

HUD 2017/DHCD 2018 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

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CR-05 – GOALS AND OUTCOMES

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

The DC Department of Housing and Community Development (DHCD) exceeded its targets for producing and preserving affordable housing.

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

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

Table 1: Accomplishments – Program Year and Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual- Strategic Plan	Percent Complete	Expected -2018 Program Year	Actual- 2018 Program Year	Percent Complete
Address Blighted and Sub-standard Property Issues	Affordable Housing	CDBG: \$2,246,299	Housing Code Enforcement/ Foreclosed Property Care	Household Housing Unit	125	0	0.00%	25	0	0.00%
Enhance/Improve Access to Amenities Near Affordable Housing	Non-Housing Community Development	CDBG: \$3,750,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	0	0.00%	2000	0	0.00%
Ensure Housing Stock Is Safe/Healthy/ Accessible	Affordable Housing Non-Homeless Special Needs	CDBG: \$2,750,000	Homeowner Housing Rehabilitated	Household Housing Unit	850	31	4%	270	31	12%
Expand the Affordable Housing Stock	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$12,000,000 HOME: \$5,750,000	Rental units constructed Homeowner Housing Added	Household Housing Unit	2500 1250	0 0	0.00%	500 250	0?	0.00%
Expanding housing available to persons w/HIV/AIDS	Homeless	HOPWA: \$1,299,800	Housing for People with HIV/AIDS added	Household Housing Unit	10	0	0.00%	2	0	0.00%
Foster Small and Local Business Development	Non-Housing Community Development	CDBG: \$3,000,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	12270	82.00%	30	12270	??%
Foster Small and Local Business Development	Non-Housing Community Development	CDBG: \$	Facade treatment/ business building rehabilitation	Business	175	30	18.00%	35	58	86.00%

Housing homeless persons with HIV/AIDS	Homeless	HOPWA: \$213,742	HIV/AIDS Housing Operations	Household Housing Unit	1000	175	0.00%	200	175	0.00%
Linking Persons with HIV/AIDS to housing	Homeless Non-Homeless Special Needs	HOPWA: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	0	0.00%	10000	15000	0.00%
Persons with HIV/AIDS being self sufficient	Non-Homeless Special Needs	HOPWA: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%	600	N/A	0.00%
Persons with HIV/AIDS maintaining current housing	Non-Homeless Special Needs	HOPWA: \$6,100,000	Homelessness Prevention	Persons Assisted	2250	0	0.00%	450	525	0.00%
Persons with HIV/AIDS obtaining rental housing	Non-Homeless Special Needs	HOPWA: \$2,105,341	Tenant-based rental assistance /Rapid Rehousing	Households Assisted	3000	0	0.00%	600	550	0.00%
Preserve Existing Supply of Affordable Housing	Affordable Housing	CDBG: \$	Other	Other	1898	0	0.00%			
Prevent and End Homelessness	Affordable Housing Homeless	CDBG: \$ HOME: \$ ESG: \$ HTF: \$	Rental units constructed	Household Housing Unit	90	0	0.00%	250	0	0.00%
Prevent and End Homelessness	Affordable Housing Homeless	CDBG: \$ HOME: \$ ESG: \$ Housing Trust Fund: \$	Tenant-based rental assistance/ Rapid Rehousing	Households Assisted	4600	0	0.00%	884	0	0.00%
Promote Effective Comm. Dev. - Planning/Research	Non-Housing Community Development	CDBG: \$	Other	Other	6	0	0.00%	1	0	0.00%
Promote Energy-Efficiency/Community Resilience	Affordable Housing	CDBG: \$250,000	Homeowner Housing Rehabilitated	Household Housing Unit	500	0		250	0	0.00%
Strengthen Homeownership Among Low/Mod HHs	Affordable Housing	CDBG: \$ HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1600	0	0.00%	320	0	0.00%
Strengthen Homeownership Among Low/Mod HHs	Affordable Housing	CDBG: \$ HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	500	0	0.00%	100	0	0.00%
Strengthen Homeownership Among Low/Mod HHs	Affordable Housing	CDBG: \$8,841,887 HOME: \$1,407,359 LOCAL: \$3,991,817	Direct Financial Assistance to Homebuyers	Households Assisted	1125	0	0.00%	225	304	0.00%

Strengthen Organizational Capacity of Non-Profits	Non-Housing Community Development (CHDO)	HOME \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	0	0	
Strengthen Organizational Capacity of Non-Profits	Non-Housing Community Development	HOME: \$	Other	Other	0	0		1	0	0.00%
Transform Abandoned/Vacant Properties into Assets	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$8,039,391	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	2	6	0.00%
Transform Abandoned/ Vacant Properties into Assets	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	25	0	0.00%	5	0	0.00%

Narrative of Goals

- 1. Ensure Housing Stock Is Safe/Healthy/Accessible:** DHCD used Community Development Block Grant (CDBG) funds to rehabilitate 31 homes through the Safe at Home program. Those numbers are lower than the “expected program year” figures because the DC Office on Aging (DCOA) funded the majority of the Safe at Home program with local funds and did not utilize CDBG funding from DHCD as originally planned this past fiscal year.
- 2. Promote Energy/Efficiency/Community Resilience:** The Single Family Residential Rehabilitation Program (SFFRP) activities were not funded with CDBG but instead with the District’s Housing Production Trust Fund (HPTF) for the past fiscal year; instead CDBG funds were used for other activities that would impact the underserved needs in the District.

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

The agency’s priority need is affordable housing. Federal and local funds were used to retain the District’s existing subsidized-housing stock while constructing new units to expand the supply of affordable units, as the agency was cognizant of the city’s growing racial and ethnic diversity. Federal funds have been restricted to households earning 80 percent or less of the Area Median Income (AMI). Local HPTF regulatory requirements are: 40 percent of funds to households earning under 30 percent AMI; 40 percent of funds to households earning under 50 percent AMI; and 20 percent of funds to households earning under 80 percent AMI.

Subsidized housing currently represents 26 percent of the occupied rental housing stock, although it is still not meeting the needs of residents. Nearly 40 percent of households in the District are housing-cost burdened, over

40,000 individuals are on the DC Housing Authority's (DCHA's) wait list for program/housing, and much of the current subsidized housing is located in racially and economically segregated areas of the District.

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

CR-10 – RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

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

HOUSING

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

	CDBG	HOPWA	ESG
White	133	30	2
Black or African American	675	525	590
Asian	22	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Total	830	555	592
Hispanic	19	0	2
Not Hispanic	169	0	592

NON-HOUSING

	CDBG	HOPWA	ESG
White	971	0	0
Black or African American	8548	0	0
Asian	125	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Total	9644	0	0
Hispanic	4	0	0
Not Hispanic	1833	0	0

	HOME
White	8
Black or African American	193
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	2
Black/African American & White	2
Other multi-racial	4
Total	209
Hispanic	0
Not Hispanic	0

Narrative

CR-15 – RESOURCES AND INVESTMENTS 91.520(A)

Table 3: Resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$41,526,509.05	\$ 22,055,146.05
HTF	HTF	\$9,000,000.00	\$ 0
HOME	HOME	\$ 15,235,868.35	\$7,615,390
HOPWA	HOPWA	\$15,035,862	\$9,458,297
ESG	ESG	\$1,245,281	\$1,245,281
Other (HPTF)	Other	\$113,897,372	\$113,897,372

Narrative

Table 4: Identify the geographic distribution and location of investments

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

Narrative

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

Leveraging

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

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

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

In FY 2018 DHCD leveraged HOME funds for homeownership activities like the HPAP program; as a result the agency did not have a HOME match for the year.

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

Announced in 2017 but implemented in FY 2018, DHCD launched the five-point Vacant to Vibrant DC initiative to transform the balance of the agency's inventory into workforce housing, create green space and spur economic development.

Table 5: Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated Labor	Bond Financing	Total Match

HOME MBE/WBE Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period

Table 6: Minority/Women Business Enterprises

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 7: Minority Owners of Rental Property

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted.						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	o	o	o	o	o	o
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

****Table 8: Relocation and Real Property Acquisition**

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		○		○		
Businesses Displaced		○		○		
Nonprofit Organizations Displaced		○		○		
Households Temporarily Relocated, not Displaced		○		○		
Households Displaced	Total	Minority PropertyEnterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	
Number	○	○	○	○	○	○
Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

****FY 2018 HOME Fund Commitments**

In FY 2018 DHCD did not commit HOME funds for new construction/rehabilitation projects. HOME funds for the year were committed to the HPAP for homeownership activities.

CR-20 – AFFORDABLE HOUSING 91.520(B)

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

Table 9: Number of Households

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

Table 10: Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance (DCHA)	20,000	0
Number of households supported through The Production of New Units	750	593
Number of households supported through Rehab of Existing Units	910	497
Number of households supported through Acquisition of Existing Units	250	815
Total	3,320	1,905

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

The District made progress toward meeting the goals and outcomes it identified in the HUD 2017/DHCD 2018 Fiscal Year Action Plan. DHCD also met its goal of strengthening homeownership among low- to moderate-income households through HPAP, which celebrated a 40-year anniversary in 2018. DHCD closed on the HELP Walter Reed affordable housing project in the summer of 2018 after the transfer of the land from the federal government in late 2017 to the District. Additionally, a short-term family-housing project came online in late 2018 that DHCD previously funded using CDBG, in Ward 4 as part of a larger initiative to restructure the District's shelter system. This apartment-style project included forty-five (45) family units, computer labs for the residents, administrative space for staff and providers, outdoor playground and recreational space, age-appropriate indoor recreation space, homework/study lounge for residents and other amenities or families experiencing homelessness. Lastly, construction continued in 2018 on a CHDO HOME project that will produce 64 affordable housing units at completion in early 2019.

Discuss how these outcomes will impact future annual action plans.

In future annual action plans, DHCD will focus more on its goal to prevent and end homelessness and on preserving the existing supply and expanding affordable-housing stock.

DHCD's management plan is to strategically develop an outreach plan that will engage more non-profit organizations in the District to become qualified in becoming certified CHDOs. DHCD is also considering offering CHDO Operating assistance to certified CHDOs with eligible HOME funded projects.

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

Table 11: Number of Households Served

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income 0%-30%	52	32
Low-income 31%-50%	14	26
Moderate-Low income 51%-60%	9	64
Moderate income 61%-80%	55	5
Total	130	127

Narrative Information

DHCD committed over \$167.6 million during the fiscal year leveraging both federal and its local funds such as the Housing Production Trust Funds (HPTF). HPTF targets households at 30 percent AMI; 50 percent AMI; and 80 percent AMI. In three and a half years, with an investment of \$100 million in HPTF 6,000 units of affordable housing delivered, and an additional 5,200 under construction.

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

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

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

Through annual Point in Time (PIT) counts, street outreach and shelter in-reach efforts, the DC Department of Human Services (DHS) and the Continuum of Care (CoC) successfully conducted 5,614 assessments on individuals experiencing homelessness in FY17, and matched 1,204 individuals through the Coordinated Assessment and Housing Placement (CAHP) system to housing resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

To better address the emergency shelter needs of families, DHS is developing smaller community-based shelters and plans to replace the existing family shelter located on the campus of D.C. General Hospital. Three shelters are scheduled to open at the end of FY18, with another two opening in FY19. DHS expects these smaller community-based shelters to reduce the amount of time families spend in shelter from an average of eight months to approximately 90 days by providing targeted assistance and quickly stabilizing families to prepare them for permanent housing.

In partnership with the CoC, DHS also increased outreach efforts to unsheltered individuals through expanded hours for low-barrier shelters and enhanced case-management services. This expanded access will allow more individuals to access emergency shelter and provide increased opportunities for client engagement and targeted supportive services.

Through expansion of the CAHP system, DHS and the CoC are working diligently to match individuals to underused transitional housing slots from emergency shelter or the streets. As DHS and the CoC continue to develop a CAHP system for families (to be launched in FY18), more families with multiple barriers will be matched to appropriate housing and shelter assistance, including transitional housing slots.

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

In FY HUD 2017/DHCD 2018, DHS continued to refine its strategies for diversion and exits for families who experience homelessness. DHS worked to exit more families from shelter into more permanent, stable housing and connect them with essential services such as employment and job training. At the “front door,” DHS is diverting more individuals and families instead of immediately placing them into the homeless system.

DHS’s prevention program for families continues to demonstrate extremely effective outcomes. Of the 2,390 families referred to prevention support services in FY HUD 2017/DHCD 2018, 90 percent were diverted from the homeless-shelter system. DHS also modified Rapid Rehousing (RRH) case-management services for families to increase touch points and include connections to Temporary Assistance for Needy Families (TANF) employment-program providers. These changes contributed to an increase of exits from 808 in FY HUD 2016/ DHCD 2017 to 808 in FY HUD 2017/ DHCD 2018.

In FY HUD 2017/ DHCD 2018, DHS also collaborated with the Interagency Council on Homelessness (ICH) to develop and launch the Homeward DC Youth Plan, and expanded prevention and diversion services for at-risk youth through the establishment of a new team at DHS within the Youth Services Division (YSD).

Because the vast majority of youth who experience homelessness return to live with a family member, DHS also expanded the support of family-reunification services.

During FY HUD 2017/ DHCD 2018, the DHS YSD continued its community outreach to youth regarding available services for youth experiencing housing instability. The YSD prevention team also provided short-term case management to assist unstably housed youth in obtaining documents and referrals for services. Additionally, the YSD prevention team provides assessments and referrals for youth at the Adams Place Day Center. They also maintain a partnership with DYRS and provides services at the DYRS Achievement Center.

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

In FY17, DHS continued its efforts to build an effective crisis-response system for individuals and families experiencing homelessness. Through collaboration with the ICH and other partners, DHS is working to improve operations to quickly stabilize and accelerate the connection back to permanent housing.

During FY HUD 2017/ DHCD 2018, DHS built a cadre of RRH providers for individuals (six organizations with capacity up to 589 participants) and Permanent Supportive Housing (PSH) providers (18 organizations with capacity up to 1,600 individuals and 700 families) to allow for growth in these programs without case-management capacity constraints. DHS also assigned 140 individuals to Targeted Affordable Housing (TAH) and continues refine the CAHP-system prioritization process. DHS also granted nearly

\$600,000 for a SNAP Employment and Training program targeting homeless individuals to four providers. The federally funded pilot provided nearly 200 individuals with employment training and two job fairs. DHS launched two initiatives to move 40 chronically homeless women from low-barrier shelter into PSH and TAH.

DHS also expanded services at the Adams Place Day Center to include the introduction of medical services provided by Unity Health Care and the doubling of computer workstation usage, barbering services and laundry usage. The volume of visitors on a daily basis increased by approximately 50 percent. DHS continues to pursue expanding day-center opportunities for low-barrier clients where services are minimal, including but not limited to the downtown and Anacostia neighborhoods.

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

YSD opened a new transitional housing site for 10 youth placed through DYRS, which is operated by Covenant House. YSD secured 39 additional beds in Q4. YSD is currently reviewing proposals to procure youth services for RRH, transitional housing, stabilization services, and street outreach. The Functional Family Therapy program continues to provide therapy for families to prevent youth from potentially running away and experiencing homelessness.

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

Actions taken to address the needs of public housing

The DCHA provides housing assistance through its federal Public Housing and Housing Choice Voucher (HCV) programs to over 20,000 households. DCHA's public housing portfolio consists of over 8,000 apartments or townhomes among 56 developments serving families, seniors and non-elderly disabled individuals. In addition, the agency administers 10,500 federally funded vouchers through its HCV program. DCHA also manages 2,304 housing subsidies through the Local Rent Supplement Program (LSRP), a locally funded affordable housing program modelled after the federal voucher program. More than 3,400 local landlords are providing housing through the HCV program.

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

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

Guided by the principle 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 holds monthly meetings as public forums for public housing and HCV residents/participants, waiting list applicants and other stakeholders to provide input on agency management and existing/proposed agency activities, policies and programs. The public- housing and HCV families are represented by four members on the DCHA Board of Commissioners, including three elected public-housing residents and an appointed HCV participant. To maximize resident access, Board of Commissioners' meeting locations rotate monthly between DCHA public- housing communities and the DCHA central office. In addition, the Board has standing committees that meet regularly.*
- *The agency holds public hearings, community meetings, and public-comment periods to discuss resident concerns and solicit input/feedback on current and proposed policies, programs and activities.*
- *Agency staff participates at the request of resident leadership at Resident Council meetings and consults regularly with the resident City-wide Advisory Board and elected body of resident leaders selected by Resident Councils.*
- *Through Achieving Your Best Life (AYBL) program, eligible public-housing residents interested in homeownership have the opportunity to participate in a place-based self-sufficiency program that provides support through case management and the coordination of homeownership preparation services, along with incentives that include a savings escrow. DCHA works closely with DHCD to connect aspiring public-housing and HVC homeowners with resources like HPAP to become first-time homeowners.*

Photo represents one of the Annual Resident Leadership Council Retreat for Residents in Public Housing.



Actions taken to provide assistance to troubled PHAs

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

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

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

The District focuses its strategies to remove barriers to affordable housing in order to: expand supply by both preserving existing affordable housing while adding new affordable housing; continue to streamline processes for both developers and residents who access the city's resources; and promote housing education and capacity building among residents, developers, and community-based partners.

For more in-depth knowledge of the strategies, see *the Consolidated Plan SP:55, which outlines the strategies.*

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

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

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

In 2018 DHCD's Lead Safe Washington (LSW) program continued to provide education and awareness regarding the hazards of chipping and peeling lead paint to children. The LSW team conducted many community outreach events with multiple constituencies in the District. The LSW team interaction with residents included attending community health fairs and trainings. The LSW team members attended internal and external training opportunities to equip them to assist residents to reduce lead-based paint hazards in their homes.

In FY HUD2017/DHCD 2018, the LSW team participated in DHCD's 10th Annual Housing Expo and Home Show by providing information to over 4,000 District residents on the dangers of lead in the home and the benefits of the program. Throughout the event the LSW team provided pertinent information about the harmful effects of lead hazards to young children and pregnant women, and also discussed eligibility requirements for enrollment into the program.

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

Through annual PIT counts, street outreach and shelter in-reach efforts, DHS and the CoC successfully conducted 5,614 assessments on individuals experiencing homelessness in FY HUD 2017/DHCD 2018, and matched 1,204 individuals through the CAHP system to housing resources.

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

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

- **Increase Dedicated Supply of Supportive and Affordable Housing:** *Reducing length of stay in shelter is the key to meet the annual demand for shelter while at the same time reducing spending on shelter.*
- **Reducing Barriers to Supportive and Affordable Housing:** *Having an adequate supply of housing does not help us if clients are unable to access it.*
- **Increase Economic Security of Households:** *Economic security is particularly essential for households provided with RRH assistance. RRH is an important tool that helps people move quickly from shelter back into permanent housing. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, the District must provide targeted employment assistance to these households. While particularly important for RRH households, increasing income is critical for all of the households served.*
- **Increase Homelessness Prevention Efforts:** *The District must implement evidence-based strategies to better target resources to those households most at-risk of becoming homeless. In addition, the District needs to move further to stabilize high-risk households before they arrive at the shelter door.*

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

- **The City Administrator and the Deputy Mayors have used periodic coordination meetings to align resources and activities to match mayoral administration priorities.** *This system provides for continuous consultation and coordination between agencies. DHCD hosted its 10th Annual Housing Expo and Home Show, where over 4,000 residents, social service agencies, and public and private housing agencies obtained information on services in the District. The Expo was also an opportunity for agencies to learn more about the services provided throughout Washington Metro area.*
- **DHCD coordinated project-level decision-making for affordable-housing projects that submitted proposals under the city's consolidated Notice of Funding Availability (NOFA).** *The review panel considered overall resource constraints and made recommendations on which projects should be funded. After a thorough underwriting process, the project manager presented findings to a loan committee, who offered recommendations to the DHCD Director on whether to approve funding.*

- **The ICH** is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders that inform and guide the District's strategies for meeting the needs of individuals and their families who are homeless or at imminent risk of becoming homeless.
- **The Age-Friendly DC Task Force** is made up of community members and District Government cabinet members with extensive knowledge in at least one of the following subject areas: outdoor spaces and buildings; transportation; housing; social participation; respect and social inclusion; civic participation and employment; communication and information; community support and health services; emergency preparedness and resilience; and elder abuse, neglect, and fraud. The Task Force and subcommittees continue to meet regularly to track and monitor progress, and streamline programs and services.
- **Sustainable DC Interagency Task Forces** were developed to provide a plan to make the city the healthiest, greenest, and most livable city in the United States.
- **Partnership for Healthy Homes** was established to have a collaboration of multiple District agencies and private-sector partners to focus on identifying homes containing both children and any of a wide range of health and/or safety threats.

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

The attached DC Analysis of Impediments to Fair Housing Choice (AI) update provides an update to the 2006-2011 report information about obstacles to fair housing in the District of Columbia. The District is currently engaged in an update to the previous Analysis of Impediments to Fair Housing Choice (AI), which will be completed in FY 2019. Additionally, the District has committed to exploring a regional AI with the Metropolitan Council of Governments (MWCOC) and surrounding jurisdictions including Virginia and Maryland. The District would be the lead agency in this initiative as its Consolidated Plan is not due until August 2021. This proposed initiative includes counties, cities and Public Housing Authorities (PHAs). The last regional analysis of fair housing impediments was completed in 1995.

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

CR-40 – MONITORING 91.220 AND 91.230

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

DHCD monitoring is conducted in compliance with the Office of Management and Budget's (OMB) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards "Uniform Guidance." Monitoring is designed to determine the grantee's level of performance and production of grant deliverables, and compliance with Federal and/or District requirements. Subrecipients are required to

adhere to the principles of the Uniform Guidance as incorporated by the HUD regulations (2 CFR part 2400). DHCD has incorporated many of these requirements in its Administrative Instructions, grant agreements and loan documents. DHCD approaches monitoring in a collaborative approach between the Office of Program Monitoring (OPM), the Office of the Chief Financial Officer (OCFO), Portfolio and Asset Management and the divisions managing each program. DHCD takes a holistic approach to the monitoring of its activities by reviewing each activity (program, grant, loan, etc.) prior to funding and closing, monitoring the activity for compliance with the grant or loan documents and monitoring DHCD assisted assets. Each division responsible for the funded activities is responsible for managing the project/program deliverable pursuant to the grant or loan or agreement as proscribed by a Scope of Work or Work Plan (if applicable).

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

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

CITIZEN PARTICIPATION PLAN 91.105(D); 91.115(D)

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

DHCD displays its draft of the CAPER on the agency's website for the public to view. This year DHCD conducted a Needs Assessment Hearing, 2019 Action Plan Public hearing and a November 2018 Consolidated Annual Performance and Evaluation Report (CAPER) hearing. The hearings were announced in local newspapers, the DHCD newsletter, social media and via notices sent to the organizations with which the agency does business. At DHCD's 10th Annual Housing Expo and Home Show, citizens were able to communicate with staff members one-on-one and voice their opinions on the goals the agency had set for the fiscal year. Citizens were also allowed to present comments to the staff of DHCD and government officials who were present. At the hearings, citizens are allowed to provide comments, testify, and ask questions. During the hearings the citizens viewed copies of the draft and were given sufficient time to submit written comments on DHCD's performance.

A group of people are gathered around a large informational display board titled "SHCOP 2018 Annual Action Plan". The board lists various initiatives and projects, including "1. IMPROVE THE QUALITY OF LIFE", "2. IMPROVE THE QUALITY OF LIFE", and "3. IMPROVE THE QUALITY OF LIFE". The board is mounted on a stand. In the background, other people are visible, and a sign for "SHCOP" is partially visible. The setting appears to be a public meeting or community event.



CR-45 – CDBG 91.520(C)

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

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

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No [BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 – HOME 91.520(D)

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

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

2018 HOME Inspections

The following HOME-funded projects were scheduled for physical inspection during FY 2018.

HOME Project	Physical Inspection Status
Cedar Heights	Health and Safety issues as well as general maintenance issues resolved within respective prescribed timeframe.
DuPont Park Adventist	No issues
Victory Heights	Health and Safety issues as well as general maintenance issues resolved within respective prescribed timeframe.
Good Hope House	Health and Safety issues only; resolved within prescribed time frame
DASH/1835 3rd Street	No issues

House of Lebanon	No issues
32 Thirty-Two	HealthandSafetyissuesaswellasgeneralmaintenance issues resolvedwithinrespectiveprescribedtimeframe.
Parkside Terrace aka The Overlook	HealthandSafetyissuesaswellasgeneralmaintenance issues resolvedwithinrespectiveprescribedtimeframe.
SeVerna on K	HealthandSafetyissuesresolvedwithinprescribedtime frame.
Parkfair	No issues
St. Paul Senior Living	HealthandSafetyissuesresolvedwithinprescribedtime frame.
Victory Heights	HealthandSafetyissuesaswellasgeneralmaintenance issues resolvedwithinrespectiveprescribedtimeframe.
W StreetApartments	Health and Safety issues were resolved within prescribed timelines. <u>Owner has been non-responsive on general maintenance issues.</u>
Visionary Square	No issues
4212 Foote Street, NE	<u>Non-responsive</u> ;letterssenttoOwnerandProperty mgr.,no response.Unabletoinspect
Roundtree Residence	HealthandSafetyissuesaswellasgeneralmaintenance issues resolvedwithinprescribedtime frame.
Wheeler Creek Estates	HealthandSafetyissuesaswellasgeneralmaintenance issues resolvedwithinprescribedtime frame.
Jubilee I/II	HealthandSafetyissuesaswellasgeneralmaintenance issues resolvedwithinprescribedtime frame.

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

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

DHCD's affirmative marketing process for programs and projects is implemented through a certification process. For program or project, each grantee/sponsor must provide certifications that it will comply with applicable fair housing, accessibility, and equal opportunity civil rights laws and regulations. Furthermore, to ensure affirmative marketing all housing and programs must provide either an AFHMP or AMP. All the certification are made available to prospective partners for program and project funding during funding announcements are required to be completed and approved prior to loan or grant closing.

In 2017 DHCD approved and committed HOME funds to two projects for which it approved affirmative marketing activities to ensure housing opportunities are provided to the least likely individuals or communities to know about the available housing due to geographical, language or other barriers.

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

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

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

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

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

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

CR-55—HOPWA 91.520(E)

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

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

Table 12: HOPWA Number of Households Served

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	450	104
Tenant-based rental assistance	600	541
Units provided in transitional housing facilities developed, leased or operated with HOPWA funds	2	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	200	0
Total	1,252	645

Narrative

DOH oversees the HOPWA program for the Washington, DC Metro area.

CR-60—ESG91.520(G)(ESGRECIPIENTS ONLY)

Emergency Services Grant (ESG) Supplement to the CAPER in e-snaps For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Prefix: Ms.
First Name: Tania
Middle Name
Last Name: Mortensen
Suffix
Title Deputy Administrator of Operations

ESG Contact Address

StreetAddress1:64NewYorkAvenueNE

Street Address 2: 6th Floor

City: Washington

State: DC

ZIP Code: 20002

Phone Number: 202.698.4121

Extension

Fax Number

Email Address: Tania.Mortensen@dc.gov

ESG Secondary Contact

Prefix: Ms.

First Name: Nada

Last Name: Mohamed

Suffix

Title

Phone Number: 202.442.4734

Extension

Email Address: Nada.Mohamed@dc.gov

2.ReportingPeriod–AllRecipientsComplete

Program Year Start Date: 10/1/2017

Program Year End Date:09/30/2018

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

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

CR-65 – PERSONS ASSISTED

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Table 13: Household Information for Homeless Prevention Activities

Number of Persons in Households	Total
Adults	5,314
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	5,314

4b. Complete for Rapid Re-Housing Activities

Table 14: Household Information for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	3,028
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	3,028

4c. Complete for Shelter

Table 15: Shelter Information

Number of Persons in Households	Total
Adults	740
Children	1,202
Don't Know/Refused/Other	0
Missing Information	0
Total	1,942

4d. Street Outreach

Table 16: Household Information for Street Outreach

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

4e. Totals for all Persons Served with ESG

Table 17: Household Information for Persons Served with ESG

Number of Persons in Households	Total
Adults	1,585
Children	2,552
Don't Know/Refused/Other	0
Missing Information	0
Total	4,137

5. Gender—Complete for All Activities

Table 18: Gender Information

	Total
Male	1,437
Female	3,000
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	4,437

6. Age—Complete for All Activities

Table 19: Age Information

	Total
Under 18	2,552
18-24	475
25 and over	1,110
Don't Know/Refused/Other	0
Missing Information	0
Total	4,137

7. Special Populations Served—Complete for All Activities (Currently this information is not available)

Table 20: Special Population Served (Currently Data is not available)

Number of Persons in Households

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

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

8. Shelter Utilization

Table 21: Shelter Capacity

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of beds – nights available	118
Total Number of beds – nights provided	118
Capacity Utilization	118

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

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

DHS in conjunction with the CoC satisfied its projected outcomes for ESG funding during this grant period. DHS and the CoC agreed to re-purpose ESG funding from prevention to emergency shelter in order to assist additional families requiring shelter. With local funding for prevention services, DHS and the CoC were still able to meet the anticipated outcomes for prevention assistance for families and individuals.

CR-75 – EXPENDITURES

10. Expenditures

10a. ESG Expenditures for Homelessness Prevention

Table 22: ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	\$646,699	\$0	n/a
Expenditures for Housing Relocation and Stabilization Services – Financial Assistance	\$0	\$0	n/a
Expenditures for Housing Relocation and Stabilization Services – Services	\$0	\$0	n/a
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	n/a
Subtotal Homelessness Prevention	\$646,699	\$0	n/a

No ESG funding was used for homeless prevention in 2016.

10b. ESG Expenditures for Rapid Re-Housing

Table 23: ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	\$1,024,219.30	\$592,881.00	n/a
Expenditures for Housing Relocation and Stabilization Services – Financial Assistance	\$0	\$0	n/a
Expenditures for Housing Relocation and Stabilization Services – Services	\$0	\$0	n/a
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	n/a
Subtotal RapidRe-Housing	1,024,219.30	\$592,881.00	n/a

In 2014, DHS and TCP used ESG funding exclusively for families exiting shelter to Rapid Re-Housing (RRH). In 2015, DHS used ESG funding to serve approximately 594 families exiting shelter RRH by providing first month's rent and security deposits. This is double the number of families served in 2014. In FY16, HUD withheld DHS's grant award in the amount of \$1,236,471 until DHS satisfactorily resolved findings from an audit conducted in 2015. As a result, DHS did not receive FY16 HUD ESG funding, but expects funding to become available and plans to expend \$1,187,013 toward first month's rent and security deposit for RRH and use the remaining \$49,458 for the administration of the grant. As a result, there were no ESG expenditures in 2016.

10c. ESG Expenditures for Emergency Shelter

Table 24: ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	\$0	\$619,798.00	n/a
Operations	\$0	\$0	n/a
Renovation	\$0	\$0	n/a
Major Rehab	\$0	\$0	n/a
Conversion	\$0	\$0	n/a
Subtotal	\$0	\$619,798.00	n/a

DHS used ESG funding to assist 118 families experiencing homelessness with hotel and motel vouchers where no other shelter was available.

10d. Other Grant Expenditures**Table 25: Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	\$0	\$0	n/a
HMIS	\$0	\$0	n/a
Administration	\$0	\$32,601	n/a

This table reflects ESG expenditures only.

10e. Total ESG Grant Funds**Table 26: Total ESG Funds Expended**

Total ESG Funds Expended	2014	2015	2016
	\$1,024,219	\$1,245,280	n/a

Total match funding reflects funds expended on the Emergency Rental Assistance Program (ERAP) for 2014 and 2016, and includes funds expended on the Homelessness Prevention Program for families in 2015.

10f. Match Source**Table 27: Other Funds Expended on Eligible ESG Activities**

	2014	2015	2016
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government	\$7,913,279	\$11,893,000	\$9,786,000
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount	\$7,913,279	\$11,893,000	\$9,786,000

10g. Total

Table 28: Total Amount of Funds Expended on ESG Activities

Total Funds Expended on ESG Activities	2014	2015	2016
	\$1,024,219	\$1,245,280	\$9,786,000

2018 CAPER 2011 FAIRHOUSING ANALYSIS OF IMPEDIMENTS UPDATE

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

An updated and more thorough AI will be completed in fiscal year 2019 as a precursor to the Assessment to Fair Housing (AFH) and DC is currently engaged in exploring a regional AFH with the Metropolitan Council of Governments and surrounding jurisdictions. A regional approach to addressing fair housing impediments was previously completed in 1995.

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

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

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

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

DC continues to support the enforcement of the Tenant Opportunity to Purchase Act (TOPA)—and

acquisition and critical-repair funds to advance housing opportunities and mitigate displacement. Furthermore, DHCD wrote draft regulations for the District Opportunity to Purchase Act (DOPA) in FY2018. The Act requires rental property owners to provide the Mayor with the opportunity to purchase housing accommodations consisting of five or more rental units, as long as 25 percent or more of the rental units are “affordable.” DOPA offers of sale should be submitted concurrently with, but are subordinate to, a tenant’s right to purchase under TOPA. Implementing this law should have its greatest impact where neighborhood change increases means both increasing neighborhood opportunities and threats to the existing affordable housing.

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

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

The District has also made numerous improvements to its homeownership programs. The base amount of assistance for the lowest income eligible recipients has been increased to \$80,000 and repayments have been deferred for all but the highest income recipients until the home is sold or refinanced or no longer occupied by the recipient. An additional program administrator, the DC Housing Finance Agency, and many other process improvements have meant a dramatic increase in the utilization of the program, particularly increasing homeownership in the eastern Wards of the city. In FY17, DHCD invested \$14 million assisting 302 households through the Home Purchase Assistance Program (HPAP) and another \$1 million to assisting 95 of those households as District Employees through the Employer-Assisted Housing Program (EAHP).

Lastly, home seekers are able to find housing throughout DC, including accessible housing for persons with disabilities in the neighborhood of their choice, by searching the www.DCHousingSearch.org web page. DC’s Affordable Housing Locator has been updated continuously since 2014, thereby ensuring that private and non-profit development partners are including all of their available affordable units on

the site. Private-sector developers who are not in partnership with DHCD are also encouraged to list their affordable housing units. This web and phone based application was refreshed, redesigned and relaunched at DC's Housing Expo in June 2018.

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

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

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

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

More recent media campaigns have focused on gender equality for women and anti-discrimination in the Muslim community. OHR has also hosted a TEDx MidAtlantic Salon talk on gender equality. These Employment and Public Accommodations campaigns have had the added result of bringing attention to the obstacles faced by residents within these groups when seeking housing opportunities. The relationship between employment and housing is symbiotic and the lack of one diminishes opportunity

in the other.

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

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

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

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

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

DISB partnered with a DC community-based organization, Housing Counseling Services, Inc. (HCS), to provide legal aid to homeowners facing foreclosure, create a hotline for distressed homeowners, and provide help for residents in accessing money they are eligible for through the settlement. In addition, HCS launched a media campaign to inform residents of DC resources and the Foreclosure Prevention Hotline. This campaign prevented many DC residents from losing their home, thus precluding residents from adding to the economic segregation prevalent in the city. Furthermore, DISB increased financial literacy for unbanked and under-banked residents who often rely on expensive check-cashing centers and payday lenders to become users of "Bank on DC" accounts from participating mainstream financial institutions. DISB continues to explore ways of decreasing 'banking deserts' predominantly in minority neighborhoods

DISB engaged the community and business sector to improve education on insurance and financial scams

and foreclosures and in 2013 DISB initiated two enforcement actions to protect DC investors. These initiatives were focused particularly on seniors: one against an investment company targeting seniors and a second against an individual selling fraudulent investments.

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

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

To meet its commitment to increase affordable housing and create diverse neighborhoods, the DC's Mayor and Council have committed over \$100 million of Housing Production Trust Fund (HPTF) monies for each of the last three years. Since 2009, the District has invested nearly one third of a billion dollars from the HPTF—the largest trust fund of its kind per capita in the nation—sparking the creation or preservation of more than 10,500 affordable units, with another 2,800 units in preconstruction. In FY17 alone, almost 2,000 affordable homes were produced or preserved by DHCD resources, including the HPTF.

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

Additionally, in order to preserve affordable housing, the public-private DC Housing Preservation Fund (DCHPF) was created and funded with \$10 million and will at a minimum leverage an additional \$30 million. Administered by the Washington, DC Low-Income Initiative Support Corporation (LISC-DC) and Capital Impact Partners, the DCHPF will complement DC's preservation efforts by providing additional funds that are also easier to deploy and more flexible to aid acquisitions and predevelopment

in a high-cost housing market. The DCHPF was created as a result of one of six recommendations/action items provided in the 2016's DC Housing Preservation Strike Force's final report. The Strike Force was formed in 2015 and included an 18-member team comprised of housing experts and selected stakeholders from the public to promote the preservation of the current affordable housing stock. DC acknowledges that preserving and creating affordable housing, precursors to advancing economic, racial, and ethnic diversity, may be at risk due to loss of subsidized housing with an additional 13,700 units with subsidies that will expire by 2020. Hence, the Mayor charged the Strike Force with developing a proactive, multi-pronged strategy and action plan to preserve DC's existing affordable housing covenants set to expire by 2020.

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

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

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

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

At this juncture, DC is steadily providing increased economic opportunity and racial diversity through the IZ program. The program was slow to start in 2009, but to date it has generated 614 affordable units, and in the next few years the program will create hundreds more of affordable units. In FY2016, DC gained 191 new IZ units, of which 140 (73 percent) were rentals and 51 (27 percent) were sales.

In addition, in FY 16 the District changed the program to facilitate using the program to reach lower-income residents. Changes made by the Zoning Commission restrict IZ rentals to families earning up to 60 percent of AMI while IZ homeownership units will be restricted to families earning up to 80 percent of

AMI. DHCD subsequently amended the IZ regulations in early FY2018 in order to effectively implement these changes and modernize the program. Streamlining the application procedures and making criteria more flexible further increased the potential for this program to serve to counteract barriers to fair housing. The program continues to grow and evolve by providing diverse housing opportunities to residents who may have previously lived in low poverty and racially concentrated areas of DC.

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

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

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

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

DC is currently engaged in amending its Comprehensive Plan. The previous Comprehensive Plan was amended in 2011 during a period of tremendous growth in DC. As part of the amendment process, DHCD and the public have proposed numerous amendments to expressly address the impediments to fair housing identified by the AI. In August 2018 the Office of Planning released their findings regarding the additional assessment of the Framework to the Council. A full list of the proposed amendments, including those made by DHCD, and updates on the Comprehensive Plan amendments can be found here (<https://plandc.dc.gov>).

Impediment #8: *Nothing in the District's planning process directly addresses any fair housing issues that*

the city can help resolve and fair housing violations that the city can help prevent. Residential developments that require city review and approval are approved without any effort to promote compliance with the Fair Housing Act or the accessibility requirements of the Americans With Disabilities Act.

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

DC recognizes that accessible housing is beneficial not only to persons using a wheelchair, but also to the growing population of seniors and persons suffering temporary incapacities. To this end, DC's Building Code was amended through the Building Code Supplement of 2013 to provide greater accessibility to persons with disabilities. DC also follows the ANSI Accessible and Usable Buildings and Facilities guidelines in the construction of accessible units that meet the Fair Housing Act accessibility design standards.

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

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

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

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

DC has met the goal of training front-line staff through agency partnerships and collaborations. OHR, as the civil rights enforcement agency for the District, has trained “311” Office of Unified Communications (OUC) employees on the services the agency provides. These include, but are not limited to, fair housing rights, the substantially equivalent categories under the Fair Housing Act, and the complaint and filing process. Since 2014 OHR has held Human Rights Liaison trainings for community direct-service providers, government agencies and private and public partners on responsibilities and rights under the Fair Housing Act for their clients. Lastly, OHR has consistently held more than 40 liaison trainings a year since its inception.

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

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

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

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

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

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

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

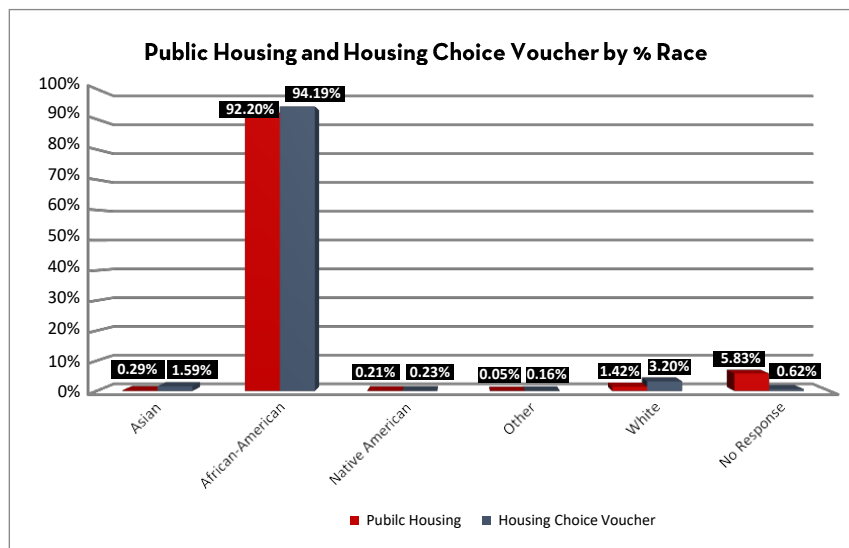
Similarly, the ERC records the number of discrimination complaint calls received, which include fair-

housing complaints. In its 2016 Annual Report, ERC states that it “Increased the number of housing discrimination referrals to HUD and local governmental agencies by 75%”. The ERC collects complaint information based on local protected categories; however, it is not reported upon in its Annual Reports.

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

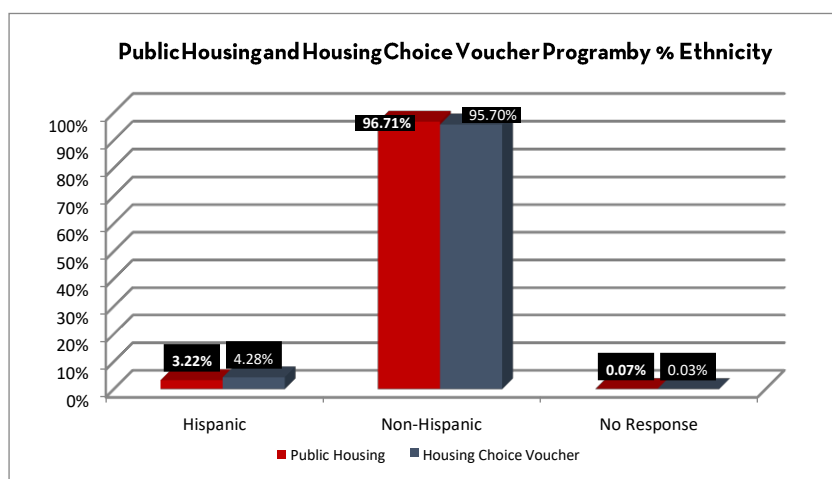
The District of Columbia Housing Authority (DCHA) does maintain records regarding race and ethnicity for Public Housing and Housing Choice Voucher program clients. Below are the most current data for DCHA.

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



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

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



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

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

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

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

- Development Finance Division: <https://octo.quickbase.com/db/bit4kvfmq>
- PADD: <https://octo.quickbase.com/db/bmnu25bzt>

- *IZ and Affordable Dwelling Units:* <https://octo.quickbase.com/db/bi9iqv4v7>

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

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

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

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

Public Housing Redevelopment

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

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

Housing Choice Voucher Program

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

Increase DCHA Payment Standards

Unit rents in the HCV program are set in relation to HUD-established Fair Market Rents (FMRs). In DC's high-cost rental market, rents in most neighborhoods are higher than FMRs. In response, based on HUD approval through DCHA's Moving to Work designation, the housing authority has the ability to set the maximum voucher subsidy it can pay on behalf of HCV participants (referred to as the Payment Standard) at levels higher than the FMRs.

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

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

Mobility Resources

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