building* –technical assistance to businesses and to community-based technical assistance providers
- *Services for Persons Experiencing Homelessness* – Recognizing that homelessness is not merely caused by a lack of shelter, but involves a variety of underlying unmet needs -physical, economic, and socialOver 600 individuals took an online survey that asked residents to label services and programs as low, moderate, or high need. The following services were noted as a “high” need by at least half of all respondents:
  - *Crime Prevention/Education* (52%)
  - *Employment Training* (52%)
  - *Medical/Mental Health Services* (52%)
  - *Senior Citizen Services* (54%)
  - *Fair Housing Enforcement and Education* (52%)
  - *Youth Services* (57%)
  - *Housing Counseling and Financial Literacy* (50%)

**How were these needs determined?**

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

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

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

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

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

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

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

### Market Analysis Overview Continued

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

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

## MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

### Introduction

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

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

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	35,892	12%
1-unit, attached structure	76,428	26%
2-4 units	31,330	11%
5-19 units	51,538	17%
20 or more units	102,849	34%
Mobile Home, boat, RV, van, etc	290	0%
<b>Total</b>	<b>298,327</b>	<b>100%</b>

Table 29 – Residential Properties by Unit Number

Alternate Data Source Name:  
2009-2013 American Community Survey  
Data Source Comments:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,290	2%	19,207	13%
1 bedroom	15,486	14%	66,468	44%
2 bedrooms	27,188	24%	43,660	29%
3 or more bedrooms	66,106	60%	23,224	15%
<b>Total</b>	<b>111,070</b>	<b>100%</b>	<b>152,559</b>	<b>101%</b>

Table 30 – Unit Size by Tenure

Alternate Data Source Name:  
2009-2013 American Community Survey  
Data Source Comments:

## **Housing Choice Voucher**

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

Eligible households under this program are responsible for finding a suitable housing unit where the owner agrees to rent under the program. Qualified households can choose single-family homes, townhouses, market-rate apartments or some form of subsidized housing. After a household is selected, HCV participants pay at least 30% of its income for rent and utilities. A housing subsidy is paid to the landlord directly by the DC Housing Authority on behalf of the HCV participant to cover the rest up to published HUD-established Fair Market Rents (FMRs). In DC's high-cost market, market-rate rents in most neighborhoods are higher than FMRs; the difference is left up to the HCV participant to pay the rest and often limits neighborhood choice. If the voucher holder decides to move to another rental unit, the voucher stays with the household.

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

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

## **Local Rent Supplement Program**

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

based and sponsor-based units may include the provision of supportive services. As part of the programs focus on meeting local housing needs, the admissions criteria for the sponsor-based component deviates from the federal program in order to reduce barriers to housing those persons might face when applying for federally subsidized programs.

### **Department of Human Services**

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

### **Department of Behavioral Health**

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

### **New Communities**

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

### **Demographics - Subsidized Housing Residents**

Key characteristics of residents living in housing funded by HUD are captured in the *Picture of Subsidized Housing* query tool. Over 63,000 residents live in public housing, Section 202/811 projects, project-based Section 8, or they have a housing choice voucher. 86% of residents are extremely low-income with an average income of \$14,084 (16% AMI). Black households make up 90% of assisted housing, followed by Hispanic (4%), White (4%), and Asian (2%) households. Adults over the age of 62 make up 31% of households and persons with disabilities make up 19% of households, even though few Section 202/811

projects exist in DC. These programs are important to the development and operation of rental housing with supportive services for the elderly (Section 202) and adults with disabilities (Section 811) who earn less than 50% AMI. This dataset omits key funding sources, including HOME, CDBG, low-income housing tax credits, and of course, local programs.

Table MA-10.5, Housing Choice Voucher and Local Rent Supplement Program, administered by DC Housing Authority				
Subsidy Type	Federal or Local?	Subsidized Units	Income Restrictions	Household Type Restrictions
Housing Choice Voucher (includes tenant-based and project-based vouchers and Moderate Rehabilitation/SRO units)	Federal	11,881	At least 75% of vouchers are for households < 30% AMI, with remainder up < 80%	Families; Individuals; Disabled; Non-Elderly/Disabled, Homeless; Homeless Veterans; Multicultural; Families with Children
Local Rent Supplement/DC Local (includes tenant-based and project/sponsor-based vouchers)	Local	2,847	Extremely Low-Income (<30% AMI)	Homeless; Elderly/disabled; Individuals; Families; Families with Children
Source: DC Housing Authority, May 2015				

#### Housing Choice Voucher and Local Rent Supplement Program Data



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

	Projects	Subsidized Units	Total Occupied Rental Units (Subsidized and Non-Subsidized)	% of Ward Subsidized <sup>1</sup>
Total	314 <sup>2</sup>	40,088	152,278	26.33%
Ward 1	59	4,765	22,162	21.50%
Ward 2	16	1,930	25,250	7.64%
Ward 3	3	369	18,649	1.98%
Ward 4	15	790	11,730	6.73%
Ward 5	34	4,667	15,915	29.32%
Ward 6	50	7,943	20,360	39.01%
Ward 7	45	7,097	16,558	42.86%
Ward 8	92	12,527	21,654	57.85%
Source: Urban Institute, DC Preservation Network Catalogue, October 2015; DC Housing Authority provided updated public housing data as of May 2016; Occupied Rental Units from Estimate from Neighborhood Info DC – 2010 Census.				
1. Subsidized units were not separated between rental and homeownership. For the purpose of this analysis, % of Ward Subsidized was only compared to occupied rental units, as the number of subsidized homeownership units is marginal.				
1. Does not include Housing Choice Vouchers and Local Rent Supplement programs; Public Housing numbers as of May 2016, projects from other subsidy programs from the DC Preservation Network Catalogue as of October 2015				

## Number of Assisted Units and Projects by Ward

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

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

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

## Number of Assisted Units and Projects by Funding Source

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

The DC Preservation Network currently tracks most federal and locally subsidized housing, including public housing (conventional and mixed finance), project-based vouchers, federal tax credits, mortgages, and grants, and the local Housing Production Trust Fund. As of October 2015, over 40,000 assisted units across 314 development projects receive some form of subsidy (*Table MA-10.3*). These subsidized units represent 26% of the total occupied rental units (*Table MA-10.4*), and do not include additional affordable

units produced from the city's inclusionary zoning and affordable dwelling unit programs or subsidies provided by the Housing Choice Vouchers and other local tenant-based assistance programs.

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

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

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

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

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

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

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

The National Low-Income Housing Coalition's State-by-State housing gap analysis shows that additional stock of available and affordable housing is needed for both low-income and moderate-income residents, including a 60% increase for extremely low-income at less than 30% AMI, which computes to 33,000 additional units; 30% for very low-income residents between 30% and 50% AMI; and 7% for low to moderate income residents between 50% and 80% AMI.

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

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

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

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

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The average cost of purchasing a home has increased dramatically by 183% over the past decade, making homeownership financially difficult for many DC families to achieve (*Table MA-15.1*). In September 2015, only 38% of homes on the market with 2 or more bedrooms were affordable to the median income family.<sup>7</sup>

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

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	157,200	445,200	183%
Median Contract Rent	618	1,242	101%

Table 31 – Cost of Housing

Rent Paid	Number	%
Less than \$500	21,303	0.0%
\$500-999	43,260	0.0%
\$1,000-1,499	37,945	0.0%
\$1,500-1,999	22,648	0.0%
\$2,000 or more	21,507	0.0%
<b>Total</b>	<b>146,663</b>	<b>0.0%</b>

Table 32 - Rent Paid

Data Source Comments:

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<sup>7</sup> *Governing*, November 2015. As Affordable Housing Shrinks, Where Can Families Live? Retrieved from: <http://www.governing.com/topics/urban/gov-urban-affordable-housing-families.html> and <http://www.governing.com/gov-data/other/family-housing-affordability-in-cities-report.html>.

## Utility Burden

### Utility Burden

In addition to rising rental and home prices, the cost of utilities for District households is also a key consideration of affordability. The industry standard for housing affordability states that a household is cost-burdened if it spends more than 30% of its gross income towards gross rent. Gross rent is the sum of the rent paid to the owner plus any utility costs incurred by the tenant. Utilities include electricity, gas, water and sewer, and trash removal. Utility costs compound the housing cost burden for the District's households. According to the Energy Information Administration, in 2014 the average monthly electricity bill for a household in the District was \$91.90. Finally, the average residential DC Water bill, which includes charges for water, wastewater, storm water, and other fees was \$96.53 in 2016 is projected to increase to \$107.65 by 2018. Similarly, as disclosed by Washington Gas, the District's natural gas utility, in 2015, the estimated monthly gas bill for an average residential heating customer household was \$82.16. These aggregated monthly utility costs place a disproportionate housing burden on the District's low-income families with a larger portion of their household income allocated for natural gas, water, and electric bills.

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

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	20,270	No Data
50% HAMFI	50,290	3,185
80% HAMFI	76,535	8,000
100% HAMFI	No Data	17,480
<b>Total</b>	<b>147,095</b>	<b>28,665</b>

Table 33 – Housing Affordability

Alternate Data Source Name:

2008-2012 CHAS

Data Source Comments:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,167	1,230	1,458	1,951	2,451
High HOME Rent	1,165	1,230	1,458	1,727	1,906
Low HOME Rent	956	1,024	1,228	1,420	1,583

**Table 34 – Monthly Rent****Alternate Data Source Name:**

Fair Market Rent Documentation System - FY2015

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

Note: NS indicates the change is not statistically significant.

Source: Table was recreated from the DC Fiscal Policy Institute Report, *Going, Going, Gone: DC's Vanishing Affordable Housing (2015)*. The study was based off of an analysis of the American Community Survey.

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

**Change in Average Income and Rent (2002 - 2013)****Additional Text to How will housing affordability change as a result of market**

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

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

**Additional Text to Discussion**

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

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

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

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

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

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

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

A recent study commissioned by DC’s Office of the Deputy Mayor for Planning and Economic Development and conducted by the Urban Institute estimates that 145 projects with 15,226 affordable housing units have subsidies that are set to expire by 2020. Some of these units could be lost from the affordable housing stock, because the properties’ owners have other economic opportunities, such as renting out their units to the private market at higher rents in DC’s strong housing market. From 2007 to 2013, at least 4.2% of assisted units were lost to demolition or conversion to market-rate rentals or owner-occupied condominiums. The report estimates that at least 1,714 assisted housing units will be lost from the affordable housing stock by 2020, if these trends continue.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

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

## **Discussion**

The cost of rental housing in the District is high for many renters, particularly those with extremely low and very low-incomes. The HUD-established Fair Market Rent in 2015 for a 2-bedroom apartment is \$1,458 per month. The National Low-Income Housing Coalition, however, estimates that a full-time worker earning the average renters’ wage of \$26.08 per hour could afford no more than \$1,356 per month without having a housing cost burden. An extremely low income 4-person family could afford rental costs

of no more than \$819 per month, and a disabled person receiving Supplemental Security Income (SSI) of \$733 per month can afford more than \$220 per month on rent. DC's housing market does not provide an adequate supply of affordable units available to these households.



## MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

### Introduction

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

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

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

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	31,989	29%	68,063	45%
With two selected Conditions	697	1%	4,452	3%
With three selected Conditions	49	0%	333	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	78,335	71%	79,731	52%
<b>Total</b>	<b>111,070</b>	<b>101%</b>	<b>152,579</b>	<b>100%</b>

Table 35 - Condition of Units

Alternate Data Source Name:  
2009-2013 American Community Survey  
Data Source Comments:

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,637	8%	14,568	10%
1980-1999	5,817	5%	12,954	8%
1950-1979	25,521	23%	63,595	42%
Before 1950	71,095	64%	61,462	40%
<b>Total</b>	<b>111,070</b>	<b>100%</b>	<b>152,579</b>	<b>100%</b>

**Table 36 – Year Unit Built**

Alternate Data Source Name:  
2009-2013 American Community Survey  
Data Source Comments:

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	96,616	87%	125,057	82%
Housing Units build before 1980 with children present	20,371	18%	25,227	17%

**Table 37 – Risk of Lead-Based Paint**

Alternate Data Source Name:  
2009-2013 American Community Survey  
Data Source Comments:

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38 - Vacant Units**

Data Source: 2005-2009 CHAS

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

### Historic Preservation

Neighborhoods thrive when buildings are intact and in use, but many historic properties have been neglected and in need of significant investment to bring new life to vacant and underutilized buildings and revitalize buildings in need of environmental remediation, upgrades to meet building code, and structural

repair. High land and construction costs have squeezed development budgets, resulting in construction that can lower the architectural quality of new buildings. With new construction so expensive, it is often more cost effective and sustainable to retain existing affordable housing than to construct new units. A recent report by the DC Office of Planning demonstrates the financial benefit of pairing low-income housing resources with historic preservation resources to increase the supply of affordable housing.<sup>8</sup> Protection of historic resources and maintenance of older housing stock should be an integral part of community revitalization.

### Home Accessibility Modifications

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

### **Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

Estimating the number of housing units with lead-based paint is difficult. Given that the vast majority of the District's housing stock was built before the federal government banned the use of lead paint in residential units, many owners of older housing stock could have, on their own or with public assistance, remediated environmental hazards.

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

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

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<sup>8</sup> DC Office of Planning (2015). *Pairing Historic Tax Credits with Low-income Housing Tax Credits*. Accessed from:

[http://planning.dc.gov/sites/default/files/dc/sites/op/release\\_content/attachments/Pairing%20HTC-LIHTC%202015-08-11%20Final\\_1.pdf](http://planning.dc.gov/sites/default/files/dc/sites/op/release_content/attachments/Pairing%20HTC-LIHTC%202015-08-11%20Final_1.pdf)

## Discussion

The age and condition of DC's housing stock is both an obstacle and an opportunity. The largest proportion of housing in DC was built before 1950. As units across the city are renovated for a new generation of Washingtonians, there is a tremendous opportunity to promote energy and water efficiency, sustainability, and resilience.

The *Sustainable DC Plan* has set a number of goals and targets seeking to create the healthiest, greenest, and most livable city in the United States by 2032. Among these goals and targets, the Plan states that by 2032 the District aims to:

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

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

## MA-25 Public And Assisted Housing - 91.210(b)

### Introduction

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

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

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	410	8,360	11,881	1,456	8,691	1,034	400	300
# of accessible units			416						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Alternate Data Source Name:

DCHA Program Management Software

Data Source Comments: As of May 2016

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

## Condition of Public Housing

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

*Source: DCHA, May 2016*

## Mixed Finance Projects

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

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

Source: DCHA, May 2016

#### Conventional Public Housing Developments



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

*Source: DCHA, May 2016*

#### **Units Requiring Major Rehabilitation**

#### **Describe the supply of public housing developments:**

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

DCHA owns and operates approximately 8,300 public housing units across the District of Columbia. This is a combination of conventional public housing and units located in redeveloped or recently rehabilitated developments. In addition, DCHA has used its available ACC funding to layer the public housing subsidy with local funding through an interagency Memorandum of Understanding, led by DHCD, to create permanent supportive affordable housing units. Based on a portfolio assessment, DCHA has determined that it will cost approximately \$800 million to bring the agency's public housing stock to at a point where the units are viable for at least another 20 years.

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

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

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

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

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

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

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

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

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

**Senior/Mixed Population Sites Requiring Major Rehabilitation:** Some of the DCHA's Senior/Mixed-Population sites have already undergone some level of rehabilitation, whether through energy efficiency initiatives or building systems upgrades and renovations. The capital needs are still significant, however, in order to bring all buildings to a 20-year viability (2,083 units), i.e. all major systems and features to be upgraded to like new conditions so that only ordinary maintenance is needed over the next 20 years (new roofs, kitchen, windows, mechanical, electric systems).

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

**Discussion:**

(continued from previous question)

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

Federal Resources

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

Local Resources

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

Equity Resources

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

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

## MA-30 Homeless Facilities and Services - 91.210(c)

### Introduction

#### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	2,607	0	1,253	2,703	0
Households with Only Adults	2,226	599	929	2,976	145
Chronically Homeless Households	0	0	0	5,679	145
Veterans	0	0	181	1,189	22
Unaccompanied Youth	44	0	286	55	0

**Table 41 - Facilities Targeted to Homeless Persons**

**Alternate Data Source Name:**

2015 Point in Time Count

**Data Source Comments:**

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

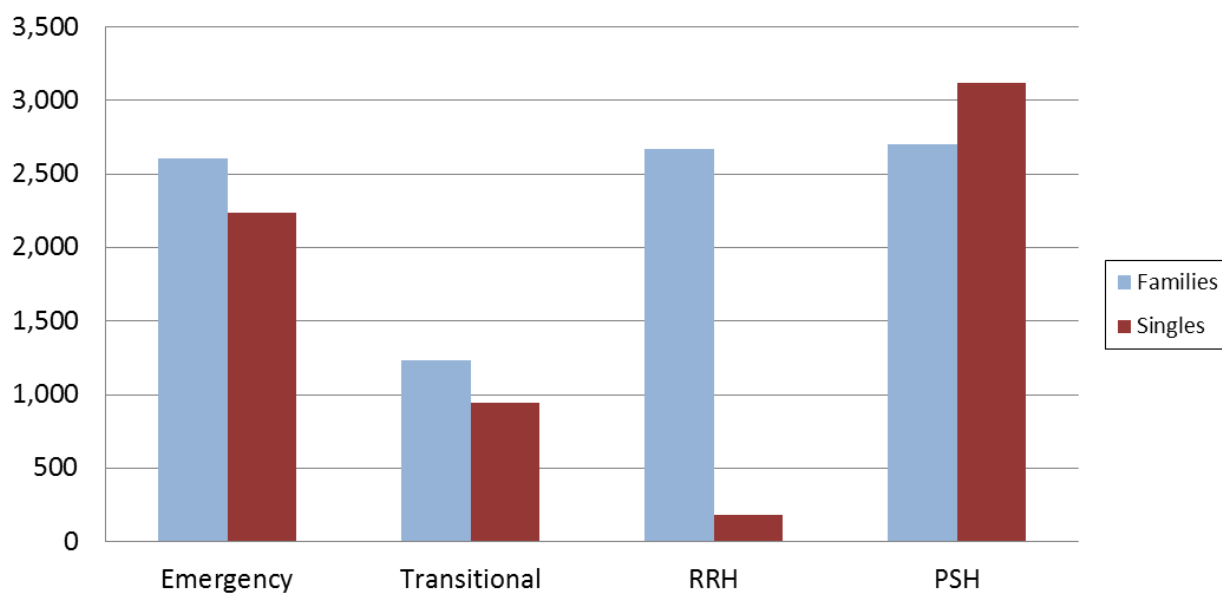
#### Homeless Family Services

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

## Veteran Services

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

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



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

## Homeless Assistance Beds Chart

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

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

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

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

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

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

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

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

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



## MA-35 Special Needs Facilities and Services - 91.210(d)

### Introduction

#### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	350
PH in facilities	21
STRMU	150
ST or TH facilities	60
PH placement	20

**Table 42 – HOPWA Assistance Baseline**

**Alternate Data Source Name:**

DC HIV/AIDS, Hepatitis, STD, and TB Administration

**Data Source Comments:**

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

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

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

#### Total Households Served and Expenditures Across the DC Region

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Persons with Disabilities and Older Adults

No one authoritative data source that identifies housing units restricted to older adults or persons with disabilities currently exists; however, DHCD cross-referenced the DC Housing Preservation Catalogue, the Department of Housing and Community Development's Development Pipeline dashboard, the DMPED Project Pipeline, and a list provided by the Aging and Disability Resource Center. The District currently has

roughly 9,400 housing units restricted to low-income seniors, including 412 units under the federal 202 (senior) program and 142 units under the federal 811 (disabled adults).

#### **Persons w/ Disabilities and Older Adults Continued Pt 1**

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

About one-fifth (3,650) of those currently living in the community have a level of need that qualifies them for institutional care, but they are receiving home and community-based waivers and extensive services that, instead, enable them to remain in the community. These waivers come in the form of i) the ID/DD waiver that supports 1,644 persons with intellectual and developmental disabilities or ii) the Elderly and Individuals with Physical Disabilities (EPD) waiver that supports 2,006 elderly and individuals and physical disabilities. In cases where people with disabilities have identified housing, but there are accessibility issues, it is often difficult to access needed home modification funds. In fact, some residents are unable to leave institutions due to lack of needed basic modifications, including the installation of grab bars or ramps. The District does manage a program- Money Follows the Person – that covers home set-up costs incurred as part of the transition out of institutionalized care; however, recipients of this program must be eligible for one of the two home and community-based waiver programs. Individuals with brain injury and certain developmental disabilities do not qualify for the home-based waivers. This program has limited available resources with a maximum program capacity of 400.

#### **Persons w/ Disabilities and Older Adults Continued Pt 2**

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

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

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

### **Persons w/ Disabilities and Older Adults Continued Pt 3**

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

Through its Residential and Community Services Division, DHCD has provided first-time homebuyer assistance and home rehabilitation assistance to persons with disabilities and older adults wishing to age-in-place, though both programs are underutilized. Since the last consolidated planning period (fiscal years 2011-2015), the Home Purchase Assistance Program provided down payment and closing cost assistance to nearly 40 special needs households. The Handicapped Accessibility Improvement Program (HAIP), managed by the Single Family Rehabilitation Program at DHCD, supports critical home modifications and adaptations for low and moderate-income older adults and adults with disabilities. Financial assistance between \$10,000 and \$30,000 is provided, including an additional \$10,000 under the EPD and IDD waiver programs. Since the start of the last consolidated planning period (FY2011), the program assisted close to 130 households.

### **Persons w/ Disabilities and Older Adults Continued Pt 4**

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

During the first three months of the program's operation, Safe at Home received 607 referrals to the program. Of those, 242 people completed the intake process over the phone. To complete enrollment, individuals must submit supporting documentation. Ninety-eight people completed enrollment. Of those enrolled, 50 people have completed an in-home assessment with an Occupational Therapist and

construction has been completed in 18 projects that are awaiting final occupational therapist review. A total of 11 projects have been completed and reviewed by an occupational therapist as of April 2015.

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

### **Persons Living w/ a Mental Illness - Pt 1**

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

Supportive services are delivered indirectly, through subsidized employment opportunities for up to 800 adults and through government-certified treatment providers. As of June 2015, DBH has certified 37 mental health rehabilitation providers who provide the following 11 mental health services to both adults and children: diagnostic and assessment; mediation; counseling; community support; crisis/emergency; rehabilitation day services; intensive day treatment; community based intervention for children and youth; assertive community treatment for adults; trauma-focused cognitive behavioral therapy for youth; and child-parent psychotherapy. Sixty percent of these services are provided in a community-based setting rather than in a clinic.

### **Persons Living w/ a mental illness - pt 2**

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

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

## **Victims of Domestic Violence**

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

Rapid rehousing, administered through the Department of Human Services, and a domestic violence-specific Survivor Resilience Program, administered through a community-based provider, both offer crime victims with small grants to pay past due utility bills and past due rent. This assistance allows the victims to stay in their homes. These programs and activities are designed to prevent homelessness through a small amount of housing assistance; though inevitability, some experience homelessness. In the fiscal year 2015 Point in Time Count, about 500 individuals were noted as becoming homeless as a direct result of experiencing domestic violence.

## **Persons Living w/ HIV/AIDS pt 1**

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

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

## **Persons Living w/ HIV/AIDS pt 2**

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

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

## **Persons Living with HIV/AIDS pt 3**

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

## **One-Year Goals Cont'd**

### *Persons with Mental Illness*

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

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

#### Persons Living with HIV/AIDS

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

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

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

#### Persons with Disabilities

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

Accessible and affordable housing is the foundation for any individual to obtain a stable, secure quality of life. Over the next year, the District will evaluate and improve access to the Handicapped Accessibility Improvement Program, implement and evaluate the pilot program, "Safe at Home," and will determine



methodology to evaluate housing needs for individuals who have expressed the desire to live in the community and have been referred to the Aging and Disability Resource Center (ADRC).

Competitive and integrated employment opportunity is a key component to having the means to afford stable, accessible housing. This year, the District will review and realign structures across the workforce development system to better support people with disabilities and will increase the capacity of staff across the system to support best practices and onsite and virtual coaching. Other actions include: the development of a discharge manual to be used by both institutional and community-based professionals; development of an inter-agency plan to ensure that students with disabilities who graduate with a certificate (rather than a diploma) have at least one community-based, integrated paid work experience prior to exiting school; and more broadly implement a medical home primary care model successfully piloted with adults with intellectual and developmental disabilities in community-based residential settings.

### Older Adults

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

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

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**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See above.

## **MA-40 Barriers to Affordable Housing - 91.210(e)**

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

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

#### **Cost to Develop**

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

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

#### **Process of Obtaining Funding**

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

process, including combining funding availability announcements for the primary affordable housing funding programs into a single annual competitive application, developing a new online application portal, and for the first time in 2016, releasing a second Notice of Funding Availability within the same year.

### **Process for Obtaining Permits**

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

## MA-45 Non-Housing Community Development Assets - 91.215 (f)

### Introduction

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

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	51,551	60,954	9	10	1
Construction	11,943	13,190	2	2	0
Education and Health Care Services	112,790	121,200	20	21	1
Finance, Insurance, and Real Estate	27,877	28,985	5	5	0
Information	17,462	18,095	3	3	0
Manufacturing	4,033	4,087	1	1	0
Other Services	61,364	64,765	11	11	0
Professional, Scientific, Management Services	107,847	110,292	19	19	0
Public Administration	137,262	137,871	24	23	-1
Retail Trade	17,290	19,294	3	3	0
Transportation and Warehousing	6,972	7,185	1	1	0
Wholesale Trade	4,769	4,930	1	1	0
Total	561,160	590,848	--	--	--

Table 43 - Business Activity

Alternate Data Source Name:

2013 Longitudinal Employer-Household Dynamics

Data Source

Comments:

#### Business Activity Description Continued

While the federal government continues to drive the local economy, and still ranks as the largest employer and landowner, economic growth rates between the public and private sector were substantially different over the last 10 years. The private sector expanded 15.5% since 2006, yet the public sector grew by only 1.6% during the same time period and dropped by 4.1% between 2010 and 2015. One explanation for this increase in private sector activity may be in part the pattern of federal spending, which has shifted substantially from salaries and wages paid to employees of the federal government to contractors paid via federal procurement activity. Another explanation may be other burgeoning sectors, including the creative economy, a segment of the workforce driven by human innovation and creativity, and represents arts and heritage, culinary arts, information and technology, and related professional services. The creative economy makes up 112,424 jobs in the District (16% of total employment) and has increased at a faster rate (16%) than the total number of District jobs (12%) between 2001 and 2012.

### **Workforce Development Needs**

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

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

and educational attainment among residents who live East of the River.

### **Need to Diversify Economically**

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

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

### **Need for Improved Infrastructure**

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

projected over the long term.

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

### **District's Workforce Investment Council**

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

### **Apprenticeship Program**

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

### **LEAP (Learn, Earn, Advance, Prosper)**

DOES created an "earn and learn" program to link unemployed residents with employment, education and training opportunities. The earn-and-learn approach applies the apprenticeship model to skill development, allowing individuals participating in an on-the-job training experience through work and



related technical instruction. This framework allows individuals to earn wages while learning a trade. The program's capacity this year is 160 people and will focus on enrolling individuals participating in the rapid rehousing and Tenant Assistance for Needy Families (TANF) who are nearing the end of their benefits.

### **Project Empowerment**

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

### **Summer Youth Employment Program**

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

### **Labor Force**

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

**Table 44 - Labor Force**

**Data Source Comments:** See Table Attached. Data would not load

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

<b>Total Population in the Civilian Labor Force</b>	354,171
<b>Civilian Employed Population 16 years and over</b>	315,177
<b>Unemployment Rate</b>	11%
<b>Unemployment Rate for Ages 16 - 24</b>	19.50%
<b>Unemployment Rate for Ages 25 - 65</b>	9.70%
<b>Source: 2009 - 2013 American Community Survey</b>	

#### Labor Force Characteristics

Occupations by Sector		Number of People
Management, business and financial		189,581
Farming, fisheries and forestry occupations		0
Service		49,360
Sales and office		54,524
Construction, extraction, maintenance and repair		9,360
Production, transportation and material moving		12,358

**Table 45 – Occupations by Sector**

**Alternate Data Source Name:**  
2009-2013 American Community Survey  
**Data Source Comments:**

#### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	146,120	50%
30-59 Minutes	118,101	41%
60 or More Minutes	27,180	9%
<b>Total</b>	<b>291,401</b>	<b>100%</b>

**Table 46 - Travel Time**

**Alternate Data Source Name:**  
2009-2013 American Community Survey  
**Data Source Comments:**

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

**Table 47 - Educational Attainment by Employment Status**

**Alternate Data Source Name:**  
2009-2013 American Community Survey  
**Data Source Comments:** See table attached. Data would not load.

Table MA-45.5, Educational Attainment By Employment Status			
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	16,036	4,776	14,023
High school graduate (includes equivalent)	35,992	9,215	19,240
Some college or Associates degree	41,954	6,735	12,717
Bachelor's degree or higher	171,286	7,128	18,886
Source: 2009-2013 American Community Survey			

### Educational Attainment by Employment Status

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,371	3,633	3,680	6,514	6,248
9th to 12th grade, no diploma	8,639	5,581	4,356	12,863	9,161
High school graduate, GED, or alternative	17,511	14,824	15,834	32,637	16,219
Some college, no degree	33,944	14,352	11,771	23,579	10,165

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	1,725	2,907	2,402	5,210	1,687
Bachelor's degree	19,175	42,699	17,087	24,402	9,775
Graduate or professional degree	1,976	41,678	27,129	35,189	15,790

**Table 48 - Educational Attainment by Age**

**Data Source Comments:**

#### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

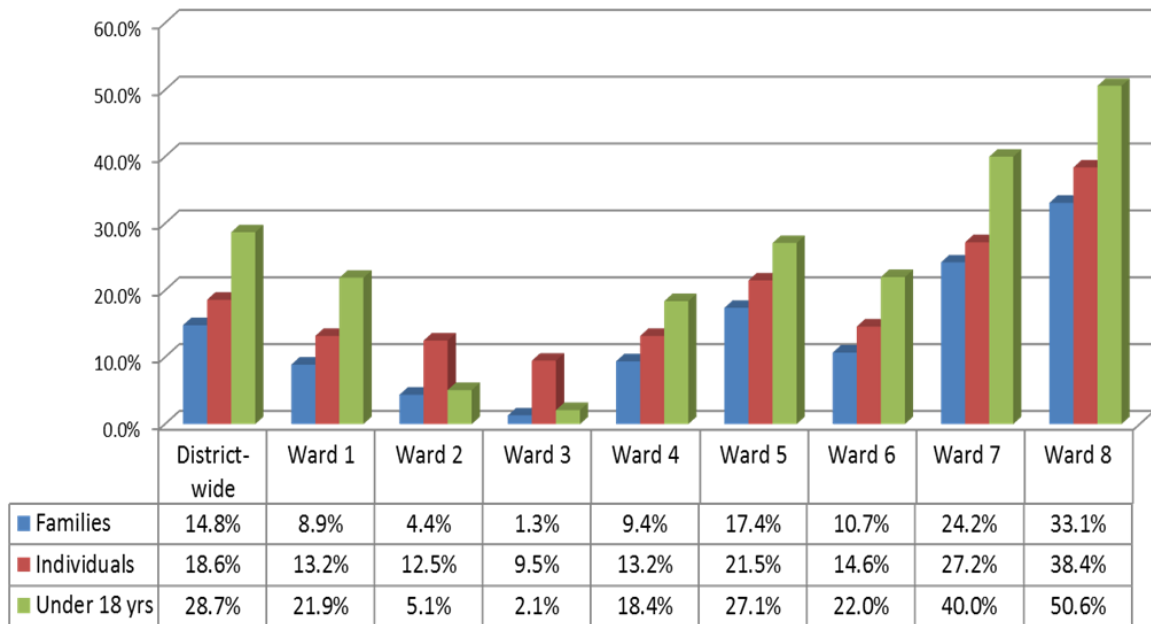
**Table 49 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**

2009-2013 American Community Survey

**Data Source Comments:** See table data in the attachments. Data would not load.

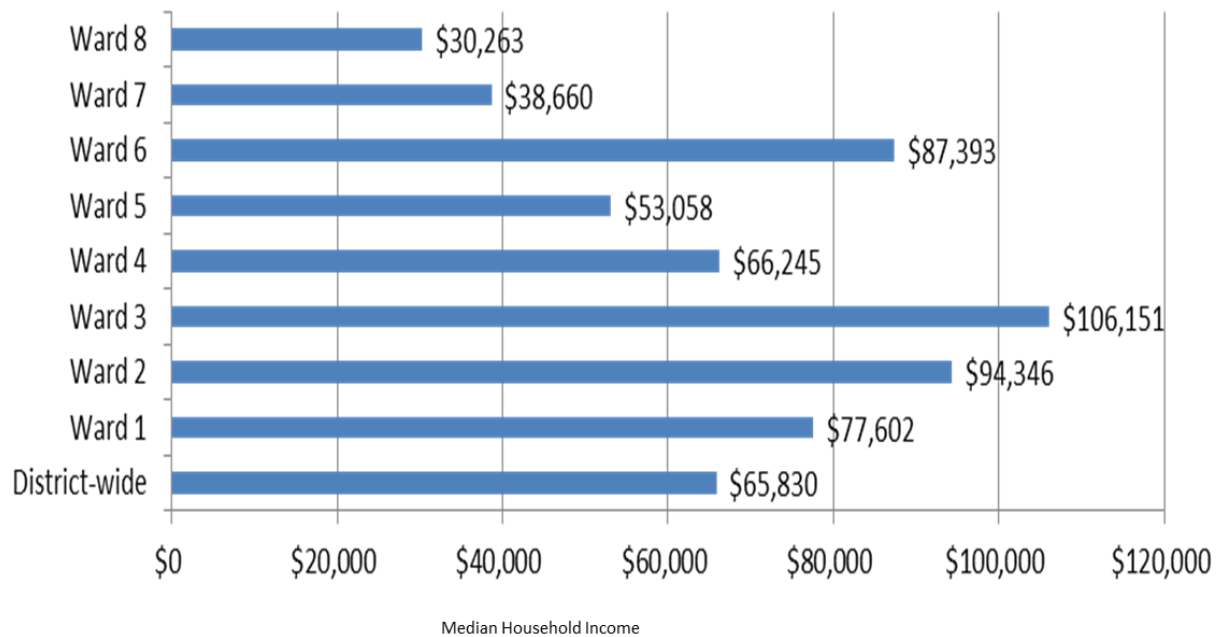
**Figure MA-45.1, Ward by Ward Poverty Rates**



*Source: 2009-2013 American Community Survey*

**Poverty by Ward**

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



*Source: 2009-2013 American Community Survey*

#### Household income by Ward

Table MA-45.4, Educational Attainment by Median Earnings in the Past 12 Months		
Educational Attainment	Median Earnings in the Past 12 Months	
Less than high school graduate	\$22,471	
High School graduate (includes equivalency)	\$30,179	
Some college or associates degree	\$37,914	
Bachelor's degree	\$61,334	
Graduate or professional degree	\$82,921	
Source: 2009-2013 American Community Survey		

#### Median Earnings in the Past 12 Months

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

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

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

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

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

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

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

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

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

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

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

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

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



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

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

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

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

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

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

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

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

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

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

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

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

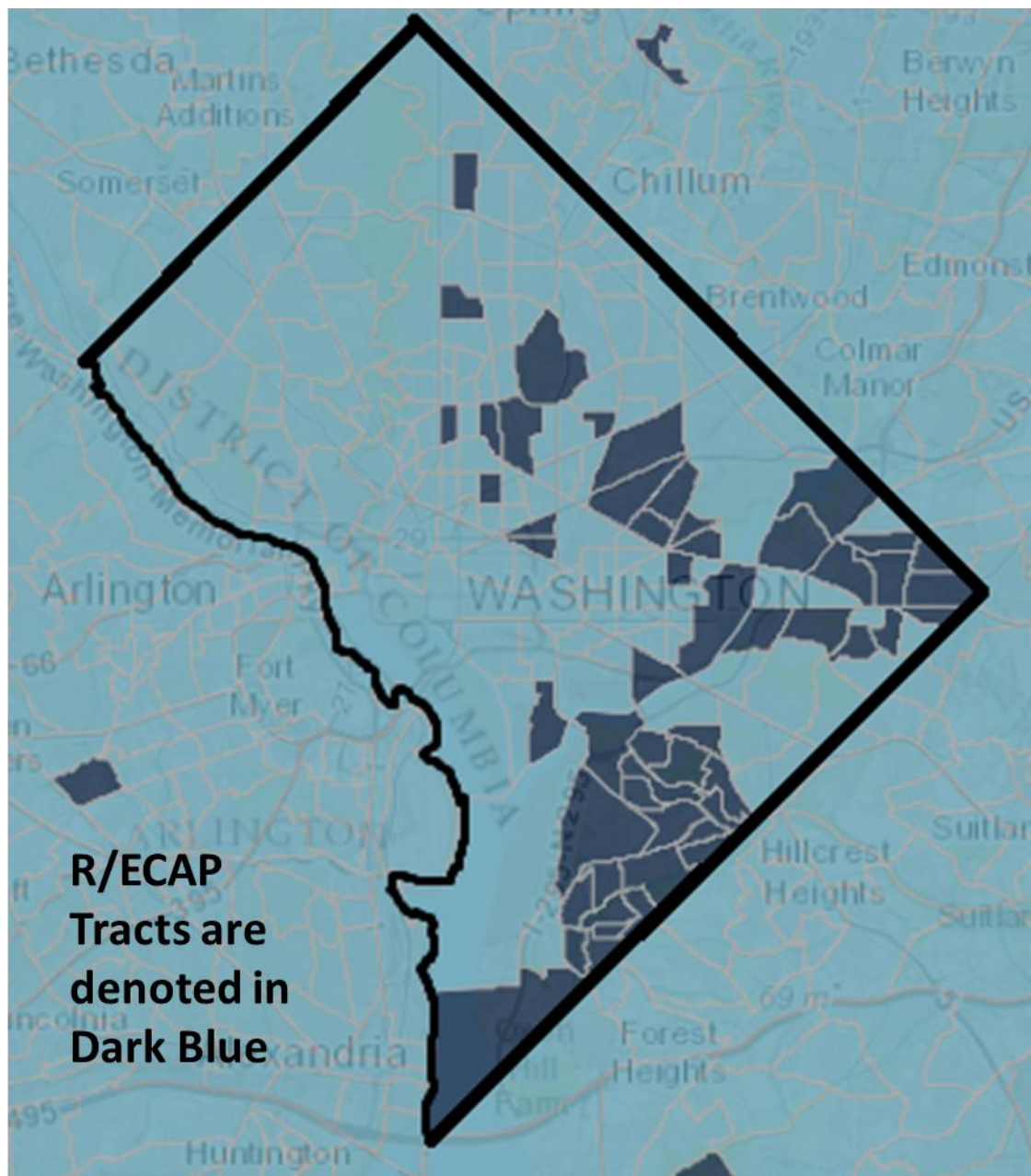
Market characteristics among R/ECAP neighborhoods vary given that they are spread across multiple wards. Over the last decade, the city has experienced significant pressure to accommodate an unprecedented increase in population growth. The growth brought revitalized neighborhoods, safer streets, and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

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

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

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

It is vital to create affordable housing that integrates neighborhoods racially, ethnically, and economically and diversifies the District's affordable housing supply. To this end, strategic opportunities include non-housing activities, such as public improvements and facility development or rehabilitation, transformation of publicly owned vacant and abandoned properties into affordable housing or other community assets, development of mixed-income housing, particularly in areas of the city where market rate housing could subsidize affordable income targets, homebuyer programs, home rehabilitation programs, and small business programming.



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

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

#### R/ECAP Map

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

*Geographic Priorities:* The District of Columbia will follow geographic restrictions under the Community Development Block Grant Program, which restricts activities to low-and moderate-income census tracts. 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. In lower opportunity areas, DHCD is committed to non-housing investments that increase the desirability of distressed neighborhoods through increasing community amenities, public investments, and economic opportunities. DHCD is committed to preserving affordable housing across the District.

*Priority Needs:* Six priority needs were identified through DHCD's community outreach, consultation, and planning studies, including 1) Affordable housing, 2) Chronic Homelessness, 3) Neighborhood Investments that Affirmatively Further Fair Housing Choice; 4) Capacity-Building; 5) Sustainability/Green Building/Community Resilience; and 6) Plans/Studies. In addition, DOH identified 7 additional priority needs specific to the HOPWA program, including 1) Facility Housing, 2) Tenant-based rental assistance, 3) Short-term rent, mortgage, and utility assistance, 4) Housing development for persons with HIV/AIDS, 5) Housing Information and Referral Services, 6) HIV/AIDS supportive services, and 13) Permanent housing placement. SP-25 presents a more detailed description of and rationale for selecting these as priority needs.

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

### Anticipated Resources

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

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

## Overview Continued

*Institutional Delivery Structure:* The District of Columbia has a robust network of public service providers, non-profit community development organizations, government agencies, and other community partners. The District also intends to invest in building the capacity of existing and new partners in this plan. Through partnerships with community-based organizations, the District will be able to carry out the priority projects detailed in this Strategic Plan.

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

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

Additionally, the Department of Health developed the following goals specific to the HOPWA program:

- Expanding housing available to persons with HIV/AIDS
- Housing homeless persons with HIV/AIDS
- Persons with HIV/AIDS obtaining rental housing
- Persons with HIV/AIDS maintaining current housing
- Persons with HIV/AIDS being self-sufficient
- Linking Persons with HIV/AIDS to housing

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

*Public Housing:* The DC Housing Authority is diligent in accessible unit development pursuant to HUD regulations and it encourages resident engagement through technical assistance to elected resident

leadership, resident representation on the Agency's Board of Commissioners, monthly resident meetings, and satisfaction surveys. DCHA encourages homeownership through its Homeownership Assistance and Achieving Your Best Life Programs further described in *SP:50*.

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

## **Overview Continued Part 2**

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

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

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

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

## SP-10 Geographic Priorities - 91.215(a)(1)

### Geographic Area

Table 50 - Geographic Priority Areas

1	<b>Area Name:</b>	Distressed Areas
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Neighborhood boundaries will be updated on an annual basis in the Annual Action Plan and are those census tracts with a poverty rate greater than 20% using the most appropriate data from the U.S. Census. The current 5-year American Community Survey was used in this first determination; median assessed value is less than or equal to 80% of the District median assessed value; median appreciation rate is less than or equal to 80% of the median citywide appreciation rate. Tracts that meet all three criteria are deemed distressed. <i>Figure SP-10.1</i> depicts the first iteration of distressed areas.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Higher rates of poverty and lower median educational attainment than the rest of the city; lower home assessments and home appreciation than the rest of the city; distressed storefront facades; less business activity than other parts of the city.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Common themes emerged from both residents and organizations that contributed to this target area, including the need to de-concentrate poverty and provide neighborhood-based amenities in underserved communities.
	<b>Identify the needs in this target area.</b>	Improvements that increase the desirability in these neighborhoods, including façade improvements, environmental design improvements, infrastructure improvements, greater retail and economic opportunity, and increased neighborhood amenities.



	<b>What are the opportunities for improvement in this target area?</b>	Transformation of publicly owned vacant and abandoned properties into community assets, access to bus and metrorail provide vital connections to jobs and amenities; exceptions to affordability covenants under the local Housing Production Trust Fund program; Great Streets Corridors provide economic development funding.
	<b>Are there barriers to improvement in this target area?</b>	Lack of quality jobs; skills gap between jobs available and residents who live in these neighborhoods; retail growth limited given high poverty rates; as a result of the 1998 HUD sanction/suspension, DHCD may not engage in economic development activities using CDBG funds, and may not engage in direct small business loans.

## General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Through development finance, property acquisitions and dispositions, and residential programming, the District will prioritize targeted neighborhood investments that affirmatively further fair housing choice across the city. Given how quickly neighborhoods changes in the District, in terms of development activity, housing cost, and demographic trends, DHCD will use up-to-date federal and local data to identify neighborhood target areas through the consolidated Request for Proposal process. Low-crime, low-poverty, and access to high quality schools and jobs are some variables that may be used in the analysis. All federal resources, including the National Housing Trust Fund, will follow the same prioritization methodology.

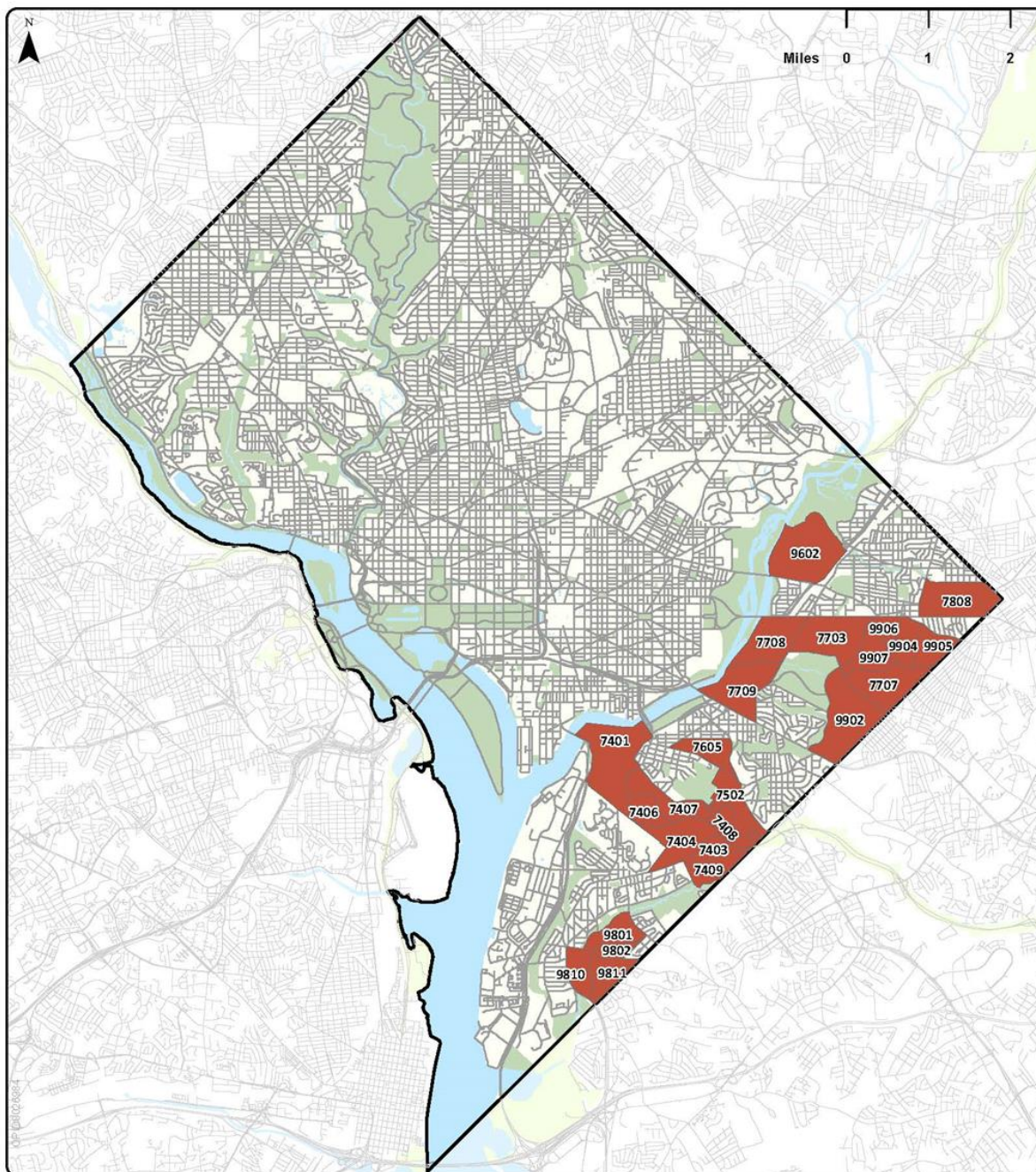
New affordable housing developments located in identified high-opportunity neighborhoods will receive preference points through the city's competitive application process. DHCD seeks to create affordable housing that integrates neighborhoods racially, ethnically, and economically and diversifies the District's affordable housing supply to include higher opportunity neighborhoods and Wards. These preference points will provide a counterbalance to the implicit incentive for developers to build affordable housing in low-cost and high-poverty neighborhoods. In lower opportunity areas, DHCD is committed to non-housing investments that increase the desirability of distressed neighborhoods through increasing community amenities, public investments, and economic opportunities. To balance unintentional housing cost increases as a result of infrastructure or community amenity investments, DHCD is committed to preserving existing affordable housing and promoting new affordable housing opportunities through programs such as the Tenant Opportunity to Purchase Act (TOPA).

HUD-defined Racial and Ethnic Concentrated Areas of Poverty (R/ECAPs) – census tracts with both a majority non-white population and the lesser of 40% of the individuals live below the poverty line or tracts

with 3 or more times the citywide poverty rate- will be a starting point for the Agency to affirmatively further fair housing policies during this consolidated planning period. Figure SP-10.2 depicts the R/ECAPs. DHCD intends on revisiting this map with other federal and local data sources and development and demographic trends and any subsequent data from HUD.

The basis for allocating HOPWA funding to each jurisdiction within the Eligible Metropolitan Statistical Area is solely based upon where there is the highest number of documented HIV/AIDS cases in the Washington, DC region, and is determined on an annual basis by a HUD formula. Funding within the District is distributed on a Request for Application (RFA) process.

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



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



Office of Planning ~ April 1, 2016  
Government of the District of Columbia

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

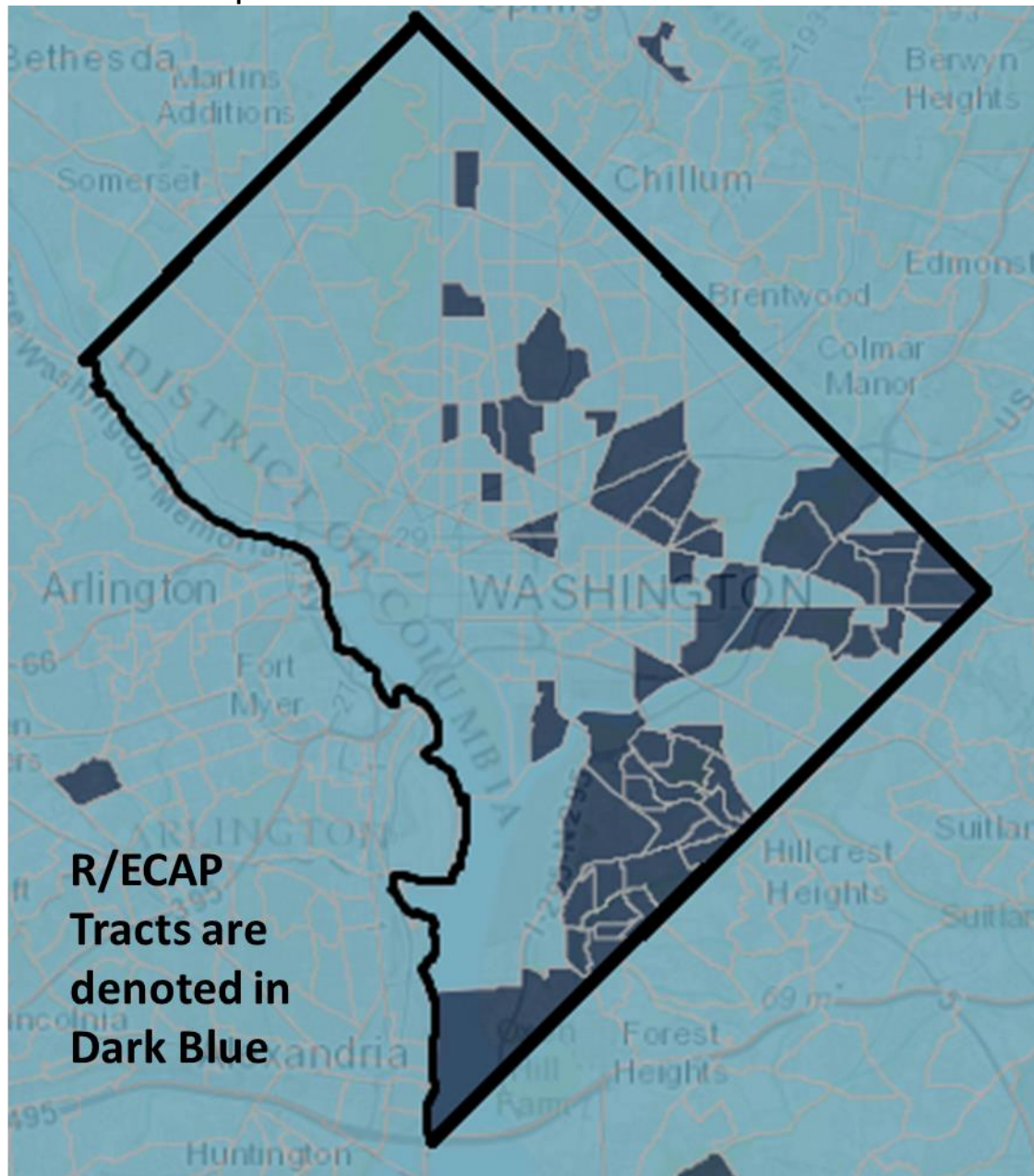
### Figure SP-10.1, Distressed Areas

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

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



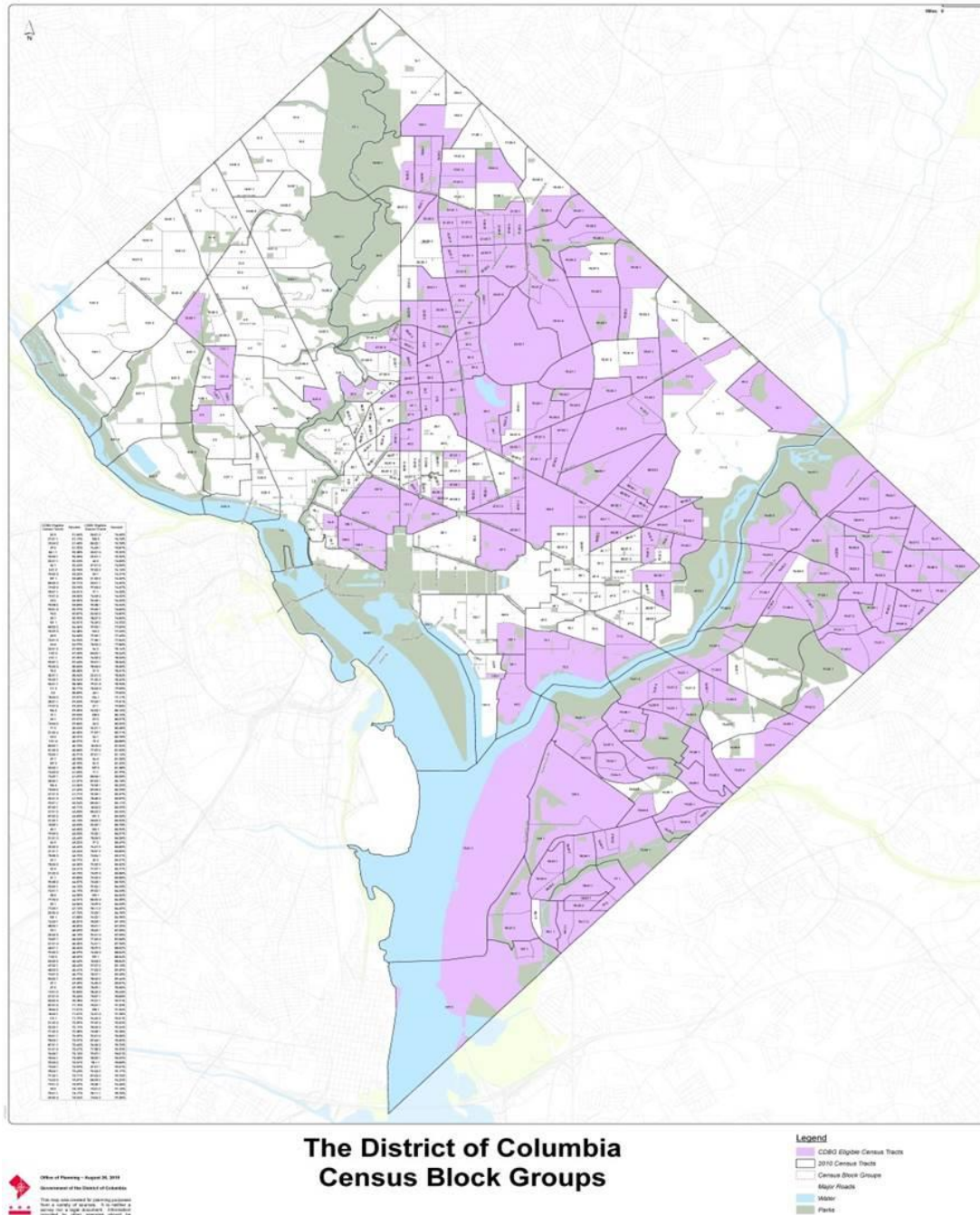
## Distressed Areas Map



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

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

## R/ECAPs



**Figure SP-10.3: Eligible Census Tracts under the Community Development Block Grant Program**  
Source: Department of Housing and Urban Development – FY15 LMISD by Grantee

### CDBG Eligible Census Tract Map Language for Distressed areas map

Pursuant to the Affordable Homeownership Preservation and Equity Accumulation Amendment Act of 2014, the mayor “shall make a determination of distressed neighborhoods on an annual basis.” The Act also states that the first determination of distressed neighborhoods is to be promulgated as part of the

next Consolidated Action Plan developed after the effective date of the Act. Specifically, the Mayor is directed to designate United States Census Tracts with a poverty rate of 20% and may add or subtract tracts as distressed based on factors deemed reasonable by the Mayor. Distressed census tracts are depicted in Figure SP-10.1, and are defined as having poverty rates greater than 20%, lower property assessments (80% or less of DC median rate) and lower appreciation rates (80% or less of DC median rate). Pending Council approval, these distressed census tracts may result in alternate resale restrictions under homebuyer programs funded by the local DC Housing Production Trust Fund.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 51 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Elderly Chronic Homelessness Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Strengthen Homeownership Among Low/Mod HHs Ensure Housing Stock is Safe/Healthy/Accessible Prevent and End Homelessness Transform Abandoned/Vacant Properties into Assets Address Blighted and Sub-standard Property Issues Promote Energy-Efficiency/Community Resilience

	<b>Description</b>	Federal and local funds will be used to retain the city's existing subsidized housing stock. Constructing new units to expand the supply of affordable units while being cognizant of the growing racial and ethnic diversity of the city is vital. Funds are restricted to households earning 80% of AMI or less. Local Housing Production Trust Fund monies will follow regulatory requirements - 40% of funds for households earning under 30% AMI, 40% of funds to households earning under 50% AMI, and 20% of funds to households earning under 80% AMI. The Housing Trust Fund will specifically target extremely low-income households that earn less than 30% AMI.
	<b>Basis for Relative Priority</b>	<p>Subsidized housing currently represents 26% of the occupied rental housing stock, though it is still not meeting the needs of residents. Nearly 40% of households in the District are housing cost-burdened, over 40,000 individuals are on the DC Housing Authority's wait list for programs/housing, and much of the current subsidized housing is located in racially and economically segregated areas of the city.</p> <p>The need to both preserve existing affordable housing and expanding the supply of housing is an overarching theme across many city-wide plans and working groups, including the Comprehensive Plan, Bridges to Opportunity, Sustainable DC, Housing Preservation Strike Force, the Urban Institute Housing Needs Assessment for the District of Columbia, and it was noted by stakeholders as part of the citizen participation process.</p>
<b>2</b>	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High



	<b>Population</b>	Extremely Low Low Large Families Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Expand the Affordable Housing Stock Prevent and End Homelessness
	<b>Description</b>	<p>The Inter-Agency Council on Homelessness, the State Continuum of Care Provider, housing agencies, and other government partners will continue to implement the Homeward DC Plan - a strategic plan to end homelessness-without further concentrating poverty. To help meet the housing needs for the homeless, funding will expand the number of permanent supportive housing units, transitional housing with appropriate supports to move them into more permanent housing solutions. In emergency cases, tenant based rental assistance may be used to prevent homelessness. The District is also undergoing major shelter redevelopment efforts and may use federal resources to promote small, community based shelters. The National Housing Trust Fund (NHTF) will be used to prevent homelessness for extremely low-income individuals through the expansion of affordable housing. Preference points will be offered to NHTF projects that produce permanent housing and offer supportive service to chronically homeless individuals and families.</p>

	<b>Basis for Relative Priority</b>	According to the FY2015 point in time count, nearly 7,500 individuals are considered homeless in DC. Homelessness has risen by 20% since 2010, mostly attributable to the increased rate of families who experience homelessness. Homeward DC projects more than 1,400 families and over 4,100 individuals will need permanent supportive housing in DC, far above the current stock. Consultations with stakeholders and the Inter-Agency Council on Homelessness expressed desire for increased permanent housing solutions, emergency solutions to prevent homelessness, and targeted supportive services that contribute to the goals of Homeward DC.
<b>3</b>	<b>Priority Need Name</b>	Neighborhood Investments - AFFH
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Strengthen Homeownership Among Low/Mod HHs Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Promote Energy-Efficiency/Community Resilience Enhance/Improve Access to Amenities Near Affordable Housing Foster Small and Local Business Development

	<b>Description</b>	<p>Increasing housing affordability and accessibility in high-opportunity neighborhoods, ensuring District services are prioritized by corresponding agencies so that neighborhoods in transition are not negatively impacted by new development; integrating neighborhoods racially, ethnically, and economically, In lower opportunity areas, DHCD is committed to non-housing investments that increase the desirability of distressed neighborhoods through increasing community amenities, public investments, and economic opportunities.</p> <p>To balance unintentional housing cost increases as a result of infrastructure or community amenity investments, DHCD is committed to preserving existing affordable housing and promoting new affordable housing opportunities through programs such as the Tenant Opportunity to Purchase Act (TOPA).</p>
	<b>Basis for Relative Priority</b>	<p>Stark income inequality, racial and ethnic segregation, and differences in educational attainment and neighborhood quality across Wards are overarching themes in the data analysis presented in the Needs Assessment and Market Analysis section and in recent planning reports. In addition, community consultations at the public hearing and forum shared a strong desire for neighborhood improvements in distressed neighborhoods and increased access to capital for small and local businesses.</p>
<b>4</b>	<b>Priority Need Name</b>	Capacity-Building
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Other</p>
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	<p>Preserve Existing Supply of Affordable Housing</p> <p>Expand the Affordable Housing Stock</p> <p>Strengthen Homeownership Among Low/Mod Households</p> <p>Address Blighted and Sub-standard Property Issues</p> <p>Strengthen Organizational Capacity of Non-Profits</p>

	<b>Description</b>	Educational programs for residents, developers, and community-based partners that focuses on housing skill development, including but not limited to real estate classes for private developers, affirmative fair housing marketing techniques, empowering residents with financial literacy, housing counseling, and tenant rights, assisting non-profits acquire community development certifications to better assist District residents, and increase knowledge about funding opportunities and regulatory and program processes.
	<b>Basis for Relative Priority</b>	During the consultation process, stakeholders identified capacity-building, including fair housing counseling/education, financial literacy and homebuyer counseling, and home rehab education activities for residents as a high priority.  Recognizing that federal and local funds are only as impactful as the organizations that receive funds to produce housing, deliver services, and market programs, agency consultations identified educational programming for non-profit organizations, housing developers, and community-based partners as critical.
<b>5</b>	<b>Priority Need Name</b>	Sustainability/Green Building/Community Resiliency
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Ensure Housing Stock is Safe/Healthy/Accessible Promote Energy-Efficiency/Community Resilience Enhance/Improve Access to Amenities Near Affordable Housing
	<b>Description</b>	Activities that support the city's sustainability and resiliency goals and green building incentives that decrease energy consumption and costs for low-income households and small and local businesses.

	<b>Basis for Relative Priority</b>	The Sustainable DC plan - a citywide plan aimed at ensuring DC is the healthiest, greenest, and most livable city in the United States by 2032 - outlines key strategies and goals that were based off of significant public engagement and inter-agency collaboration. As part of the Consolidated Plan public input process, stakeholders from the forum noted a strong desire for deeper green building incentives targeting affordable housing developers, low-income households, and increasing green infrastructure. Nearly 60% of respondents from the survey (the highest among any program or service) noted a desire for weatherization/green building incentives.
6	<b>Priority Need Name</b>	Plans/Studies
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Promote Effective Comm. Dev. - Planning/Research
	<b>Description</b>	Needs Assessments, Market Studies, Transportation Studies, Environmental Studies, and Appraisals
	<b>Basis for Relative Priority</b>	The city lacks analytical reports on unmet housing need, particularly for non-homeless special needs populations. This limits the ability to assess unmet housing and supportive services needs in Section MA-35: Special Needs Facilities and Services. Federal and local data, appraisals, market studies, transportation studies, environmental studies, the Assessment of Fair Housing Choice, among others, will shape funding activities through better understanding of current demographics, historical and trending racial and ethnic compositions, land condition and the best and highest use for public land. Studies will also assist tenant organizations who exercise their Right of First Refusal under TOPA, co-operatives, and non-profit organizations to support needed pre-development activities. Consultations with community-based partners and government agencies informed this priority.
7	<b>Priority Need Name</b>	Facility Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing homeless persons with HIV/AIDS
	<b>Description</b>	To provide short term and/or permanent housing to clients who are living with HIV/AIDS.
	<b>Basis for Relative Priority</b>	Based on the DC metropolitan housing market data, the shortage of housing stock, the 2014 consumer survey, and public comment and monthly housing provider meetings. Facility Based housing was identified as a high priority need.
8	<b>Priority Need Name</b>	Tenant Based Rental Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Persons with HIV/AIDS obtaining rental housing
	<b>Description</b>	Tenant Based Rental Assistance is a voucher program for individuals and families living with HIV/AIDS.
	<b>Basis for Relative Priority</b>	The DC metropolitan housing market has high rents which are unaffordable to low income persons.
9	<b>Priority Need Name</b>	Short Term Rent Mortgage and Utility Assistance
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Persons with HIV/AIDS maintaining current housing
	<b>Description</b>	Funds to support persons with HIV/AIDS to maintain their current housing status. Assistance cannot exceed 21 weeks in a 52-week period.
	<b>Basis for Relative Priority</b>	A consultation with service providers and community survey conducted in 2014 assisting persons with HIV/AIDS to retain their current housing status which was identified as a high priority.
<b>10</b>	<b>Priority Need Name</b>	Housing development for persons with HIV/AIDS
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Expanding housing available to persons w/HIV/AIDS
	<b>Description</b>	Funds to provide acquisition and rehabilitation to create permanent housing for persons with HIV/AIDS.
	<b>Basis for Relative Priority</b>	
<b>11</b>	<b>Priority Need Name</b>	Housing Information and Referral Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Linking Persons with HIV/AIDS to housing
	<b>Description</b>	Metropolitan Housing Access Program (MHAP) provides intake, linkages and assessments to housing for persons living with HIV/AIDS.
	<b>Basis for Relative Priority</b>	Housing providers and surveys completed in 2014 determined that a central intake provider was needed for coordinated entry and asses to all HIV housing and supportive services.
<b>12</b>	<b>Priority Need Name</b>	HIV/AIDS Supportive Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Persons with HIV/AIDS being self sufficient
	<b>Description</b>	To provide case managment, transportation, job training, nutrition, and substance abuse counseling to persons living with HIV/AIDS.
	<b>Basis for Relative Priority</b>	Focus groups in 2015 identified the need for job training to facilitate self sufficiency. HOPWA program guidance requires that supportive services is provided to clients to improve access to CARE.



<b>13</b>	<b>Priority Need Name</b>	Permanent Housing Placement
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Persons with HIV/AIDS obtaining rental housing
	<b>Description</b>	To assist persons living with HIV/AIDS with security deposits and application fees but not exceeding up to two months of rent charged for housing.
	<b>Basis for Relative Priority</b>	Community partners and surveys completed in 2014 determined that PHP assistance is needed for persons to obtain housing.

### Narrative (Optional)

The first six priority needs were developed by the District for the CDBG, HOME, and ESG programs. Due to the regional nature of the HOPWA program, the Department of Health developed an additional seven (7) priority needs reflective of all HOPWA jurisdictions in the Eligible Metropolitan Statistical Area, including the District. These priority needs include: Facility Housing, Tenant-Based Rental Assistance, Short-term Rent, Mortgage, and Utility Assistance, Housing Development for persons with HIV/AIDS, Housing Information and Referral Services, HIV/AIDS Supportive Services, and Permanent Housing Placement.

## SP-30 Influence of Market Conditions - 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	<p>According to NA-10: Housing Needs Assessment, housing cost-burden is the most significant housing problem in the city. The District of Columbia is currently experiencing significant pressure to accommodate an unprecedented increase in population growth over the last few years. This growth has brought revitalized neighborhoods, safer streets, and more retail options, but also a surge in housing costs. Lower income household budgets are becoming increasingly stressed, as much of the District's unsubsidized affordable housing stock is vulnerable to market rate cost increases.</p> <p>Even for households with a Housing Choice Voucher, high market-rate rents in most neighborhoods are higher than HUD-Housing Fair Market Rate Rents, which limits their ability to find adequate housing.</p>
TBRA for Non-Homeless Special Needs	<p>Supportive services required by many special needs populations add a layer of complexity and cost of buildings that serve special needs populations. In the District's high-cost market, units restricted to special needs populations require a heavy subsidy for affordable units and requisite services that layers local and federal grants and loans, tax credits, and housing vouchers. TBRA would add another layer of funding to help special needs populations find safe, stable housing that meets their needs; and in emergency situations, such as the placement of victims of domestic violence, tenant-based rental assistance would allow for rapid placement away from dangerous situations.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
New Unit Production	<p>According to an Urban Institute Report from 2014, new housing development in the District costs on average \$284,000 per unit, which includes the cost to acquire and construct the building, but not operating costs. Eighty-three percent of affordable housing created or planned between 2011 and 2020 received some form of public subsidy, due to the high costs of affordable housing. Public resources will help close the gap to produce new affordable units, and reach deeper affordability targets. The National Housing Trust Fund, in particular, will assist extremely low-income households earning less than 30% AMI, units that need significant public investment to remain viable in the District's high cost market.</p> <p>The Property Acquisition and Disposition Division (PADD) recently launched a turn-key initiative whereby the city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use. This initiative is a product of the District's high-cost market. Using turn-key to develop a property allows the city make home prices affordable to low and moderate-income households; unlike developers who aim to maximize profit, the District can absorb the costs to construct and sell the property at cost or below cost for the benefit of low-income households. This initiative allows the District to create more homeownership opportunities, particularly on sites where historic districts add regulatory hurdles, small sites that are not financially feasible for developers, and in underinvested neighborhoods where home values have depreciated.</p>
Rehabilitation	<p>As described more fully in MA-20, over half of the city's housing stock was built before 1950. The age of the city's housing stock is the primary factor influencing the cost of unit rehabilitation. Rehabilitation funds will be spent on both single family and multi-family buildings for historic preservation (the city has over 50 historic districts and nearly 27,000 properties protected by historic designation); home accessibility modifications to meet visitability standards and egress and handicap accessibility requirements of federal and local codes; environmental hazard abatement, including lead-based paint, mold, and asbestos, code compliance, rehabilitation of abandoned properties; and substantial rehabilitation for multi-family affordable housing developments.</p> <p>DCHA, the largest provider of affordable housing in the city, has been faced with significant challenges of maintaining and rehabilitating its public housing stock due to continued cuts in HUD funding for its capital fund program.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	<p>DC's development pattern is largely constrained by limited available land from government use and zoning/density restrictions. Finite space, both vertical and horizontal, has driven acquisition costs higher and largely not feasible for affordable housing without significant public subsidies to counter acquisition costs. Acquisition assistance will also be used to assist residents who exercise their right of first refusal (or assign their right to a developer) under the District's Tenant Opportunity to Purchase Act to acquire properties to acquire and restrict units as affordable, that may have become unaffordable through private sale of the property.</p> <p>Funds for acquisition will also be used to address vacant, abandoned, and blighted properties. PADD at the Department of Housing and Community Development makes strategic property acquisitions in order to spur investment, increase the number of amenities offered across the city, and add new affordable housing stock. Leaders across District Government participated in a technical assistance workshop in early 2016 hosted by the Community Progress Leadership Institute, which will inform the city's acquisition strategy of vacant, abandoned, and blighted properties during this consolidated planning period.</p>

**Table 52 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The Office of Community Planning and Development at the U.S. Department of Housing and Urban Development (HUD) allocates CDBG, HOME, ESG, and the National Housing Trust Fund to the Department of Housing and Community Development (DHCD). The Department of Human Services administers the ESG program.

The DC Department of Health (DOH) is the Formula Grantee of HOPWA for the Washington DC EMSA. HUD allocates HOPWA to the DC DOH, which is distributed regionally to the Eligible Metropolitan Statistical Area – the District of Columbia, Counties and Cities in Northern Virginia, Calvert Charles, and Prince Georges Counties in Maryland, and Jefferson County in West Virginia. The regional HOPWA allocation is administered through and monitored by the DC Department of Health, HIV/AIDS, Hepatitis, Sexually Transmitted Diseases, and Tuberculosis Administration (HAHSTA).

The Anticipated Resources Matrix below outlines each of these funds, expected amounts available in Year 1 and a projection of resources between fiscal year 2017 and fiscal year 2020, and a pre-populated list of available uses of funds from the HUD’s planning system (Integrated Disbursement and Information System). The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of *SP-45*.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	13,735,575	9,425,994	40,683,743	63,845,312	92,816,532	Total amounts to \$156,661,844; calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,730,426	1,882,247	12,263,124	17,875,797	23,185,192	Total amounts to \$41,060,989; calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	11,107,054	0	3,928,808	15,035,862	44,428,216	Total amounts to \$54,959,608 for 5 years, which is distributed to the entire Washington, DC region. In FY16, the total available funds to the HOPWA EMSA are \$15,035,862. Amounts are distributed as follows: Washington, District of Columbia - \$8,901,719; Northern Virginia Regional Commission - \$3,747,943; and Community Networks, Inc. - \$23,468.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,236,471	0	1,708,796	2,945,267	4,945,884	Previous year resources include \$1,245,280 from the FY15 allocation plus \$463,516 from the FY14 HUD allocation. Total Amounts to \$7,891,151; calculation based upon flat level funding and entitlement allocation. Amount is subject to change.
Housing Trust Fund	public - federal	Admin and Planning Housing Multifamily rental new construction Other	3,000,000	0	0	3,000,000	9,000,000	Funding to start in FY2017. Total amounts to \$12,000,000; calculated projection level entitlement allocation. Amount is subject to change



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Short term or transitional housing facilities Supportive services	700,000	0	0	700,000	2,800,000	Funding is allocated based on Ryan White formulary with approval and recommendations from the Greater Washington Ryan White Planning Council for services provided to persons living with HIV/AIDS.
Other	public - local	Homebuyer assistance Homeowner rehab Other	100,000,000	0	0	100,000,000	400,000,000	Anticipated annual appropriation of \$100 million per fiscal year
Other	public - local	Short term or transitional housing facilities STRMU Supportive services Other	14,836,329	0	0	14,836,329	0	Local fund that is allocated on an annual basis; future amounts and uses are to be determined (TBD)

**Table 53 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The District uses federal funds as well as local resources to create, preserve, and protect affordable housing and promote community development. The Housing Production Trust Fund (HPTF) has been administered by the DC Department of Housing and Community Development since 2002 and continues to serve as a key tool for preserving and developing affordable housing. The trust fund enables non-profit housing providers, mission-driven for profit developers, and renters wishing to exercise their right to purchase under the Tenant Opportunity to Purchase Act the needed funds to improve, purchase, and develop property for affordable housing. The *Housing Production Trust Fund Baseline Funding Amendment Act of 2014* supports at least \$100 million in appropriations for the HPTF annually.

Strong guidelines ensures the program services the city's diverse housing needs and funded units remain affordable for an extended period of time. Due to the high proportion of cost-burdened renters in DC, at least 50% of HPTF must be for rental housing; trust fund dollars are required to target low-income residents: 40% of the funds shall be designated for assisting households with incomes under 30% of the area median income (AMI), 40% of the funds for households with incomes less than 50% AMI, and 20% of funds for households less than 80% AMI; and units receiving funds from HPTF must remain affordable – a minimum of 40 years for rental units and a range between 5 and 15 years for ownership units.

**HOME Match**

All recipients of HOME funds must contribute or match no less than 25% of HOME funds spent on affordable housing. As funds draw down from HOME Investment Trust Funds, the District incurs a *match liability*, which must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. During this consolidated planning period, the District will use the Housing Production Trust Fund for HOME match requirements.

**ESG Match**

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

## HOPWA Match

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

## Program Income

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

## **If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

To further the affordable housing, sustainability, and targeted investments to affirmatively further fair housing choice outlined in *SP-25: Priority Needs*, the Property Acquisition and Disposition Division (PADD) within the Department of Housing and Community Development works to decrease the number of vacant and abandoned residential properties in the District and transforms vacant and/or blighted properties into affordable housing opportunities and community assets. Currently, PADD's portfolio consists of more than 150 parcels of varying sizes, locations, and development potential and evaluates site disposition potential in the following ways:

- *Property Solicitations*: Attractive sites prime for development; some site assembly may be required by DHCD to encourage development.
- *Turn-Key*: The city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use. Optimal turn-key sites are properties that make little economic sense for the private sector to invest, but are ideal for residential development. PADD may also use Turn-key to explore special projects that further Agency goals, such as rigorous green building certifications on affordable homeownership opportunities.
- *Competitive Negotiated Sale* – PADD to list properties individually to facilitate faster disposition to small businesses and non-profit organizations and is ideal for small single-family lots or buildings.
- *Special Projects*: Special projects include community gardens, public art, recreational activities, and other non-housing community amenities. The economics, including the small lot size, awkward site topography, or the physical location, do not support housing development by either the private sector or the public sector through turn-key.

Public land management agencies that dispose of properties under the D.C. 33 Official Code §10-801 are subject to the Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project as affordable – 30% in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20% in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents who earn less than 30% of AMI. The remainder of the affordable units shall be restricted to residents who earn less than 50% of AMI. In buildings with ownership units, half of the affordable units shall be restricted to residents who earn less than 50% of AMI and the other half of the affordable units shall be restricted to 80% or less.

## SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DC Department of Health	Government	Non-homeless special needs	Region
Department of Human Services	Government	Homelessness	Jurisdiction
Inter-Agency Council on Homelessness	Government	Homelessness Planning	Jurisdiction
DC Department of Housing and Community Development	Government	Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
MANNA, INC	CHDO	Ownership public services	Jurisdiction
JUBILEE HOUSING INC.	CHDO	Rental public services	Jurisdiction
H STREET CDC	CHDO	Ownership Rental	Jurisdiction
DC Department of Behavioral Health	Government	Non-homeless special needs	Jurisdiction
DC Housing Authority	PHA	Public Housing	State
Office of the Deputy Mayor for Health and Human Services	Government	Homelessness Non-homeless special needs Planning	Jurisdiction

**Table 54 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

DHCD: Provides greater coverage of administration of programs by partnering with nearly 30 community-based organizations (CBOs). In an effort to provide services to residents across the District, CBO partners may be duplicating similar services. DHCD intends to develop an online system to better track households served. A second gap is DHCD's ability to assist non-English speaking communities. Although DHCD

coordinates with neighborhood leaders and government agencies charged with community relations in these communities, further progress is necessary to increase participation in DHCD's programs as well as attend public hearings and other community meetings that shape policy.

**Organizational Capacity of Community Housing Development Organizations (CHDOs):** A CHDO is a federally certified community-based service organization whose primary purpose provides and develops affordable housing. DHCD evaluates the organization based upon HUD's checklist and looks at the financial and audit statements of an organization over a period of time to determine the net worth of the organization. Lack of paid, full-time staff and proven construction experience are generally the biggest limitations of new applicants who do not meet federal requirements.

**HIV/AIDS, Hepatitis, STD & TB Administration (HAHSTA):** HAHSTA administers the HOPWA program across each jurisdiction within the EMSA through individual service agreements. Each jurisdiction is responsible for working with their communities to collaborate with HAHSTA and implement HOPWA funding. Because each jurisdiction operates within unique local housing and medical continuums of care, program delivery and data collection is challenging.

**Interagency Council on Homelessness:** Coordinates planning needs for homeless services and housing, including 5 standing committees and several tightly focused work groups to flesh out need and capacity, assess gaps, and take action to address identified gaps across strategies and action items in Homeward DC.

**DCHA:** One of 39 agencies nationwide designated by HUD as a Moving to Work agency, which allows participating agencies to design and test innovative approaches to addressing local affordable housing issues. Some examples in DC include local blended subsidies as a means of leveraging financing in order to subsidize the upgrade and redevelopment of existing public housing sites and to create new replacement housing; the Homeownership Assistance Program that provides resources/supports and other incentives to prepare/facilitate resident transition to homeownership. DCHA works closely with DHCD to connect families with available homebuyer programs; and local project-based voucher program that allows longer housing assistance payment contracts and an increase in the federal threshold of units that can be project-based in a single building.

#### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			X
Rental Assistance	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		X
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

Table 55 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

For individuals experiencing homelessness, the District has a Coordinated Assessment and Housing Placement (CAHP) process in place. CAHP represents standardized access and assessment for all individuals experiencing homelessness within the District of Columbia, whether that homelessness includes any combination of emergency shelter, transitional housing or locations outdoors not meant for human habitation. Individuals receive referrals for permanent supportive housing and rapid rehousing based on medical vulnerability and length of homelessness, surrounded by supports for both immediate and long-term housing and service needs. The system prioritizes individuals based on severe medical needs (individuals who are at greater risk of death), sleeping in unsheltered locations, length of time homelessness.

For families experiencing homelessness, the District has a single point of entry. The Virginia Williams Family Resource Center (VWFRC) is the central resource center for homeless families with minor and/or dependent children that are experiencing housing instability in the District. The mission of VWFRC, in collaboration with the community, is to help create lasting solutions for families experiencing housing

instability through self-sufficiency planning, goal setting and goal achievement. Partner agencies provide additional onsite services such as assistance with school registration, child support services and unified case planning. The goal of the joint initiative is to provide integrative services under one roof to families in crisis in order to help them achieve their goals and become more self-sufficient.

The VWFRC staff works collaboratively with families to prevent homelessness by exploring ways to keep them housed, helping them to identify housing options without entering shelter, and providing other support services such as public benefits, childcare, and employment assistance. If identifying a housing option fails, a family may be referred to emergency shelter if available within the District of Columbia.

### *Persons living with HIV/AIDS*

In FY2015, the District of Columbia made significant achievements in the implementation of HOPWA services despite a decrease in the local area Fair Market Rent (FMR) and a decrease in funding. For example, to improve housing system accessibility, HAHSTA worked with project sponsors identified as single points of entry and single points of payment for Short-Term Rent, Mortgage, and Utility assistance (STRMU) and Tenant-Based Rental Assistance (TBRA) in an effort to streamline the system, ensure proper documentation of eligibility and referring clients to applicable services within the housing continuum of care. Also, HAHSTA conducted numerous training sessions with Ryan White medical case managers to ensure that they had current information about entry into the HOPWA program and could be more successful in assisting clients. Another achievement was that HAHSTA conducted outreach with consumer groups to ensure that clients and client advocates received information about the application process and available housing resources. Although HAHSTA expects to continue to fully expend HOPWA funds in the EMSA, the needs of residents continue to outstrip available resources.

### **Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The collaborative infrastructure of the ICH is an important platform for connecting District agencies, service providers, advocates and consumers to ensure that services across the District are coordinated and responsive to the needs of individuals experiencing homelessness. The District's strategic plan, Homeward DC 2015-2020 has been a critical data-driven tool that outlines the investments needed to realize the bold goal of making homelessness brief, rare, and non-recurring by 2020. The plan has galvanized unprecedented levels of political will and investments towards realizing the goals of ending Veteran homelessness, ending chronic homelessness and improving shelter conditions for families by building small, service enriched shelter facilities throughout the District.

There are a number of gaps in the service delivery system. Most critically, the infrastructure of the District has, historically, been focused on managing homelessness. The system needs to be transformed from a



system where people live for months and often years to an effective crisis response system, where people feel both safe and secure and are supported to quickly get back on their feet. The strategies outlined in the Homeward DC: Strategic Plan 2015-2020 (summarized below) are intended not only to improve the actual physical conditions of our shelters, but also actions to improve our operations to ensure we are able to more quickly stabilize families and individuals experiencing homelessness and accelerate the connection back to permanent housing.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Five key strategies were identified as part of the Homeward DC Plan to right size the District's homeless inventory and achieve the vision of making homelessness a rare, brief, and a nonrecurring event for households in the District.

*Develop a More Effective Crisis Response System:* The homeless system must be transformed from a system where people live for months and often years to an effective crisis response system, where people feel both safe and secure and are supported to quickly get back on their feet. Key areas of focus within this strategy include not only action items to improve the actual physical conditions of our shelters, but also actions to improve our operations to ensure we are able to more quickly stabilize families and individuals experiencing homelessness and accelerate the connection back to permanent housing.

*Increase Dedicated Supply of Supportive and Affordable Housing:* Reducing length of stay in shelter is key to our ability to meet the annual demand for shelter while at the same time reducing our spending on shelter. We will only be able to reduce length of stay if we have the housing resources available throughout the year to quickly match individuals and families entering the system to the right housing intervention.

*Reducing Barriers to Supportive and Affordable Housing:* Having an adequate supply of housing does not help us if our clients are unable to access it. In the initial stage of the consolidated planning period, the Interagency Council on Homelessness will engage with providers and private market landlords to examine their housing requirements and determine where they can be flexible with their standards to ensure vulnerable District residents have access to housing.

*Increase Economic Security of Households:* Economic security is particularly essential for households provided with Rapid Re-Housing assistance. Rapid Re-Housing is an important tool that allows us to help people move quickly from shelter back into permanent housing, but it is not intended to be a long-term housing affordability program. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, we must provide targeted employment assistance to these households. While particularly important for our Rapid Re-Housing households, increasing income is critical for all of the households we serve. Households are, of course, healthier and

more stable when they have the resources needed to pay for basic necessities such as food, transportation, and medical care.

*Increase Homelessness Prevention Efforts:* Current homelessness prevention programs, such as the Emergency Rental Assistance Program, are helpful for low-income families that have emergency assistance needs, but they have not been evaluated and may not be reaching those most likely to enter the homeless services system. The District must implement evidence-based strategies to better target resources to those households most at-risk of becoming homeless. In addition, we need to move further stabilize high-risk households before they arrive at the shelter door. It is particularly critical that we examine what more can be done to stabilize individuals and families as they transition out of institutional settings, including adult and juvenile justice systems, child welfare and foster care systems, and behavioral health systems.

## SP-45 Goals - 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments - AFFH Capacity-Building	CDBG: \$13,000,000	Other: 1898 Other
2	Expand the Affordable Housing Stock	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing Homelessness Neighborhood Investments - AFFH Capacity-Building	CDBG: \$23,000,000 HOME: \$23,000,000	Rental units constructed: 2500 Household Housing Unit  Homeowner Housing Added: 1250 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Strengthen Homeownership Among Low/Mod HHs	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments - AFFH Capacity-Building	CDBG: \$27,500,000 HOME: \$2,500,000	Public service activities for Low/Moderate Income Housing Benefit: 1600 Households Assisted  Homeowner Housing Rehabilitated: 500 Household Housing Unit  Direct Financial Assistance to Homebuyers: 1125 Households Assisted
4	Ensure Housing Stock is Safe/Healthy/Accessible	2016	2020	Affordable Housing Non-Homeless Special Needs		Affordable Housing Neighborhood Investments - AFFH Sustainability/Green Building/Community Resiliency	CDBG: \$11,000,000	Homeowner Housing Rehabilitated: 850 Household Housing Unit
5	Prevent and End Homelessness	2016	2020	Affordable Housing Homeless		Affordable Housing Homelessness	CDBG: \$7,000,000 HOME: \$9,512,044 ESG: \$7,299,315 Housing Trust Fund: \$10,800,000	Rental units constructed: 90 Household Housing Unit  Tenant-based rental assistance / Rapid Rehousing: 4600 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Transform Abandoned/Vacant Properties into Assets	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Neighborhood Investments - AFFH	CDBG: \$12,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted  Homeowner Housing Added: 25 Household Housing Unit  Other: 50 Other
7	Address Blighted and Sub-standard Property Issues	2016	2020	Affordable Housing		Affordable Housing Capacity-Building	CDBG: \$5,000,000	Housing Code Enforcement/Foreclosed Property Care: 125 Household Housing Unit
8	Promote Energy-Efficiency/Community Resilience	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments - AFFH Sustainability/Green Building/Community Resiliency	CDBG: \$2,500,000	Rental units rehabilitated: 500 Household Housing Unit
9	Enhance/Improve Access to Amenities Near Aff. Hous	2016	2020	Non-Housing Community Development		Neighborhood Investments - AFFH Sustainability/Green Building/Community Resiliency	CDBG: \$15,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Promote Effective Comm. Dev. - Planning/Research	2016	2020	Non-Housing Community Development		Plans/Studies	CDBG: \$650,000	Other: 6 Other
11	Strengthen Organizational Capacity of Non-Profits	2016	2020	Non-Housing Community Development		Capacity-Building	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
12	Foster Small and Local Business Development	2016	2020	Non-Housing Community Development		Neighborhood Investments - AFFH	CDBG: \$15,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted  Facade treatment/business building rehabilitation: 175 Business
13	Expanding housing available to persons w/HIV/AIDS	2016	2020	Homeless		Housing development for persons with HIV/AIDS	HOPWA: \$6,499,000	Housing for People with HIV/AIDS added: 10 Household Housing Unit
14	Housing homeless persons with HIV/AIDS	2016	2020	Homeless		Facility Housing	HOPWA: \$4,291,608	HIV/AIDS Housing Operations: 1000 Household Housing Unit
15	Persons with HIV/AIDS obtaining rental housing	2016	2020	Non-Homeless Special Needs		Tenant Based Rental Assistance Permanent Housing Placement	HOPWA: \$34,541,700	Tenant-based rental assistance / Rapid Rehousing: 3000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Persons with HIV/AIDS maintaining current housing	2016	2020	Non-Homeless Special Needs		Short Term Rent Mortgage and Utility Assistance	HOPWA: \$2,905,412	Homelessness Prevention: 2250 Persons Assisted
17	Persons with HIV/AIDS being self sufficient	2016	2020	Non-Homeless Special Needs		HIV/AIDS Supportive Services	HOPWA: \$2,425,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
18	Linking Persons with HIV/AIDS to housing	2016	2020	Homeless Non-Homeless Special Needs		Housing Information and Referral Services	HOPWA: \$2,648,100	Public service activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted

**Table 56 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Preserve Existing Supply of Affordable Housing
	<b>Goal Description</b>	"Preserving" Affordable Housing (vs. "new production") means that the city is ensuring that existing housing units currently made affordable to low and moderate-income households by virtue of federal, state, and local subsidies are not lost from the affordable housing stock. Typically this loss occurs when subsidies expire, when the conditions have deteriorated such that the properties are no longer eligible for subsidies, or when an owner wants to sell the property on the open market and seeks to terminate the contracts associated with the subsidies. To promote this goal, the District will increase efforts to better track subsidized housing, offer proactive outreach to residents and property owners, and foster collaborative partnerships with property owners to develop solutions for maintaining affordability.

<b>2</b>	<b>Goal Name</b>	Expand the Affordable Housing Stock
	<b>Goal Description</b>	Expanding the existing affordable housing stock with newly produced units will better meet the current unmet need for affordable housing. This goal also promotes funding for residents to exercise their right to purchase their property under DC's local TOPA program. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law. Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.
<b>3</b>	<b>Goal Name</b>	Strengthen Homeownership Among Low/Mod HHs
	<b>Goal Description</b>	Includes activities that increases access to homeownership and maintains homeownership for low and moderate-income households. "Access" refers to financial assistance to purchase a home, housing counseling education, and fair housing enforcement and education. "Maintenance" refers to activities that sustain homeownership such that homeowners have tools to remain in their homes, including access to capital for needed home rehabilitation (emergency repairs, repairs as a result of natural disaster emergencies, remove barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures), education about home maintenance and rehabilitation, and foreclosure prevention education. Activities will be targeted to low and moderate-income households and households with special needs populations, including persons living with HIV/AIDS.
<b>4</b>	<b>Goal Name</b>	Ensure Housing Stock is Safe/Healthy/Accessible
	<b>Goal Description</b>	Promote long-term, community-based housing options for residents to age in place; promote actions that increase accessibility to persons with disabilities, decrease environmental hazards, such as lead-based paint or lead poisoned drinking water, and other hazards as part of the Healthy Homes Rating System. Also support policies and programs that increase a community's ability to respond to natural disasters and other impacts of climate change, particularly for vulnerable populations.



5	<b>Goal Name</b>	Prevent and End Homelessness
	<b>Goal Description</b>	Promotes action items outlined in the Homeward DC Plan - a strategic plan to make homelessness a rare, brief, and non-recurring experience. Activities that promote this goal include targeted affordable housing, tenant-based rental assistance for at-risk households to prevent homelessness, rapid-rehousing, the development of new permanent supportive housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, or support special needs populations.
6	<b>Goal Name</b>	Transform Abandoned/Vacant Properties into Assets
	<b>Goal Description</b>	Produces community assets through solicitation for offers, general listings, and turn-key whereby the city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use, and partnerships with other Agencies or community-based partners on non-housing assets where the neighborhood is not ripe for housing development or is in need of community facilities. Historic preservation is an important part of this goal - the reinvigoration of abandoned/vacant housing in historic districts protects both the architectural and cultural heritage of the neighborhood.
7	<b>Goal Name</b>	Address Blighted and Sub-standard Property Issues
	<b>Goal Description</b>	The Department of Housing and Community Development defines a housing unit as "standard" if it meets the District's Housing Code Standards. "Substandard housing" means that the housing does not meet federal and local codes and is considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. Federal and local funds will be used to address substandard housing and blighted property issues as a result of natural disasters, neglect, or lack of capital reserves to repair safety and environmental hazards. This goal also promotes tenants and tenant organizations to educate them on their rights to safe, decent, and sanitary housing as part of their fair housing rights.

8	<b>Goal Name</b>	Promote Energy-Efficiency/Community Resilience
	<b>Goal Description</b>	Encourage policies and programs that highlight the District's commitment to expand energy efficiency, renewables, and green building to District residents across ethnic and racial groups, thereby reducing the utility burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities may include programs and incentives targeted to low and moderate-income households as well as financial support for energy audits and gap financing to meet greater green building outcomes. Guided by the Sustainable DC plan's goal to reach net-zero energy for new construction by 2032, DHCD will promote solar for low-income single family and community solar for affordable housing. Similarly, DHCD and its agency partners will encourage and incentivize net-zero housing.
9	<b>Goal Name</b>	Enhance/Improve Access to Amenities Near Affordable Housing
	<b>Goal Description</b>	Targeted neighborhood investments that provide safe and accessible pedestrian modes of transportation to persons with disabilities and the elderly from affordable housing communities to its neighborhood amenities and public transit. Activities may also promote crime prevention through environmental design standards, such as better street lighting or landscaping. These activities lead to added neighborhood amenities relevant to neighborhood residents that enhance the quality of life, increased economic opportunities, and support fair housing outcomes. In partnership with the Department of Energy and Environment, DHCD will implement the city's forthcoming Climate Adaptation Plan recommendations to ensure the city is properly prepared and can effectively respond to severe weather events and other future impacts of climate change. It is vital to inform residents, including vulnerable populations, such as the elderly, persons with disabilities, and Limited/No English Proficiency, about environmental awareness, safety precautions and available resources.
10	<b>Goal Name</b>	Promote Effective Community Development - Planning/Research
	<b>Goal Description</b>	Through targeted needs assessments, the Agency will better understand the city's unmet affordable housing need, particularly for special needs populations. Market Studies, Transportation Studies, and Appraisals will help the Agency better understand a site's development program potential, highest and best use, financial limitations, and how development would impact the surrounding neighborhood.
11	<b>Goal Name</b>	Strengthen Organizational Capacity of Non-Profits
	<b>Goal Description</b>	Educational Programs for non-profit organization and affordable developers that focus on skill development, organizational development, and certifications that further the development of affordable housing and delivery of services to residents. This goal also supports operating resources for certified Community Housing Development Organizations (CHDOs).

12	<b>Goal Name</b>	Foster Small and Local Business Development
	<b>Goal Description</b>	Targeted commercial revitalization efforts and support for energy-efficiency that reduces the cost-burden of small businesses, technical assistance that increases economic opportunity and greater access to capital for low and moderate-income entrepreneurs that increase the diversity of business services and amenities. Funds are targeted to commercial corridors in low and moderate-income neighborhoods.
13	<b>Goal Name</b>	Expanding housing available to persons w/HIV/AIDS
	<b>Goal Description</b>	Based upon the District's 90/90/90/50 Strategic Priorities, it was determined that utilizing HOPWA funds for capital development expands the availability and longevity of housing for persons living with HIV.
14	<b>Goal Name</b>	Housing homeless persons with HIV/AIDS
	<b>Goal Description</b>	Providing housing for persons living with HIV/AIDS, Substance abuse, and mental illness. Clients are placed through HAHSTA's intake provider, Metropolitan Housing Access Program (MHAP). MHAP services conducts assessments to ensure appropriate housing type.
15	<b>Goal Name</b>	Persons with HIV/AIDS obtaining rental housing
	<b>Goal Description</b>	To assist clients with obtaining housing within the private housing market providing greater choice of housing options.
16	<b>Goal Name</b>	Persons with HIV/AIDS maintaining current housing
	<b>Goal Description</b>	To maintain better health outcomes and reduce transmission of HIV by retaining stable housing. This population lives independently and not normally in need for TBRA or supportive housing.
17	<b>Goal Name</b>	Persons with HIV/AIDS being self sufficient
	<b>Goal Description</b>	To increase client self-sufficiency and increase income opportunities via job skills training and education.
18	<b>Goal Name</b>	Linking Persons with HIV/AIDS to housing
	<b>Goal Description</b>	The Single Point of Entry for all HOPWA housing was a need to provide clients linkages to housing and knowledge on how to navigate all housing related services.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Estimating the number of extremely low, low, and moderate-income families is difficult due to the volatility of the housing market and the uncertainty in the number of and type of project proposals via property solicitations and project financing announcements. The District's statutory requirement can be one proxy, as the District's Housing Production Trust Fund is often layered with other federal resources. - 40% of the funds must be spent on extremely low-income households who earn less than 30% of the area median income, 40% of the funds must be spent on low-income households who earn less than 50% of the area median income, and 20% of the funds must be spent on households who earn less than 80% of the area median income. SP-45 provides performance estimates generated from an analysis of actual projects funded in the last consolidated planning period.

The new National Housing Trust Fund currently allocates \$3,000,000 per year exclusively for extremely low-income housing and is estimated to provide \$12,000,000 during this consolidated planning period. Given the cost to produce housing restricted to households earning less than 30% AMI, the District could only support between 1 and 3 small projects. However, DHCD expects to leverage funds within the consolidated Notice of Funding Availability to meet and exceed the District's goal to set aside 40% of its local funds towards extremely low-income households. DHCD evaluated past project proposals that leveraged 4% low-income housing tax credits. Average requests, from projects with units at 30% AMI averages at \$146,000. Most projects funded with 30% AMI units were new construction as opposed to substantial rehabilitation, which drove the weighted average higher. Assuming DHCD uses all \$300,000 eligible for administrative costs and construction trends continue, \$2.7 million per year would produce between 18 and 19 units annually that are restricted to 30% of the area median income.

## **SP-50 Public Housing Accessibility and Involvement - 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The current number of UFAS accessible units in the DCHA inventory (691) exceeds the 5% accessible unit requirement and the required 565 units mandated by the Voluntary Compliance Agreement with HUD that was closed in 2013. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/preservation of other affordable housing units, consideration is made for the creation of accessible units.

### **Activities to Increase Resident Involvements**

Guided by the principal that resident engagement is critical to successfully achieving the agency mission, DCHA encourages resident involvement through a number of ways. Through the Office of Resident Services, DCHA provides technical assistance to elected Resident Councils in Public Housing communities, including capacity building activities, organizational support and resource coordination. The DCHA Board of Commissioners hold monthly meetings as public forums for public housing and Housing Choice Voucher (HCV) residents/participants, waiting list applicants and other stakeholders to provide input on agency management and existing/proposed agency activities, policies and programs. The public housing and HCV families are represented by four members on the DCHA Board of Commissioners, including three elected public housing residents and an appointed HCV participant. To maximize resident access, Board of Commissioners' meeting locations rotate monthly between DCHA public housing communities and the DCHA central office. In addition, the Board has standing committees that meet regularly.

The agency holds public hearings, community meetings, and public comment periods to discuss resident concerns and solicit input/feedback on current and proposed policies, programs and activities.

In addition, agency staff participates at the request of resident leadership at Resident Council meetings and consults regularly with the resident City-wide Advisory Board, an elected body of resident leaders selected by Resident Councils.

The agency administers customer satisfaction surveys in both its Public Housing and HCV programs, Property Managers' hold monthly meetings to update residents on agency and community activities, as well as provide an opportunity for residents to voice concerns. In addition, the agency coordinates targeted engagement with families around specific initiatives/issues. Examples include efforts around the city's New Communities Initiative and the establishment of a resident advisory group for the city's dcConnectHome digital inclusion initiative.

Maximizing on the efficiencies afforded by technology, the agency has increased its social media presence and has begun the use of texting and e-mails, along with the use of traditional media tools (i.e.

newsletters, FAQs, informational collaterals, etc.), to connect with residents about the activities of the agency, including opportunities to participate and provide feedback.

Through DCHA's Home Purchase Assistance Program (HPAP) and Achieving Your Best Life (AYBL) program, both HCV and public housing families are provided supportive services designed to facilitate homeownership. Through AYBL eligible public housing residents interested in homeownership have the opportunity to participate in a place-based self-sufficiency program that provides supports through case management and the coordination of homeownership preparation services, along with incentives that include a savings escrow. The savings escrow involves placing a percentage of their rent in savings for use as a down payment on a home upon successful completion of the program. In addition, DCHA works closely with DHCD to connect aspiring public housing and HCV homeowners with resources like HPAP.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

Not applicable.

DCHA is not a troubled agency. In fact, the agency is one of only 39 public housing authorities nationwide designated as a Moving to Work (MTW) agency by HUD; a designation based on an agency's ability to perform effectively in the management and delivery of affordable housing and related services under its purview.

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)**

### **Barriers to Affordable Housing**

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

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The District will focus its strategy to remove barriers to affordable housing on expanding the supply of affordable housing by both preserving existing affordable housing while adding new affordable housing, continue to streamline processes for both developers and residents who access

### **Comprehensive Amendment Cycle**

The Office of Planning (OP) recently launched the second Amendment Cycle of the District Elements to the 2006 Comprehensive Plan. Since the first amendment cycle, OP has completed six Small Area Plans as well as other initiatives. Other significant District government-wide initiatives and plans have also been completed in the last four years. Additionally, the District has seen major changes in its neighborhoods occurring at a faster pace than the Comprehensive Plan's 20-year timeframe. The plan amendment process presents an opportunity to change zoning requirements and regulations and promote policies that decrease barriers to affordable housing, increase the preservation and production of safe, healthy, and accessible affordable housing, and affirmatively further fair housing choice.

### **Preservation Strike Force**

The Strike Force was created in 2015, comprised of District housing experts and selected stakeholders from the public, and charged with developing an action plan to preserve the District's existing affordable housing covenants set to expire by 2020. As a result of deliberations and research, the Strike Force concluded that for the District to remain a diverse, inclusive, and vibrant city, it needs a more urgent and systematic response to preserving affordable housing. More specifically, the Strike Force provided six recommendations to the Mayor: 1) Establish a "Preservation Unit" located within a designated District agency that is tasked with being the District's central resource to (a) preserve existing assisted affordable housing in the city (b) identify opportunities to place "naturally affordable," unassisted units under covenant or to otherwise preserve their affordability and (c) maintain comprehensive data on all affordable housing in the city; 2) Provide seed funding to a Public-Private Preservation Fund to facilitate early investments while leveraging greater amounts of private capital to preserve affordable housing; (3) Develop a Small Properties Preservation and Affordability Program within DHCD to assist properties with 5 to 50 units with funds for renovations and repairs; 4) Implement DOPA (District Opportunity to Purchase Act) by releasing draft regulations that will allow the District to take greater advantage of DOPA through the transfer of ownership to pre-qualified developers; 5) Improve Preservation under TOPA (Tenant

Opportunity to Purchase Act) and TOPA exemptions by providing financial incentives for preservation in TOPA transactions, including predevelopment work, legal services, third party reports, and acquisition bridge financing. This assistance also should be a mechanism for collecting accurate data about the outcomes of TOPA transactions; 6) Establish Programs to Facilitate Low Income Senior Renters Aging in Place by formulating strategies for older residents to remain in place. Examples include tenant-based vouchers or other rental assistance to seniors on fixed incomes or funds for renovation of multi-unit buildings, individual apartments, and single family homes to create appropriate housing options for seniors to age in place.

### **Vacant and Blighted Property Removal**

The District is actively developing new strategy to remove vacant and blighted properties citywide. The District was awarded a technical assistance grant from the Community Progress Leadership Institute. Eight local government leaders attended a weeklong workshop in March 2016 to identify opportunities that would address vacant and blighted property issues. A vacant and blighted working group will carry the discussion further, focusing on a holistic system approach, which will improve the identification of vacant and blighted properties, tighten blight removal enforcement, develop a more aggressive public acquisition strategy, and more quickly transform properties into community assets. Disposition strategies may include the use of a turn-key program to reduce barriers for low and moderate-income occupancy due to lack of resources and expertise to complete rehabilitation on their own, better coordination with homebuyer programs, and more stringent affordable housing requirements in high-opportunity areas to affirmatively further fair housing choice.

### **Rental Housing Conversion and Sale Amendment Act of 2005**

The city continues to enforce the *Rental Housing Conversion and Sale Amendment Act of 2005*, also known as the Tenant Opportunity to Purchase Act. Prior to the sale of both multi-family and single-family properties, tenants have the opportunity to purchase their building or assign their rights to a third-party. Low-interest loans are available to tenant groups that want to purchase- and in many cases rehabilitate their building – when their landlord decides to sell. Without financial and technical assistance provided by this program, many tenant groups are unable to take advantage of the important right they have in DC to potentially purchase and preserve their housing and retain its affordability when their apartment building is being sold.

### **District Opportunity to Purchase Act**

The District Opportunity to Purchase Act (DOPA) gives the Mayor the opportunity to purchase rental housing consisting of 5 or more rental units in which at least 25% or more of the rental units are deemed affordable (i.e., equal to or less than 30% of the monthly income of a household with an income of 50% of the area median income for the District metropolitan area). In the event tenants decline to exercise their opportunity to purchase, the Mayor may elect to purchase the property with the objective of



increasing affordable units in the building. DHCD is working internally on draft regulations and plans to complete and publish regulations early in the consolidated planning period.

### **Disposition of District Land for Affordable Housing Act of 2013**

The Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project for affordable dwelling units—30% in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20% in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents making 30 percent or less of area median income (AMI). The rest of the affordable units shall be restricted to residents making 50 percent of AMI or less. In homeownership buildings, half of the affordable units shall be restricted for residents earning 50 percent of AMI or less and the other half would be for those earning 80 percent of AMI or less.

### **Property Tax Credits**

Eligible homeowners, non-profit organizations, and shared equity investors, may receive a five-year tax abatement and be exempt from paying recordation and transfer taxes. To qualify, the property owner must earn less than 50% of AMI and the home value must be less than \$356,000.00. Property tax relief is also available for older adults over the age of 65 and disabled property owners. The benefit reduces a qualified homeowner's property tax by 50%. To qualify, the homeowner must own over 50% of the property/unit and earn less than \$127,100.00 in the prior calendar year.

### **Inclusionary Zoning**

In August of 2009, the District implemented its Inclusionary Zoning program, which affords private sector development companies the right to additional density for their projects in exchange for making 8-10% of units in the project affordable to households who earn less than 50-80% of area median income. Inclusionary Zoning is an important part of DC's affordable housing strategy, producing new affordable units often in locations that are high cost and highly competitive. The housing is created without using subsidy from the Housing Production Trust Fund or federal resources. DHCD, in collaboration with the Office of Planning, will continue to evaluate the effectiveness of this program and propose zoning amendments as needed.

### **Homebuyer Programs**

DHCD will continue to manage homeownership programs to provide greater opportunities to low and moderate-income homebuyers in the District and DC Government employees. All three programs can be used with the FHA 203(k) rehabilitation mortgage, which allows homeowners or new homebuyers to rehabilitate single-family homes. These programs may also be used for participants wishing to locate in housing as part of the Inclusionary Zoning and Affordable Dwelling Unit programs.

## **Home Rehabilitation Programs**

DHCD will continue to administer and enhance existing rehabilitation programs for income-qualified homeowners within the Residential and Community Services Division (RCS). The Single Family Residential Rehabilitation Program (SFRRP) finances home repairs that address building code violations, repair roofs, remove health threats to health and safety, and remove accessibility barriers for persons with limited mobility or other physical impairments. The program currently offers grants specifically for roof repairs and handicapped improvements in addition to low-interest loans for general home rehabilitation.

The DC Office on Aging (DCOA) and the DHCD partnered in fiscal year 2016 to develop and implement a new home adaptation program called Safe at Home. The program promotes aging-in-place for older adults (60 years and older) and people with disabilities (18 to 59 years old) by providing up to \$10,000 in home accessibility adaptation grants to reduce the risk of falls and reduce barriers that limit mobility. Program participants work with an Occupational Therapist (OT) to identify potential fall risks and mobility barriers in their home and then work with a general contractor to begin installing modifications and equipment to address them. The pilot program plans to serve 100 District residents through the Safe at Home Program. After program completion, DCOA and DHCD will evaluate the success of the program and determine its future plans.

The Lead Safe Washington Program reduces lead hazards in privately owned properties with children under the age of six. Exposure to peeling lead-based paint and lead contaminated dust are the most hazardous sources of lead in the U.S, and can cause serious developmental disabilities in children after long-term exposure. Although lead-based paints were banned in the U.S. after 1978, DC has a significant amount of older housing stock built prior to the ban that may be at risk of lead hazards.

## **Rent Supplement Programs**

The Local Rent Supplement Program (LRSP) was created in 2007 to help decrease the number of families currently on the Housing Authority tenant-based voucher waiting list. The program is funded locally by DC government and administered by the DC Housing Authority. Modeled after the federal Housing Choice Voucher program, the LRSP provides monthly rental subsidies that cover the difference between 30% of income in rent, with the voucher covering the difference between that amount and the cost of rent on the open market. The LRSP provides rental subsidies in the following three ways: 1) individual tenant-based vouchers to individuals and families using the same criteria as the Housing Choice Voucher Program. The voucher stays with the household, even if they decide to move to another rental unit within the District; 2) project-based vouchers to for-profit and non-profit developers who agree to make a number of units affordable to low-income families, and sponsor-based vouchers that are given to non-profit developers and landlords who agree to provide supportive services. Sponsor-based vouchers are portable and can be moved to another project managed by the non-profit organization. The District will continue to use the LRSP and consider other tenant-based rental assistance programs to reduce the Housing Authority waitlist and target extremely low-income households at high-risk of homelessness.

## **Continue to Streamline Processes**

The District will continue to find opportunities through engagement with residents, community-based partners, and developers to streamline processes whereby funds and projects are delivered or selected more quickly, data is cloud-based and more readily available, and doing business with the District becomes easier.

## **Housing Education/Capacity Building Continued pt 2**

*Fair Housing Activities:* To raise awareness about fair housing rights and responsibilities, DHCD, along with partner District agencies and civil rights organizations, will hold educational events across the City during National Fair Housing Month in April. The three-event series – hosted by the DHCD, The Equal Rights Center, the DC Office of Human Rights (OHR), and the DC Developmental Disabilities Council – is open to all residents -- tenants, housing advocates, housing providers and industry policymakers, and members of the public interested in understanding equal housing opportunity and fair housing choice and housing discrimination issues.

DHCD continues to hold an annual mandatory Section 504 accessibility compliance training program for all recipients of federal and local monies. The training covers practical and regulatory actions concerning accessible housing according to local building codes and its parallels to federal regulations and laws, multifamily projects compliance with the Section 504 accessibility rules and regulations of the Rehabilitation Act of 1973 and the Fair Housing Act as Amended.

In addition, mandatory affirmative marketing training is held at least once per year for all grantees. This training ensures that program service grantees understand discriminatory practices and how to avoid them in the delivery of services and programs. This capacity building workshop provides greater opportunity for a more diverse group of recipients to reflect the District's demographics. Affirmative marketing training is required by all of DHCD's contracted community-based partners, who are required to further communicate and perform affirmative marketing goals.

The Office of Human Rights conducts presentations and outreach efforts that teach community members about non-discrimination laws in the District and how to file discrimination complaints with OHR. Topics include an explanation of OHR's cost-free process for investigating complaints, the damages complaints can receive, and how to identify discriminatory incidents when they occur.

The latest Analysis of Impediments to Fair Housing Choice provides resident interviews and lending data that demonstrably reveals that African-Americans encounter racially-discriminatory real estate and lending practices in the District, which is in part responsible for the severe racial segregation in the city. In order for the city to fully commit to affirmatively furthering fair housing, DHCD and its government partners shall expand upon the policies, programs, and outreach above with additional proactive solutions, including but not limited to, private landlord education not only about local and federal laws, but about the benefits of renting to Housing Choice Voucher holders, fair housing testing that indicates

an ongoing source of income discrimination in housing with subsequent fair housing enforcement, and data analysis and policy coordination with the DC Housing Authority on how to provide greater housing choice for voucher holders in higher opportunity areas.

### **Housing Education/Capacity Building Continued pt. 3**

*Resident Education from Community-based Partners:* DHCD partners with nonprofit and private sector housing advocates, tenant organizers, and practitioners to provide greater education coverage of housing and fair housing issues to a racially and ethnically diverse community. Community-based organizations (CBOs) provide outreach and education for tenants on purchase programs, comprehensive homeownership and housing counseling, and assistance for relocation and location of apartments. Fair housing education for residents is critical to increase awareness about tenant rights and protections. To date, DHCD has contracts with ten organizations, of which some have multiple locations across the city, to provide housing services in neighborhood-based settings in every Ward.

*Housing Expo:* Over the last 8 years, DHCD has hosted a housing expo as part of the National Homeownership Month in June, providing hands on demonstrations, classes on financial and homeownership issues, presentations about DHCD programs and how to access them, and an exhibitor hall with private companies, government agencies, and community-based organizations showcasing products, services, and programs for District residents. The Housing Expo is a well-attended event that drew over 3,000 residents in fiscal year 2015 and is a vital component to highlighting the wide range of housing programs and counseling available to District residents.

*Department of Insurance, Securities, and Banking (DISB):* Part of DISB's mission is to protect District residents from financial fraud and abuse by providing fair and efficient supervision of financial-service entities. Through education, training and outreach, DISB works to protect the interests of District consumers from unfair and abusive practices, including predatory lending practices.

*Aging and Disability Resource Center (ADRC):* The Aging and Disability Resource Center provides a single, coordinated system of information for older adults over 60 years of age, individuals with disabilities, and their caregivers. The ADRC facilitates the acquisition of services individualized to the unique needs expressed by each person.

*Housing Regulation Education:* DHCD, through its Housing Regulation Administration, holds informational seminars on the Agency's regulatory programs that impact affordable housing – rent control, rental conversion and sales, inclusionary zoning (IZ), and affordable dwelling units (ADU). The events are held quarterly and targeted to both residents and property owners. Topics include general program overviews, allowable rent increases under rent control, a tenant bill of rights, processes to register for an IZ or ADU unit and the upcoming pipeline of available units, an overview of new notices to vacate, and a step by step process of what happens when a landlord decides to sell its property.

## **Barriers - Cost to Develop**

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

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

## **Barriers - Process for Obtaining Funding**

The timeliness of receiving funding from DC agencies was cited as the next most common challenge to affordable housing development. Sellers want to close on a property within 90 days, but it typically takes much longer to obtain financing from DC Government. Affordable housing developers compete with other developers interested in the land for other uses, who may be able to close on financing more quickly if they are not dependent on public subsidy. Many non-profit organizations cannot afford to hold a property for the amount of time it takes for an application to move through public review. Since the last consolidated planning period, however, DC Government has made significant strides to ease the funding process, including combining funding availability announcements for the primary affordable housing funding programs into a single annual competitive application, developing a new online application portal, and for the first time in 2016, releasing a second Notice of Funding Availability within the same year.

## **Barriers - Process for Obtaining Permits**

Another major barrier for one-fifth of survey respondents to the Urban Institute survey of affordable housing developers is the time-consuming and confusing permitting process that can lengthen and complicate development projects and drive up carrying costs. The District lacks an expedited permitting

process to move affordable housing projects more quickly than market-rate projects through building permitting and zoning requests and variances; other jurisdictions, including Houston and San Francisco, have already implemented a fast-track process. Better coordination between DC agencies would help expedite the affordable housing development process.

### **Capacity Building pt. 1**

The Department of Housing and Community Development (DHCD) will develop a capacity-building agenda for residents, developers, and community based partners during this consolidated planning cycle that not only identifies available resources, outlines compliance requirements in our federal and local regulations, and identifies tenant rights, but it will include efforts to grow both existing and new non-profit organizational capacity. DHCD will enhance and expand upon these existing activities:

Office of the Tenant Advocate (OTA): Tenants often are unaware of their legal rights as renters, frequently are unable to pay for legal representation, and do not know how to use lower cost court mediation and adjudication services - the OTA was started to respond to these needs of District tenants. This office advocates for, educates, and provides outreach for tenants in the District of Columbia.

## **SP-60 Homelessness Strategy - 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

In August 2015, the Department of Behavioral Health (DBH) received a 3-year, \$9 million Cooperative Agreements to Benefit Homeless Individuals (CABHI) grant from the US Department of Health and Human Services. The CABHI grant will allow the District to develop a city-wide infrastructure to engage and connect the target population (homeless veterans and chronically homeless individuals experiencing substance use disorders, serious mental illnesses, or co-occurring disorders) with evidence-based housing interventions, treatment, and recovery support services and eligible benefits. In addition to expanding outreach services across the District, the grant will provide the staffing support needed to develop written policy and procedures to coordinate services across providers working in different catchment areas to ensure that all providers are working within the City's Coordinated Assessment and Housing Placement (CAHP) System to assist with client assessment, documentation collection, housing search, and stabilization.

### **Addressing the emergency and transitional housing needs of homeless persons**

#### *Available Emergency Shelters*

The District uses four types of shelter for adult individuals:

*Low-barrier shelter for individuals* – primarily short-term shelter for individuals. Low-barrier shelter is designed to keep people safe, is often open only 12 hours a day, and is often in a congregate setting. This type of program is provided, on a first come, first served basis. Currently, the District has 4 Women's Shelters, 3 Men's Shelters, and one family shelter that is open 24-hours per day.

*Seasonal Shelters* – opens on the first night a hypothermia alert is called and is open every night thereafter through March 31, 2016.

*Hypothermia Shelters* – open only on nights when a hypothermia alert has been called; DC Recreation Centers and other community sites function as hypothermia shelters. Houses of Worship and other community-based sites will not be used as shelter during daytime hours, even if an alert is still in effect, since these sites are contracted only for use as alert-night shelter and are used for other purposes during the daytime hours. D.C. Recreation Centers are open to the public during daytime hours so residents experiencing homelessness may remain at Recreation Centers if they choose.

Overflow Shelters – operate only when all other shelters are at or near capacity. These facilities have standby staff called in to operate the overflow shelters as needed. The Department of Human Services, in collaboration with city’s Continuum of Care Provider, The Community Partnership for the Prevention on Homelessness, carefully monitors the capacity levels and determine when and additional sites need to be activated. When these shelters are activated, the District provides transportation to these locations.

### Shelter Redevelopment

The DC General Family Shelter is the primary placement site for families seeking emergency shelter in DC. Currently, there are more than 250 families, including 400 children, at DC General. The District released a plan in early 2016 to close DC General entirely in 2018 and replace it with multiple neighborhood shelters. These shelters will be community-based, smaller in scale, accommodating 30-50 people, and service-enriched with increased supports to help families find permanent housing. Approximately \$40 million of capital funds will allow DC to build four 50-unit family shelters and nearly \$5 million in operating funds will allow DC to lease 84 replacement shelter units, starting in FY 2016.

Similar to DC General, the District has a handful of very large (350+ persons) District-owned facilities that are used to provide shelter to single adults in congregate settings. In addition to the significant maintenance costs of these aged buildings, the shelters are too large to provide appropriate programming to meet client needs. The Inter-Agency Council on Homeless is currently developing a replacement strategy for each facility, similar to DC General, and may be implemented during this consolidated planning cycle.

### Daytime Center

The District will invest \$800,000 to create a daytime center for homeless individuals. The daytime center will help connect homeless individuals to housing, employment and supportive services. The daytime center is expected to serve approximately 100 individuals a day.

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

### Increase the Supply of Affordable Housing

Increasing the supply of supportive and affordable housing is central to the District’s efforts to prevent and end homelessness. Reducing the length of stay in shelter is key to the City’s ability in meeting the



annual demand for shelter while at the same time reducing our spending on shelter. Homeward DC- the strategic plan that lays out policy for ending chronic homelessness by 2020- outlines several steps to meet annual permanent housing inventory targets. During this consolidated planning period, the District will:

- Continuously align the Housing Production Trust Fund investments to help meet the Permanent Supporting Housing inventory needs specified in Homeward DC;
- Work with funders to ensure all new and turnover opportunities are filled via the Coordinated Assessment and Housing Program (CAHP) system;
- Develop common protocol to assist with the identification of individuals and families ready to “move on” from Permanent Supportive Housing;

#### Increase Economic Security of Households

Households are more stable when resources are in place to pay for basic necessities such as food, transportation, and medical care. Helping households increase income is critical for the homeless services system as a whole. In Permanent Supportive Housing, the household pays no more than 30% of their income towards housing costs. To the extent that the District can increase income, the homelessness system can serve more households and spread resources more broadly. Economic security is particularly important for households provided with Rapid Re-Housing assistance, a tool that moves persons experiencing homelessness more quickly into safe, stable housing, but is not intended to be a long-term affordable housing solution. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, the District will increase efforts to provide targeted employment assistance to these households both quickly and intentionally.

#### Increase Homelessness Prevention Efforts

The Inter-Agency Council on Homelessness is currently evaluating existing prevention programs to both prevent new individuals from becoming homeless, particularly individuals transitioning out of other systems, including adult and juvenile justice systems, child welfare and foster care systems, and behavioral health systems.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Emergency Rental Assistance Program (ERAP): ERAP helps low-income District residents facing housing emergencies by providing funding for overdue rent if a qualified household is facing eviction (including

late costs and court fees). The program also supports security deposits and first month's rent for residents moving to new homes. ERAP serves low-income DC households with children, elderly households (age 60 or older), and people with disabilities. The amount paid on behalf of eligible families depends on a household's income and available resources, and is subject to certain limitations. ERAP payments can only be used once per year for eligible households.

*Homeless Services Program:* DHS recently launched a new targeted homeless prevention program for families experiencing homelessness or at imminent risk of becoming homeless to obtain safe, stable, and affordable housing. This type of prevention program differs from the ERAP, because it provides comprehensive case management and service referrals in conjunction with rental assistance, and it targets families most likely to become homeless. After a thorough needs assessment of each participating household, the program provides utility and rental assistance or refers eligible families to community-based service providers for appropriate utility and rental assistance; comprehensive case management and mediation services to include family mediation and landlord-tenant mediation; budgeting financial management; and financial assistance payments to promote housing stability, mitigate obstacles to retaining or obtaining employment, or address an unmet household need that may result in eviction or family displacement.

*Discharge Coordination Policy:* The District has a comprehensive Discharge Coordination Policy comprised of policies and protocols for the discharge of persons from publicly funded institutions and systems of care, including foster care, health care, mental health, and corrections.

### **Discharge Policy - Foster Care**

The foster care system is managed by the Child and Family Services Agency (CFSA). Twelve months prior to exiting the foster care system, an individual emancipation plan is written for each child. The plan is reviewed at a quarterly conference that includes the youth, their social worker, an adolescent coordinator, foster parent/caregiver/biological parent (as applicable), community based after care representative and any other significant individuals requested by the youth. The conference addresses any concerns the youth has about their imminent discharge, difficulties with transitioning to independence, expectations regarding the continuation with any services within the system, public benefits and additional aftercare services that may be needed to prepare for a successful discharge.

### **Discharge Policy - Health Care**

Hospitals serving homeless persons who are eligible for Medicaid are required to provide health related case management and create a discharge plan for the individual by a case manager. Physicians are not allowed to discharge a homeless person from a hospital without a discharge plan or if, in the physician's opinion, discharge would pose an unreasonable risk to the treatment or safety of the individual. Additionally, if a homeless person is in need of a Recuperative Care Facility they are to be transferred to

one immediately. If a Recuperative Care Facility is not immediately available, a homeless person cannot be discharged until a space in the facility is made available.

### **Discharge Policy - Mental Health**

The Department of Behavioral Health's (DMH) discharge protocol focuses on a close partnership with its contracted private, nonprofit Core Services Agencies (CSAs). Every consumer of the Department of Mental Health is connected to a CSA as their "clinical home" for DMH services. The CSA enters into a Human Care Agreement to provide treatment and rehabilitative services within the community. Before a patient is released from the city's mental health care hospital, St. Elizabeth's, he or she is evaluated by his or her doctor and connected to a CSA. At such time, a conference is scheduled with the consumer's CSA community support specialist and appropriate treatment and follow-up are arranged. Consumers must be discharged with enough medication until their next scheduled CSA appointment.

### **Discharge Policy - Corrections**

The DC Department of Corrections works closely with the Court Services and Offender Supervision Agency (CSOSA), the federal agency that supervises men and women on probation, parole, and supervised release in the city. One of CSOSA's major policy priorities is to operate a comprehensive re-entry strategy to ensure public safety and reduce recidivism for prisoners returned to DC from Federal Prisons and offenders exiting the District Department of Corrections. The city's Discharge Planning Committee and CSOSA acknowledge that both unmet mental health needs and homelessness are two major causes for recidivism. Therefore, CSOSA developed the Transitional Intervention for Parole Supervision unit (TIPS). This office is dedicated to ensuring the successful return of ex-offenders to the community. Preparation for discharge begins with pre-release planning managed by a TIPS case manager. Each offender's discharge plan addresses critical areas of need from incarceration, through community supervision, to independent living in the community.

### **ESG Written Operation Standards**

1. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG).

The Hearth Act includes new definitions for ***at risk of homelessness*** and ***homelessness*** as they pertain to the Emergency Solutions Grants program. Complete definitions are found at §576.2 Definitions.

Sub-recipients must implement written agency policies and procedures to determine client eligibility based on being ***at risk of homelessness*** or ***homeless*** as defined by HUD. In addition, sub-recipient policies and procedures must identify acceptable forms of documentation as defined by HUD at §576.500 to accurately document individuals' or families' eligibility for ESG assistance. Sub-recipient policies and procedures must be established in writing and implemented by the sub-recipient to ensure that ESG funds

are used in accordance with the requirements. In addition, sufficient records must be established and maintained to enable DHS and HUD to determine whether ESG requirements are being met.

**Homeless Status:** Sub-recipients must maintain and follow written intake procedures to ensure compliance with the homeless definition in §576.2. The procedures must require documentation at intake of the evidence relied upon to establish and verify homeless status. The procedures must establish the order of priority for obtaining evidence as third-party documentation first, intake worker observations second, and certification from the person seeking assistance third.

**At Risk of Homeless Status:** For each individual or family who receives ESG Homelessness Prevention assistance, the records must include the evidence relied upon to establish and verify the individual or family's "**at risk of homelessness**" status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the sub-recipient.

1. Policies and procedure for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

As part of the program requirements in implementing the Emergency Solutions Grants, sub-recipients must develop, when applicable, policies and procedures for coordination in order to ensure that emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers along with other homeless assistance providers and mainstream service and housing providers are coordinating their activities with the objective of assisting individuals experiencing housing crisis and/or homelessness to **quickly** regain stability in permanent housing. To comply with the program requirements as defined by HUD at 576.400, sub-recipients must establish written policies and procedures for effective coordination.

## **ESG Standards (2)**

**Consultation:** Sub-recipients must demonstrate through a written document approved by the Continuum of Care (COC) that the award is allocated according to the COC established priorities and policies (percentage use for clients stabilization needs, percentage use for staff salaries, etc.). In addition, to demonstrate program performance, the sub-recipient must provide regular reporting through HMIS (or a comparable database for qualifying sub-recipients).

**Coordination with other Targeted Homeless Services:** Sub-recipients must coordinate with existing homeless services providers and demonstrate to the maximum extent practicable that there is a written process for facilitating client access to other homeless programs as indicated in section 576.400 – b and

c. The process must include the establishment of a coordinated assessment at intake that allows rapid referrals.

**System and Program Coordination with Mainstream Resources:** Sub-recipients must establish a coordinated case plan that includes client goals and measurable outcomes. Coordination will also include a needs assessment plan along with mainstream service eligibility and access plan with existing programs that target youth, individuals and families **at risk of homelessness**.

**Centralized or Coordinated Assessment:** Sub-recipients must align the determination of eligibility based upon the definitions of **at risk of homelessness** or *Homeless* as established by HUD (576.2). Any assessment, including screening and/or referral process must be:

**Consistent** - All assessment, screening and referral protocols are clearly delineated by the COC and reprised in the grant agreement to ensure that it is binding. Sub-recipients will be trained on intake and screening policies before any grant execution.

**Accurate** - To ensure accuracy of needs assessment, sub-recipients must demonstrate as much as possible that the assessment process is coordinated with other targeted homeless service providers.

As best practice, sub-recipients are encouraged to secure and have on file a Memorandum of Understanding with targeted homeless service providers.

For the purposes of privacy and safety, victim service providers may choose not to use the centralized or coordinated assessment system.

To ensure consistency in providing assistance, each sub-recipient must follow the program component guidelines regarding:

### **ESG Standards (3)**

- **Consistent** - All assessment, screening and referral protocols are clearly delineated by the COC and reprised in the grant agreement to ensure that it is binding. Sub-recipients will be trained on intake and screening policies before any grant execution.
- **Accurate** - To ensure accuracy of needs assessment, sub-recipients must demonstrate as much as possible that the assessment process is coordinated with other targeted homeless service providers.

As best practice, sub-recipients are encouraged to secure and have on file a Memorandum of Understanding with targeted homeless service providers.

For the purposes of privacy and safety, victim service providers may choose not to use the centralized or coordinated assessment system.

To ensure consistency in providing assistance, each sub-recipient must follow the program component guidelines regarding:

- **Compliance:** All eligibility determination for individuals and families must be based upon HUD definition of *at risk of homelessness* or *Homeless* (576.2). All eligibility must be documented according to policies and procedures as defined and established by HUD at 576.500.
- **Consistency:** All intake processes including assessment, screening, and referrals must have been centralized or coordinated to ensure consistency and accuracy. Sub-recipients will document and file all written coordinated assessments to comply with HUD requirements for area-wide systems coordination (Section 576.400 - e).
- **Long-Term Housing Stabilization:** All outreach, emergency shelter assistance, prevention and housing must ensure that eligible individuals or families have a plan for stabilization and a long-term housing solution. The case plan must be written and consistent with the COC's priorities along with a coordinated process that leads to quick transition to permanent housing. The plan will include: Amount of rent (based upon the eligible individual or family income and must not exceed 30 percent of the household's monthly income) Utility costs (based upon the frequency of assistance within a time frame established by existing policies) Length of stay (for a quick transition to stable and permanent housing, eligible individual or family must reside for the shortest possible period (but no more than 24 months) in a sheltered setting that includes both emergency and transitional housing) Recertification and rent adjustments (to ensure long-term housing stabilization, eligible individual or family must demonstrate gained income at end of the stabilization phase; where applicable, eligible individual or family will secure public assistance benefits. Sub-recipient will implement agency policies and procedures to determine appropriate and consistent rental recertification and adjustments. **Habitability:** As a best practice, DHS recommends Housing Quality Standards (HQS) inspections. However, habitability inspection is required at a minimum. In addition, sub-recipients must ensure that available housing is safe and secure for households with special needs. Sub-recipients must comply with all federal requirements as defined in 576.403 *Shelter and housing standards*, as applicable.

#### ESG Standards (4)

- **HMIS:** One hundred percent (100%) data accuracy and/or zero (0) errors on all applicable reports submissions. Accurate and complete Annual Performance Report. Quarterly Point-In-Time date bed coverage data, resulting in bed coverage that is above 65 percent and less than 105 percent as per HUD standards. Victim Service Provider will use comparable database and will produce unduplicated aggregate data. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance. Sub-recipients must

implement written policies and procedures for determining which individuals and families who qualify as **at risk of homelessness** can receive homelessness prevention assistance and which of those individuals and families should be prioritized for that assistance. **Homelessness Prevention Assistance:** ESG funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the **homeless** definition in §576.2. This assistance, referred to as homelessness prevention, may be provided to individuals and families who meet the criteria under the **at risk of homelessness** definition, or who meet the criteria in paragraph (2), (3), or (4) of the **homeless** definition in §576.2 and have an annual income below 30 percent of median family income for the area, as determined by HUD. Homelessness prevention should only be considered when the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing. Sub-recipients must implement policies and procedures to determine client eligibility based on the program participant meeting the **homeless** and/or **at risk of homeless** definitions at §576.2. In addition, the policies and procedures must outline how the sub-recipient will determine the program participant's household income does not exceed 30 percent of median family income for the area as determined by HUD. Sub-recipients must implement written policies and procedures to ensure that homelessness prevention assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing. In the event that the sub-recipient determines that homelessness prevention assistance could not help the program participant regain stability in permanent housing, the policies and procedures must ensure the program participant is informed that they do not qualify for assistance for this reason. Sub-recipients must implement written procedures to outline what type of homelessness prevention assistance the program participant is qualified to receive and in what order of priority. Eligible homelessness prevention assistance: Housing relocation and stabilization services requirements in §576.105 Short-term and medium-term rental assistance requirements in §576.106

## ESG Standards (5)

**At Risk of Homeless Status:** For each individual or family who receives ESG Homelessness Prevention assistance, the records must include the evidence relied upon to establish and verify the individual or family's **at risk of homelessness** status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the sub-recipient.

**Annual Income Status:** For each individual or family who receives ESG Homelessness Prevention assistance, the record must include documentation that the program participant has insufficient financial resources and support networks; e.g., family, friends, faith-based or other social networks, immediately

available to attain housing stability and meets one or more of the conditions under paragraph (1)(iii) of the definition of ***at risk of homelessness*** in §576.2

***Rapid Re-Housing Assistance:*** ESG funds may be used to provide housing relocation and stabilization services and short- and/or medium- term rental assistance necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing. The rapid re-housing assistance must be provided in accordance with the housing relocation and stabilization services requirements in §576.105, the short- and medium- term rental assistance requirements in §576.106, and the written standards and procedures established under §576.400.

Sub-recipients must implement policies and procedures to determine client eligibility to receive rapid re-housing assistance. An individual or family's ability to sustain housing should not be a threshold requirement. The written policies and procedures should identify how the program participant will receive services to overcome their immediate housing obstacles and connect them with the resources they need to stay housed when the program ends.

Sub-recipients must implement written policies and procedures to ensure that rapid re-housing assistance is necessary to help the program participant move as quickly as possible into permanent housing and achieve stability in that housing. In the event that the sub-recipient determines that rapid re-housing assistance could not help the program participant achieve stability in permanent housing, the policies and procedures must ensure the program participant is informed that they do not qualify for assistance for this reason.

Rapid re-housing assistance should be targeted to program participants who are closest to going into a shelter, car, or the street, if not those who are about to spend their first night there (referred to as "diversion"). Written policies and procedures should identify an effective targeting policy to prioritize those most in need of quickly moving into permanent housing as those being eligible to receive rapid re-housing assistance.

Sub-recipients should ensure that their program priorities are consistent with the goals of the state plan to end homelessness and the Federal Strategic Plan.

Sub-recipients must implement written procedures to outline what type of rapid re-housing assistance the program participant is qualified to receive and in what order of priority.

## **ESG Standards (6)**

Policies and procedures must include standards of determining the type, amount, and duration of housing stabilization and/or relocation service to provide to the program participant, including the limits, if any,



on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receive assistance; or the maximum number of times the program participant may receive assistance.

**Eligible rapid re-housing assistance:**

- Housing relocation and stabilization services requirements in §576.105
  - Short-term and medium-term rental assistance requirements in §576.106
1. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re- housing assistance.

The homelessness prevention and rapid re-housing assistance components allow caps and conditions to be set by the sub-recipient agency as they pertain to short- and medium-term rental assistance at §576.106 (b). In the event that the sub-recipient elects to set caps and/or conditions to the type of assistance being provided, they must be outlined in the agency's written policies and procedures and must apply to all program participants.

Sub-recipients may set a maximum amount or percentage of rental assistance that a program participant may receive a maximum number of months that a program participant may receive rental assistance, or a maximum number of times that a program participant may receive rental assistance. Sub-recipients may also require program participants to share in the costs of rent; however, the program participant should never be required to contribute more than thirty percent of the household income toward the cost of rent.

If the amount of assistance will be based on a percentage of the program participant's income, the policies and procedures must specify what the percentage will be used and how the income will be calculated. Under no circumstances should the percentage of the participant's income contributed toward rent exceed thirty percent of the household's monthly income.

Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

As part of the program requirements in implementing the Emergency Solutions Grants, the sub-recipients must develop consistent standards for determining the duration, the provision and the adjustment of rental assistance.

**Prevention:** ESG assistance funds may be used to provide housing relocation and stabilization services and short- and /or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place not meant for human habitation (see homeless definition 576.2). This type of assistance is referred to as *prevention* (see 576.103).

## ESG Standards (7)

### Sub-recipients must establish consistent standards regarding:

**Eligibility:** All determination of homeless prevention must meet the criteria under the “*at risk of homelessness*” definition which must be appropriately documented. All documentation must demonstrate that the assistance to an individual or family is necessary to help regain stability in the participant’s current home. All participants must have an annual income at or below 30 percent of area median income for the area as defined by HUD (see 576.105)

**Duration of Assistance:** All short-term rental assistance must not exceed three (3) months of rent during any 24-month period.

**Discretionary Capping/Condition:** Sub-recipients must establish written policies that clearly state the maximum amount or percentage of rental assistance as well as the number of months that a program participant may receive assistance (see 576.106b). All rental assistance must not exceed the Fair Market Rent (FMR) established by HUD, as provided under 24 CFR part 888 and comply with HUD’s standard of rent reasonableness as defined under 24 CFR 982.507

**Rental Adjustment:** Sub-recipients must re-evaluate the eligibility of the program participant and the amounts of assistance once every three months. All re-evaluation must be documented and establish that the program participant does not have an annual income that exceeds 30 percent of area median income. For the purposes of re-evaluation of eligibility, sub-recipients must document any changes in the program participant income or other circumstances such as changes in the participant’s household composition.

**Rapid Re-housing:** ESG assistance funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to help a homeless individual or family to move as quickly as possible into permanent housing and achieve stability in that housing. This assistance, referred to as rapid re- housing, may be provided to program participants who meet the criteria under the definition of homelessness (see homeless definition as defined by HUD under 576.2) Sub-recipients must establish consistent standards regarding the provision of this type of assistance (see 576.105 housing relocation and stabilization services).

**Eligibility:** All documentation must demonstrate that the assistance to an individual or family meet the definition of homelessness as defined by HUD. All participants must have an annual income at or below 30 percent of area median income as defined by HUD (see 576.105).

**Duration of assistance:** Eligible participants will be provided with no more than 24 months of rental assistance during any three-year period. Sub-recipients must establish written policies and procedures

around this provision. If caps and/or conditions are applied, the written policies must clearly state the maximum amount or percentage of rental assistance as well as the number of months that a program participant may receive assistance (*see 576.106b*). All rental assistance must not exceed the FMR established by HUD, as provided under *24 CFR part 888* and comply with HUD's standard of rent reasonableness as defined under *24 CFR 982.507*. Sub-recipients must ensure that all program recipients receiving project-based rental assistance must have a one-year lease regardless of the length of the rental assistance.

## **ESG Standards (8)**

**Rental Adjustment:** Sub-recipients must re-evaluate the eligibility of the program participant and the amount of assistance annually. All re-evaluations must be documented in writing and establish that the program participant does not have an annual income that exceeds 30 percent of area median income. For the purposes of re-evaluation of eligibility, sub-recipients must document any changes in the program participant income or other circumstances such as changes in the participant's household composition.

1. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receives assistance; or the maximum number of times the program participant may receive assistance.

Under housing relocation and stabilization services, financial assistance and services costs are subject to the general conditions under (576.103 and 576.104)

### **Housing Relocation and Stabilization Services for Homelessness Prevention**

**Rental Application Fee:** Must be based on the sub-recipient's written policies and must be in compliance with HUD requirements. All rental application fee assistance to eligible individuals or family program participants must be appropriately documented. *See 576.105 (1).*

**Security Deposits:** Must be in compliance with HUD requirements. All deposits must be equal to no more than two months' FMR-based rent, appropriately documented and must have been calculated in the program participant's rental assistance. *See 576.105 (2).*

**Last Month's Rent:** Must be based on the sub-recipient's written policies and must be in compliance with HUD requirements. When last month's rent assistance is provided, it must not exceed one month of FMR-

based rent, appropriately documented and must have been calculated in the program participant's total rental assistance which cannot exceed three months during any 24-month period. *See 576.105 (3).*

**Utility Deposits:** Must be in compliance with HUD requirements. All utility deposit payments to eligible program participants shall not exceed more than three months within any 24-month period. *See 576.105 (4).*

**Utility Payments** Must be in compliance with HUD requirements. All utility payments to determined eligible program participant shall not exceed more than three months within any 24-month period. Eligible utility services include gas, electric, water and sewage. *See 576.105(5).*

**Moving Costs:** Must be in compliance with HUD requirements. All moving costs must be executed with consistency based upon the sub-recipient's written and documented policies. Eligible moving costs are truck rental, hiring a moving company, etc. In the case of the payment of temporary storage fees, no more than three months' payments are allowed. Eligible participants must have accrued the determined fees after the date of entry in the program and before entry in permanent housing. Payment of arrearages is not an eligible expense.

## **ESG Standards (9)**

**Housing search and placement:** For all housing search and placement activities, sub- recipients must include: assessment of housing barriers, needs and preferences; development of an action plan for locating housing; housing search; outreach to and negotiation with owner; assistance with submitting rental applications and understanding leases; assessment of housing to ensure compliance with ESG requirements for habitability, lead-based and rent reasonableness; assistance with obtaining utilities and making moving arrangements; tenant counseling.

**Housing Stability Case Management:** Must be in compliance with HUD requirements and must include all required activities to ensure and maintain stability in permanent housing. Permanent housing search and placement services cannot exceed 30 days. If the program participant is living in permanent housing, any housing stability case management activity cannot exceed 24 months.

To evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance,

sub-recipients must use the centralized or coordinated assessment system (see 576.400(d)). Sub-recipients must include in all required initial evaluation (576.401(a)) a verification of eligibility of all individuals and families applying for homelessness prevention or rapid re-housing. All verification must be appropriately documented.

Other activities include counseling, developing, securing, coordinating and obtaining Federal, State and local benefits. Sub-recipients must also establish a system for monitoring and evaluating program participant progress. In addition, sub-recipients must establish a process for information sharing and referrals, developing an individualized housing and service plan for obtaining permanent housing and stability and a plan for conducting re-evaluation. (See 576.4019(b)).

**Mediation:** Sub-recipients must establish written policies and procedures that state clearly the terms of the mediation and all parties involved (program participant and the landlord). All documentations must establish that mediation was made necessary to prevent the loss of permanent housing in which the program participant resides and/or is the current lease holder.

**Legal services:** Sub-recipients must establish written policies and procedures that state clearly the terms of the legal services. All documentation must establish that the services were made necessary to resolve legal issues that prohibit the program participant from obtaining permanent housing or prevent the loss of permanent housing in which the program participant resides.

**Credit repair:** Sub-recipients must establish written policies and procedures based upon HUD's requirements. All documentation must establish that the services were made necessary to assist program participants to build critical skills related to budgeting, money management, accessing a free personal credit report and resolving legal issues that prohibit the program participant from obtaining permanent housing or prevent the loss of permanent housing in which the program participant resides. Debt payment and debt modification are not eligible services.

## ESG Standards (10)

### Housing Relocation and Stabilization Services for Rapid Re-housing

**Rental application fees:** Sub-recipients must have established written policies determining the provision of this assistance. The policies must be in compliance with HUD requirements. All rental application fee assistance to eligible individual or family program participants must be appropriately documented. See 576.105 (1).

**Security deposits:** Must be in compliance with HUD requirements. All deposits must be equal to no more than 2 months' FMR based rent, appropriately documented and must have been calculated in the program participant's rental assistance. See 576.105 (2).

**Last Month's Rent:** Must be based on sub-recipient written policies and must be in compliance with HUD requirements. When last month's rent assistance is provided, it must not exceed one month FMR-based

rent, appropriately documented and must have been calculated in the program participant's total rental assistance which cannot exceed 24 months in any three-year period. *See 576.105 (3).*

**Utility Deposits:** Must be in compliance with HUD requirements. All utility deposit payments to eligible program participants shall not exceed 24 months within any three- year period. *See 576.105 (4).*

**Utility Payments:** Must be in compliance with HUD requirements. All utility payments to eligible program participants shall not exceed more than 24 months within any three- year period. If needed, sub-recipients can make up to six months of utility payment arrearages per program participant. A partial payment of a utility bill must be considered as one month's assistance. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water and sewage. *See 576.105 (5).*

**Moving Costs:** Must be in compliance with HUD requirements. All moving costs must be executed consistent with sub-recipient written and documented policies. Eligible moving costs are truck rental, hiring a moving company, etc. In case of the payment of temporary storage fees, payments up to three months' costs are eligible. Eligible participants must have accrued the determined fees after the date of entry in the program and before entry in permanent housing.

The payment of arrearages is not eligible.

## **ESG Standards (11)**

**Housing Search and Placement:** For all housing search and placement activities, sub- recipients must include: assessment of housing barriers, needs and preferences; development of an action plan for locating housing; housing search; outreach to and negotiation with owner; assistance with submitting rental applications and understanding leases; assessment of housing to ensure compliance with ESG requirements for habitability, lead-based and rent reasonableness; assistance with obtaining utilities and making moving arrangements; tenant counseling.

**Housing Stability Case Management:** Must be in compliance with HUD requirements and must include all required activities to ensure and maintain stability in permanent housing. Permanent housing search and placement assistance cannot exceed 30 days. If the program participant is living in permanent housing, any housing stability case management activity cannot exceed 24 months.

## **Performance Standards**

Measures include how DHS will evaluate each ESG service provider's effectiveness in:

1. Targeting those who need the assistance most;
2. Reducing the number of people living on the streets or in emergency sheltersShortening the time people spend in homelessnessReducing each program participant's housing barriers or housing stability risks.Analyzing Program Outcomes

All standards are aligned with the HEARTH Act standards

## **SP-65 Lead-based Paint Hazards - 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Department of Housing and Community Development (DHCD), in coordination with educational outreach and environmental testing from the Department of Energy and the Environment, conducts lead-safe abatement activities across the District. The Lead-Safe Washington Program (LSW) administers both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, competitively awarded through the Department of Housing and Urban Development's Healthy Homes and Lead Hazard Control Program. Lead abatement activities are targeted to low and moderate-income families with at least one child under six years old. Implementation involves approving and monitoring the full range of lead-hazard reduction activities – disclosure verification, risk assessment completion, lead scope-of-work development, finance for the lead-based paint reduction work, construction inspection, and verification of clearance. Once the Department of Energy and Environment (DOEE) reviews and approves a permitted project's clearance examination report, a notification is issued to the appropriate party. DOEE issues a Notice of Compliance to the property owner if an enforcement action was issued prior to the clearance examination, and issues a Notice of Permit Completion to the property owner and permitting company if no enforcement action was issued prior to the clearance examination.

In addition to DHCD's lead remediation activities, the Department of Energy and Environment (DOEE) works with the District's Child and Family Services Agency to inspect the homes of prospective foster parents to ensure they do not contain lead-based paint hazards, and takes enforcement actions to ensure any identified hazards are eliminated prior to a child being allowed to move in to the home. DOEE also oversees the work of contractors and others whose activities disturb painted surfaces in pre-1978 residential properties and child-occupied facilities to ensure lead-based paint hazards are not generated by those activities, and requires remediation measures should hazards be identified.

Last year, DOEE initiated a three-year project to improve the rate at which children living in the District of Columbia are getting screened for possible lead exposure. The District requires that children get screened twice by the time they are two years old – once between the ages of 6 and 14 months, and a second time between the ages of 22 and 26 months. To help this initiative, DOEE funded three grant-recipients to perform outreach efforts to pediatricians, health fairs, and residents. DOEE also works in close collaboration with the District's Medicaid agency, the Department of Health Care Finance, with the District's managed care organizations, and with DC Public Schools to actively promote screening of all children less than six years of age.

The Lead-Hazard Prevention and Elimination Act, which entered into force in 2009, contains several health-protective provisions, including a requirement that contractors working on properties built before 1978 use lead-safe work practices when disturbing painted surfaces. It also requires that property owners maintain residential properties free of lead-based paint hazards. The Department of Energy and the Environment and the Department of Consumer and Regulatory Affairs will continue to enforce this law, in collaboration with the DC Housing Authority.



## **How are the actions listed above related to the extent of lead poisoning and hazards?**

## **How are the actions listed above integrated into housing policies and procedures?**

The Lead-Hazard Prevention and Elimination Act of 2009 mandates property owners maintain lead-safe properties. The law requires owners of pre-1978 housing provide full disclosure to their tenants of the presence of lead-based paint, hazards, and any pending actions ordered by the Mayor pursuant to this Act. The law also requires owners of rental properties built before 1978 to provide households of prospective tenants with a completed disclosure form before the tenant is obligated to lease the dwelling unit, as well as a copy of the District's Tenant Lead Rights form. In addition to these forms, the owner must also submit a clearance report documenting that no lead-based paint hazards are in the unit, when the prospective tenant household contains or will frequently be visited by a pregnant woman or a child less than 6 years old. Contractors who work on properties built before 1978 must use lead-safe work practices when disturbing painted surfaces.

The improved sustainability performance in our existing building stock is embedded within the city-wide Sustainable DC Plan with the goal of eliminating environmental health threats, including mold, lead, and carbon monoxide, in at least 50% of the Districts affordable housing stock by 2020 (the end of this consolidated planning cycle).

Sustainable DC calls for the expansion of both the Healthy Homes Program led by the Department of Environment (DOEE) and the Lead-Safe Washington Program (LSW) led by the Department of Housing and Community Development (DHCD). Healthy Homes targets households with children suffering from severe asthma or with a blood lead concentration of concern as well as older properties where a young child or pregnant women are present. After homes are assessed for threats such as mold, lead, and carbon monoxide, the District works with property owners to reduce risks and provide an interim care plan. LSW provides funds to identify and reduce lead-based paint hazards in low-income homes. Homeowners and investor-owners of pre-1978 housing can receive up to \$17,500 per housing unit to address lead-based paint hazards. To be eligible, the homeowner or tenant must earn less than 80% of the area median income and have at least one child under the age of 6 or a pregnant woman present.

The Housing Production Trust Fund is another resource for lead hazard abatement, and can fund activities not eligible for the Department of Housing and Urban Development's grant funds but can contribute towards property clearance. These activities include home repairs to correct structural or physical defects, eliminate sources of excessive moisture and water infiltration, safety concerns and asthma triggers that may not meet the criteria for entry into the Single Family Residential Rehabilitation Program.

## **DOEE/DHCD integration into policies/procedures**

DOEE and DHCD work together to identify homes containing lead-based hazards in several ways:

- DOEE performs lead-risk assessments in the homes of prospective foster care families on behalf of the Child and Family Services Agency;
- DOEE responds to notifications of children with elevated blood lead levels by conducting environmental investigations in the homes of such children as well as in other locations that could be sources to lead for these children;
- DOEE Responds to complaints by tenants and others about the presence of peeling paint in pre-1978 homes;
- DOEE conducts proactive initiatives in geographic hotspots for lead resulting in the identification of properties in need of lead hazard control;
- DHCD's Community-Based Organizations work with their respective communities to identify homes likely to contain lead based paint;
- Lead-based paint hazard removal has also been incorporated into the process for housing units working with DHCD's Single Family Residential Community Services Division, ensuring any property enrolled in this program is also evaluated for the Lead-Safe Program;
- DOEE launched an initiative seeking voluntary compliance with the District's lead laws, targeting nuisance properties with lead-based paint hazards that are visible from the public right of way.
- DOEE has implemented a program to audit files of rental property owners and managers, to verify they contain appropriate documentation of adherence with lead disclosure and notification requirements.

## **Action Goals**

During this Consolidated Planning period, the Department of Housing and Community Development will use its federal and local resources to:

- Perform lead hazard reduction interventions in at least 375 households;
- Provide 450 free lead inspections/risk assessments for owners to identify lead hazards;
- Complete 225 Healthy Homes interventions;
- Conduct 75 outreach and education events that support ongoing dissemination of lead-safe information with the goal of reaching 2,500 residents, health care providers, community organizations, property owners, realtors and contractors;
- Provide job training and increased contractor training to promote and hone lead remediation trades;
- Utilize the HUD Healthy Homes Rating System (HHRS) for efficient field assessments and Scope of Work development for Lead-Safe and Healthy Homes interventions;
- Proactive contact with property owners and their tenants who are reported by DOEE as having lead-based paint hazards;

- In collaboration with DOEE, educate first-time homebuyers on the District's lead-paint laws;
- Increase the distribution of lead poisoning educational material by 20% through leveraging past and current collaborative efforts between DHCD and DOEE;
- Host an annual conference for health organizations, contractors, government agencies, and other groups involved with lead safety and children's health;
- In concert with DOEE, work with appropriate groups in the public and private sectors to ensure that lead-poisoned children receive appropriate medical, environmental, and social services follow-up.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

Over 90% of DC's housing stock was built before 1978 when the federal government banned the use of lead-based paint; thus, the majority of homes are at high-risk of having lead-based paint, even if paint has been covered by newer paint or enclosed behind new walls. Paint dust from deteriorated lead-based paint or from home rehabilitation is the most common source of exposure.

Regulations, outreach and education, elevated blood level testing, home assessments, and home rehab programs all contribute towards providing lead-safe homes and raising awareness about harmful health effects of lead poisoning. The Department of Housing and Community Development's Lead Safe Washington (LSW) program will target the more than 15,000 low to moderate-income households with at least one child under the age of 6 present.

## **SP-70 Anti-Poverty Strategy - 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

See uploaded images for related text.

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The Department of Housing and Community Development will continue to manage the District's Consolidated Notice of Funding Availability (NOFA) process. The NOFA announces available funds from a variety of federal and local funding sources, including the Housing Production Trust Fund (HPTF), the HOME Investment Partnerships program (HOME), the 9% Low Income Housing Tax Credit (LIHTC) program, the Department of Behavioral Health (DBH) funds administered by DHCD, the District of Columbia Housing Authority (DCHA), Local Rent Supplement Program (LRSP), Housing Choice Voucher Program (HCVP), the Annual Contributions Contract Program (ACC), the Department of Human Services (DHS) supportive services funds for Permanent Supportive Housing, the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). This streamlined approach consolidated multiple request for proposals into one competitive funding application and has lessened both the time to assemble applications on the front end and review and select qualified projects on the back-end, resulting in affordable housing coming on-line more quickly.

The Inter-Agency Council on Homelessness is another coordinated effort, comprised of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders, that informs and guides the District's strategies and policies for meeting the needs of individuals and families who are homeless or at imminent risk of becoming homeless in the District of Columbia. In 2015, the city released Homeward DC, the city's strategic plan for ending chronic homelessness by 2020. This body implements action items across five key strategic areas and discusses and develops new policy and program recommendations to reduce poverty.

Homeward DC identifies a series of action items across five strategies – develop a more effective crisis response system; increase the supply of affordable and supportive housing; remove barriers to affordable and supportive housing; increase the economic security of households in our system; and increase prevention efforts to stabilize households before housing loss occurs. These strategies contribute to the vision that homelessness is rare, brief, and a non-recurring experience. DHCD contributes to these anti-poverty strategies by providing individuals and families with stable housing and a means to build wealth for the future. Fair housing outreach and education is provided in several languages to ensure that laws are understood and that all residents are provided with information on their rights to access housing.

Through a network of community-based organizations (CBOs), DHCD helps residents improve their financial stability by providing tenants and prospective homeowners with household/home management and maintenance, improving credit, household budgeting, and foreclosure prevention all geared toward improving residents' opportunities to obtain and retain decent housing with the prospect of moving toward ownership and the development of equity. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options and are introduced to the DHCD-sponsored Tenant First Right to Purchase Program to move toward ownership.

TOPA provides technical and financial assistance to tenant groups to help them organize so they are prepared to take advantage of their first right of refusal when their building is up for sale. This program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding.

Lastly, DHCD provides funds to CBOs to assist small businesses with technical assistance to retain and expand neighborhood job opportunities.

Other agencies play a key role in the reduction of poverty. The Department of Human Services administers income support, welfare to work, and a range of programs to support families and individuals. The Office on Aging provides support services to seniors and partners with DHCD in the development of senior housing.

The Department of Employment Services (DOES) provides extensive job training opportunities through its "One Stop Service Centers." The Workforce Investment Council develops strategies to increase employment opportunities for DC residents and to support and assist DOES in its employment mission. The DC Public School Administration has created career-oriented high schools in a number of specialized areas, including the technology and hospitality industries to facilitate students progressing from school to real jobs in the DC market.

### **Goals, Programs, and Policies for reducing poverty**

Section 3 requires recipients of HUD funds, to the greatest extent feasible, provide job and other economic opportunities to low and very-low income persons (Section 3) or Section 3 businesses. DHCD, as a recipient of HUD funding, must ensure that all of its recipients, and the contractors they hire, provide employment opportunities to low and very-low income residents, particularly public housing residents and recipients of public assistance. Recipients of community development funds from DHCD are required to either hire Section 3 residents or subcontract with Section 3 business concerns.

Education has been a priority in furthering Section 3 hiring in the District. DHCD has hosted annual mandatory trainings on Section 3 policy and procedure for recipients and their contractors. General contractors, local businesses, community groups, YouthBuild organizations, and representatives from the DCHA are regularly in attendance. This training is designed to provide a refresher on DHCD policy and procedure and to educate stakeholders on the Section 3 program and opportunities that are available. DHCD continues to work and share information with DCHA and disseminates DCHA contracting opportunities on a regular basis.

### **Section 3**

## **SP-80 Monitoring - 91.230**

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

The Office of Program and Monitoring (OPM) and the Program Asset Management Division monitors and reviews DHCD assisted and funded projects and recipients. Its core functions include the following:

- **Contract Compliance:** Completing various federally required compliance reviews as part of the underwriting and project development process such as an environmental review.
- **Quality Assurance:** Monitoring the compliance of DHCD funded sub-recipients with federal HOME Investments Partnerships (HOME) and Community Development Block Grant Program (CDBG) funding requirements; and
- **Compliance Monitoring:** Ensuring projects developed by DHCD through the Housing Production Trust Fund (HPTF), CDBG (authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383 as amended 41 U.S.C. -530.1), HOME (Title II of the Cranston – Gonzalez National Affordable Housing Act 1998, amended 2013 24 CFR Part 92) and Low Income Housing Tax Credit (LIHTC) programs remain in compliance with federal and local program requirements throughout the duration of the project’s period of affordability.
- All projects that receive funding from the DHCD will be monitored for the following compliance, some or all may apply depending on the funding source for the project:
  - Funding Source Eligibility
  - Income Eligibility
  - Strategic/Marketing Plan
  - Affirmative Action Plan
  - Section 3 of the Housing and Urban Development Act
  - Fair Housing and Accessibility Laws
  - Civil Rights and Equal Opportunity
  - Financial and Audit
  - Federal Labor Standards
  - Acquisition and Relocation, Section 104 (d)
  - Interim and Final Audit, and
  - Final Benefit Count
- DHCD has developed written compliance procedures and implemented compliance monitoring methods to ensure proper implementation of all projects that are federally funded. Activities of ongoing projects will be monitored through periodic site visits and systematic, tracking of performance through the Housing Development Software (HDS) and HUD’s Integrated

Disbursement and Information System (IDIS). HDS is a system that links with IDIS and is designed to ensure that applicable program requirements are followed for every HUD-funded project. A list of all DHCD projects that includes budgets, number of units, contract status, IDIS numbers, and other information is in HDS. The system provides a summary of all projects/major resources in the agency and the spending status. This is critical to ensure adherence to the budget, draw downs, the public service cap, and the planning and administration cap when using federal funds. Project and activities are also monitored by using the Quick Base system at DHCD that has been designed to show the details of the funding, the progress of the project and the project manager who is working on the project.



## Expected Resources

### AP-15 Expected Resources - 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	0	0	0	0	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	

**Table 57 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

## **Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 58 – Goals Summary

#### Goal Descriptions

## AP-35 Projects - 91.220(d)

### Introduction

#	Project Name

Table 59 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**AP-38 Project Summary**  
**Project Summary Information**

## **AP-50 Geographic Distribution - 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 60 - Geographic Distribution**

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## Affordable Housing

### AP-55 Affordable Housing - 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Special-Needs	47
Total	47

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

**Table 62 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing - 91.220(h)**

### **Introduction**

**Actions planned during the next year to address the needs to public housing**

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

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

## **AP-65 Homeless and Other Special Needs Activities - 91.220(i)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

**Addressing the emergency shelter and transitional housing needs of homeless persons**

**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**

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address**

**housing, health, social services, employment, education, or youth needs.**

## **Discussion**

## AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	450
Tenant-based rental assistance	600
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	2
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	200
Total	1,252

## **AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)**

### **Introduction**

**Actions it planned 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**



## **AP-85 Other Actions - 91.220(k)**

### **Introduction**

**Actions planned to address obstacles to meeting underserved needs**

**Actions planned to foster and maintain affordable housing**

**Actions planned to reduce lead-based paint hazards**

**Actions planned to reduce the number of poverty-level families**

**Actions planned to develop institutional structure**

**Actions planned to enhance coordination between public and private housing and social service agencies**

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements - 91.220(I)(1,2,4)**

#### **Introduction**

#### **Community Development Block Grant Program (CDBG)**

#### **Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

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## **Other CDBG Requirements**

1. The amount of urgent need activities

### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless

individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

5. Describe performance standards for evaluating ESG.



## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2009-2013 American Community Survey
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau

	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b> Latest data at the time of analysis
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>

	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
<b>2</b>	<b>Data Source Name</b> 2014 American Community Survey

	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>

	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>

3	<b>Data Source Name</b> 2000 Census
	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>

	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>

	<b>What is the status of the data set (complete, in progress, or planned)?</b>
<b>4</b>	<b>Data Source Name</b> 2008-2012 CHAS
	<b>List the name of the organization or individual who originated the data set.</b>



	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>

	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
<b>5</b>	<b>Data Source Name</b> DCHA Program Management Software

	<b>List the name of the organization or individual who originated the data set.</b> DC Housing Authority
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>

	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>

6	<b>Data Source Name</b> 2015 Point in Time Count
	<b>List the name of the organization or individual who originated the data set.</b> Community Partnership for the Prevention of Homelessness
	<b>Provide a brief summary of the data set.</b> 

	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>

	<b>What is the status of the data set (complete, in progress, or planned)?</b>
<b>7</b>	<b>Data Source Name</b> Fair Market Rent Documentation System - FY2015
	<b>List the name of the organization or individual who originated the data set.</b> HUD

	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>



	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
<b>8</b>	<b>Data Source Name</b> DHCD Income and Rent Limits (FY2015)

	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>

	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>

9	<b>Data Source Name</b> DC HIV/AIDS, Hepatitis, STD, and TB Administration
	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>

	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>

	<b>What is the status of the data set (complete, in progress, or planned)?</b>
<b>10</b>	<b>Data Source Name</b> 2013 Longitudinal Employer-Household Dynamics
	<b>List the name of the organization or individual who originated the data set.</b>

	<p><b>Provide a brief summary of the data set.</b></p> <p>Numbers do not include self employed</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Required by HUD</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>

	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>