



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



**District of Columbia  
Department of Housing and Community Development  
FY 2022- 2026 (October 1, 2021 – September 30, 2026)  
Consolidated Plan**

**DRAFT FOR PUBLIC COMMENT**

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## FY 22-26

### Executive Summary

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

Copyediting Note: The Consolidated Plan is drafted with contributions from several District of Columbia agencies that have responsibilities related to affordable housing and community development. As part of this process, and in conjunction with the public comment period, the document will undergo a thorough copyediting process to include proofreading and formatting adjustments to ensure a cohesive, accurate, and professional document is submitted to the U.S. Department of Housing and Urban Development. In draft form, the document may include formatting and stylistic inconsistencies and grammatical errors that will be corrected during the copyediting process.

#### Introduction

The Consolidated Plan (“Con Plan” or “Plan”) for the District of Columbia (“The District”) covering the period of October 1, 2021, through September 30, 2026, is an analysis of government policies, functions, and data designed to help states and local jurisdictions regularly assess their market conditions and affordable housing and community development needs. Writing the Con Plan involves community outreach, public hearings and data analysis to develop a comprehensive strategy for the use of federal funds. Finally, the document serves as the District of Columbia’s application to the U.S. Department of Housing Urban Development (HUD) on behalf of DHCD, DHS, and DC Health for the following federal resources:

The **Community Development Block Grant (CDBG) program** is the District’s most flexible funding resource. It can be used for both housing and non-housing activities, including those that revitalize neighborhoods, promote economic development, and improve community facilities, infrastructure, and services in low-moderate income communities. The District of Columbia Department of Housing and Development (DHCD) anticipates receiving about 15 million dollars each year.

**CDBG Section 108 Loan Guarantee Program** provides third-party loans for the preservation of affordable multi-family rental housing for low-income households in the District of Columbia.

The **HOME Investment Partnerships (HOME) program** supports building, buying, and/or rehabilitating affordable housing for rent, homeownership, or provides direct rental assistance to low-income residents. DHCD anticipates receiving 5.5 million dollars each year.

The **“national” Housing Trust Fund (HTF)** supports the production, preservation, rehabilitation, and operation of housing affordable to extremely low-income households earning less than 30% of the area median income. DHCD anticipates receiving 3.1 million dollars per year.

**Recovery Housing Program (RHP)** provides funding for stable, transitional housing for individuals in recovery from a substance use disorder.

**HOME ARP** is an additional \$19,315,064 of supplemental funding to the District of Columbia through the American Rescue Plan Act of 2021 to support the construction of Housing for Persons Experiencing Homelessness.

The **Emergency Solutions Grant (ESG) program** provides funding for programs and services supporting homeless individuals and families, to engage homeless individuals to help operate shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The Department of Human Services (DHS) administers this program and anticipates \$1.3 million dollars each year.

The **Housing Opportunities for Persons with AIDS (HOPWA) program** makes grants to nonprofit organizations providing housing and supportive services to low to moderate income persons living with HIV and their families. The Department of Health (DOH) administers this program and anticipates 11.1 million dollars each year. HOPWA funds are distributed to the entire Washington, DC Eligible Metropolitan Statistical Area (EMSA) which includes the District of Columbia, 17 jurisdictions in Northern Virginia, the suburban Maryland counties of Calvert, Charles, and Prince George's Counties, and Jefferson County West Virginia).

The City anticipates level funding throughout the implementation of the Plan. The total funding anticipated over the next 5 years is \$251,965,424 , though that number may change pending annual appropriations and program income (i.e. repayment of loans), or annual set-asides from Fannie Mae and Freddie Mac in the case of the HTF fund.

In addition to the Plan, the District is required to complete two reports on an annual basis before funds can be spent, the Annual Action Plan (AAP) and the HTF Allocation Plan. The AAP specifies project and program information about how the funds are intended to be used to meet the priority needs identified in the Con Plan. The HTF Allocation Plan specifies allocation priorities and guidelines for use of the HTF funds..

At the end of the year, the District is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) which details how the District spent its federal funds and whether or not the District met the goals outlined in the Con Plan and AAP during that year.

DHCD is the lead agency responsible for the submission of the Consolidated Plan to HUD, which is updated every 5 years. This Plan is due to HUD no later than August 16th, 2021.

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

The District of Columbia is required to use HUD's Performance Outcome Measurement System which enables HUD to collect and aggregate standardized performance data on entitlement-funded activities from all grantees nationwide. This information is presented to Congress on the effectiveness of formula entitlement programs in meeting HUD's strategic objectives. The District is required by federal law to use housing and community development grant funds primarily to benefit low and moderate-income persons, persons earning 80% or less of the Area Median Income (AMI), per the following HUD objectives:

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

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

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

These objectives are combined with three performance outcome categories:

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

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

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

## **DHCD Goals**

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

Preserve the existing supply of federally and locally subsidized housing (affordability to provide decent housing).

Expand the affordable housing stock (affordability to provide decent housing).

Strengthen homeownership among low and moderate-income households (affordability to provide decent housing).

Ensure the housing stock is safe, healthy, and accessible for all residents (accessibility to create a suitable living environment).

Prevent and end homelessness (accessibility to provide a suitable living environment).

Transform abandoned and vacant properties into community assets (sustainability to create a suitable living environment).

Address blighted and sub-standard housing issues (sustainability to create a suitable living environment).

Promote energy-efficiency/community resilience across the city's affordable housing stock and low and moderate-income communities (sustainability to provide decent affordable housing).

Enhance and improve access to the number of neighborhood amenities near affordable housing communities (accessibility to create a suitable living environment).

Promote effective community development decisions through research and planning (sustainability for purpose of providing a suitable living environment).

Strengthen the organizational capacity of non-profit organizations (sustainability to create decent affordable housing).

Foster small and local business development (sustainability to create economic opportunity).

## **DC Health Goals**

The Department of Health created the following ten goals specific to the HOPWA program:

Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health. This goal is to be realized through the provision of rental assistance.

Preventing separation of dependent children from single-parents living with HIV who are at risk of being homeless. This goal is to be realized through the provision of rental assistance and transitional housing.

Helping persons living with HIV to live independently without stigma. This goal is to be realized through the provision of rental assistance. (affordability to provide decent affordable housing)

Expanding housing available to persons living with HIV. This goal is to be realized through the provision of funds for construction of housing units.(affordability to provide decent affordable housing)

Providing immediate temporary housing assistance to homeless persons living with HIV. This goal is to be realized through the provision of funds to operate housing facilities. (affordability to provide decent affordable housing)

Helping persons living with HIV to remain in their current private housing. This goal is to be realized through the provision of short term rent, mortgage, and utility assistance. (affordability to provide decent affordable housing)

Helping persons living with HIV to maintain housing stability. This goal is to be realized through the provision of housing case management. (affordability to provide decent affordable housing)

Helping persons living with HIV to become self-sufficient. This goal is to be realized through the provision of funds to pay for supportive services. (affordability to provide decent affordable housing)

Linking persons living with HIV to suitable housing. This goal is to be realized through the provision of funds to pay for housing information. (affordability to provide decent affordable housing)

Developing housing resources for persons living with HIV. This goal is to be realized through funds to pay for Resource Identification

## ESG GOALS

### Evaluation of past performance

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

In addition, the District uses HMIS and PIT Count data, as shown in earlier reports to assist with evaluating performance and key indicators from each year. The previous year data reflects overall reductions to homelessness for both individuals and families.

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

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

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

#### Evaluation of Past Performance

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

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

The targeted focus on DFD has dramatically improved the way developers interact with DHCD and the Agency provided timely responses to individuals and Frequently Asked Questions. While these positive

changes in DFD should continue during the FY16 – FY20 consolidated planning period, DHCD will need to streamline processes for its neighborhood-based programs (housing counseling, homebuyer programs, home rehab programs), a division lacking in data management systems.

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

The HOPWA program did not meet several program targets. Fewer persons applied for short term rent, mortgage and utility assistance than planned for. An emergency shelter provider discontinued their program of providing emergency and transitional housing to persons living with HIV. An increasing number of clients are reluctant to seek emergency or transitional housing in single room occupancy settings. HAHSTA will address these challenges in this strategic plan.

#### Summary of citizen participation process and consultation process

A more detailed summary of the Citizen Participation and Consultation Process is located in sections *PR: 10 Consultation* and *PR: 15 Citizen Participation*.

HAHSTA held to virtual public meetings specifically pertaining to the use of HOPWA funds. These meetings were designed to solicit the input of persons living with HIV and program participants on needs and program outcomes. The meetings were held on May 25, 2021 at 6:00 p.m. and on May 17, 2021 at 6:00 p.m. And on May 17, 2021 at 2:00 p.m. a consultation meeting was held with HOPWA project sponsors and with the Northern Virginia Regional Commission (NVRC) to discuss coordination of effort across the EMSA and to identify additional supportive service needs of clients.

#### Summary of public comments



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

During the HOPWA public meetings participants commented upon the need for programs in computer and financial literacy, job training, and homeowner programs.

Summary of comments or views not accepted and the reasons for not accepting them

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

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

No comments made at the HOPWA meetings were unaccepted as they were relevant to the use of funds to address the needs of persons living with HIV.

Summary

The National Housing Trust Fund (NHTF) is a new federal affordable housing production program that will complement existing District of Columbia efforts to increase the supply of affordable housing for extremely low-income households, including homeless families and individuals, and persons with special needs. Congress established the NHTF through the Housing and Economic Recovery Act of 2008. On January 30, 2015, the U.S. Department of Housing and Urban Development (HUD) published an Interim Rule which guides the implementation of the NHTF by the states. HUD plans to issue a final rule for the NHTF after states and the District have had experience administering the program and can offer comments regarding the initial implementation.

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

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

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

NHTF funding will be blended with other federal and local funding resources to finance properties that include these units. The terms of competitive solicitations may specify deeper targeting and lower maximum rents for NHTF units than those in the federal Interim Rule.

Despite continuing to plan for the long-term future using federal funds the District created numerous COVID-related emergency programs. Specifically, DHCD has implemented a Tenant Based Rental Assistance (TBRA), COVID-19 Housing and Community Development Non-Profit Capacity Support Grants, Covid-19 Housing Assistance Program (CHAP) and Housing Stabilization Grants. Although most these programs have winded down the District continues to push forward with the STAY DC program lead by the Department of Human Services with assistance from DHCD. The STAY DC utilizes the federal Emergency Rental Assistance (ERA) in order to assist many District residents in need of rental and utility. Although the District is planning for a near future it is cognizant of the needs that must addressed immediately as the federal and District eviction moratoriums begin to phase out.

## FY 2022 – 2026 The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	WASHINGTON, DC	Department of Housing and Community Development
CDBG Administrator	WASHINGTON, DC	Department of Housing and Community Development
Section 108 Administrator	WASHINGTON, DC	Department of Housing and Community Development
HOME Administrator	WASHINGTON, DC	Department of Housing and Community Development
HTF Administrators	WASHINGTON, DC	Department of Housing and Community Development
RHP Administrators	WASHINGTON, DC	Department of Housing and Community Development
ESG Administrator	WASHINGTON, DC	Department of Human Services
HOPWA Administrator	WASHINGTON, DC	Department of Health
Public Housing	WASHINGTON, DC	DC Public Housing Authority

**Table 1 – Responsible Agencies**

#### Narrative

The Department of Housing and Community Development (DHCD) is the lead agency for the preparation of the Consolidated Plan and is responsible for the administration of the Community Development Block Grant Program (CDBG), the Section 108 Loan Guarantee Program (Section 108), the HOME Investment Partnerships Program (HOME), the Housing Trust Fund Program (HTF), and the Recovery Housing Program (RHP). The Department of Health (DC Health) administers the Housing Opportunity for People with HIV/AIDS Program (HOPWA) and the Department of Human Services (DHS) administers the Emergency Solutions Grant Program (ESG). Public Housing, the Housing Choice Voucher Program (HCVP) and a Local Rent Supplement Program is administered by the DC Housing Authority (DCHA). The four entities refer to themselves as “Sister Agencies” and regularly coordinate, via meetings and email correspondence, to write the Consolidated Plan, the Annual Action Plan, and Consolidated Annual Performance Report (CAPER).

The Department of Health (DC Health) administers HOPWA and is the applicant for the DC Eligible Metropolitan Statistical Area (EMSA) for HOPWA which consists of Washington, DC suburban counties of Prince George’s, Calvert, and Charles in Maryland, Jefferson County in West Virginia, and Northern Virginia, including but not limited to the City of Alexandria, Arlington County, and Prince William County.

**Consolidated Plan Public Contact Information**

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## NA-05 Overview

### Needs Assessment Overview

Please provide a concise summary of NA 10 and place it in this section. The information DHCD provided in the current plan is highlighted below.

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

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

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

*Homelessness:* Nearly 5,111 people were estimated in the 2021 Point-in-Time (PIT) count to experience homelessness on a given night in the District, including 1,240 among family households, 3,871 individuals, and 325 unaccompanied Transition Age Youth (TAY). The number of people experiencing homelessness decreased by 19.9 percent since 2020. The total number of people in families counted is

down by 49.0 percent between 2020 and 2021. The large decrease is due to the rigorous efforts over the past year in the family system to end the use of motels as emergency shelter and move families into permanent housing. In 2020, nearly 750 families moved out of the shelter system and into permanent housing. During that same time, the Homeless Prevention Program (HPP) provided supports to almost 1,000 families, keeping them from entering the homeless services system. Though the count is down overall, the number of unsheltered individuals counted has increased by 4.3 percent. There was a 43 percent reduction in youth-headed family households which is tied to the overall reduction in the number of families in the system. However, counter to trends among unaccompanied individuals overall, the count of unaccompanied TAYs increased by 34 percent. This mirrors the results of the 2020 Homeless Youth Census showing decreases among youth-headed family households and increases among unaccompanied TAYs. Consistent with past counts, there are notable differences in demographics between those in families and single individuals. Adults in families are more likely to be female and young (median age: 28 years old), whereas single individuals are more likely to be male and older (median age: 52 years old). Both adults in families and single individuals who are Black or African American are disproportionately affected by the drivers of homelessness in the District. 86.5 percent of adults experiencing homelessness are Black or African American, compared to 46.0 percent\* of District residents overall. *Data taken from TCP 2021 Point-in-Time count. NA-40 Homeless Needs Assessment* further explains characteristics of the homeless population.

*Public Housing:* The DC Housing Authority's (DCHA) public housing portfolio consists of over 8,000 units, of which 692 comply with Uniform Federal Accessibility Standards. DCHA also provides assistance to over 19,000 units through federally and locally funded rental payment assistance programs. Still, over 43,000 individuals and families are on the DCHA waitlist for public housing, indicative of the number of low-income households in need of affordable housing options in the city. Because most neighborhoods in the District exceed HUD-defined market rents under the Housing Choice Voucher Program, DCHA sought and received approval through its Moving to Work (MTW) designation to set payment standards above HUD Fair Market Rents (FMRs), thereby expanding housing opportunities for voucher participants. Still, fair housing discrimination based on source of income may create barriers for voucher holders. DCHA has identified over 6,500 units in need of about \$1 billion in renovations to ensure viability of its housing portfolio.

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

*Community Development Needs:* *NA-50 Non-Housing Community Development Needs* identifies public facilities, improvements, and services. Recent plans developed since the last consolidated planning period identify facility needs, including recreational facilities, libraries, schools, and senior centers, and should be referenced during this consolidated planning cycle. Targeted public investments that promote green

building, sustainability, and resiliency, increase digital inclusion, improve needed infrastructure in underserved communities and public services that increase economic opportunities, reduce poverty, and support the needs of special populations were identified as areas of non-housing community development needs.

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

### Introduction

Section NA-10 is very table/chart driven and therefore, most HUD-generated tables have a visual chart. The tables and charts will come first. Then the summary and HUD-generated questions and answers will follow. Please be aware that current census data, 2019, is sporadic, and not all data will reflect 2019 numbers.

Demographics	Base Year: 2009	Most Recent Year: 2015	U.S. Census QuickFacts 2019 (Est)	% Change
Population	601,723	647,485	705,749	17.30%
Households	250,723	273,390	284,386	13.42%
Median Income	\$56,519.00	\$70,848.00	129,000	128%

**Table 1 - Housing Needs Assessment Demographics, with 2019 Census QuickFacts 2019 Estimates**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

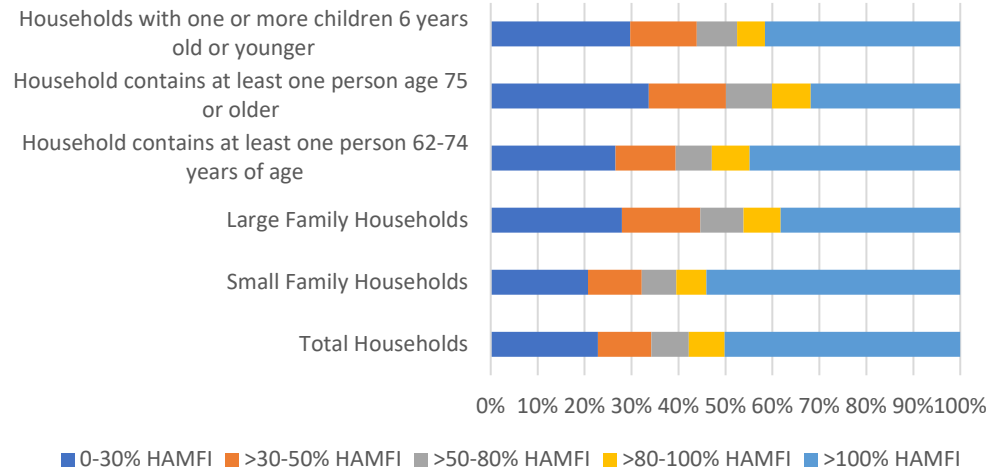
### Number of Households Table

	0%-30% HAMFI	>30%-50% HAMFI	>50%-80% HAMFI	>80%- 100% HAMFI	>100% HAMFI
Total Households	62,490	31,095	21,735	20,805	137,260
Small Family Households	17,975	9,875	6,420	5,560	46,830
Large Family Households	3,325	1,990	1,095	935	4,555
Household contains at least one person 62-74 years of age	11,930	5,730	3,440	3,625	20,110
Household contains at least one person age 75 or older	7,980	3,890	2,330	1,950	7,550
Households with one or more children 6 years old or younger	9,030	4,305	2,605	1,805	12,645

**Table 2 - Total Households Table**

**Data** 2011-2015 CHAS  
**Source:**

## Total Households Table



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

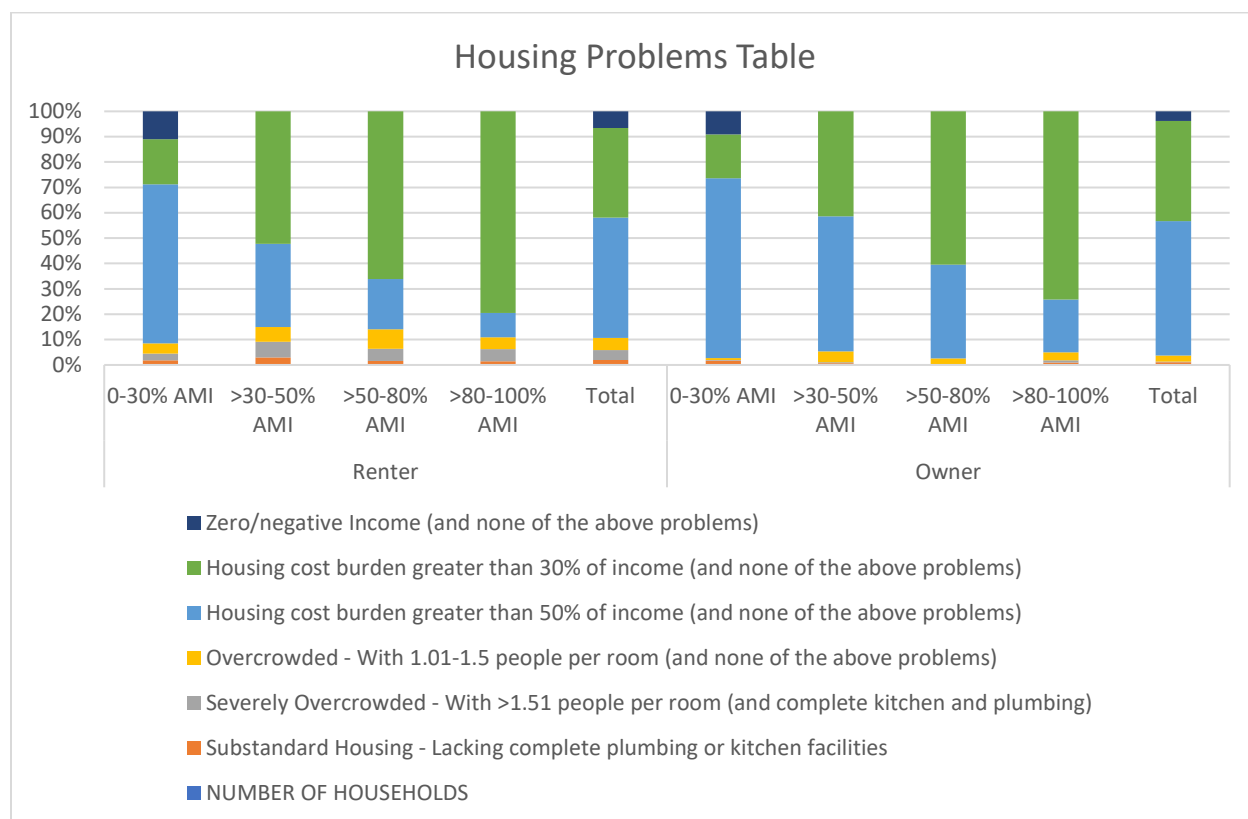
	Renter					Owner				
	0%- 30% AMI	>30% -50% AMI	>50% -80% AMI	>80%- 100% AMI	Total	0%- 30% AMI	>30% -50% AMI	>50% -80% AMI	>80%- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	780	460	125	80	1,445	140	35	10	30	215
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,140	990	370	275	2,775	20	20	0	25	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,745	905	605	260	3,515	70	235	75	100	480
Housing cost burden greater than 50% of income (and none of the above problems)	27,050	5,165	1,555	540	34,310	5,945	2,905	1,220	640	10,710

	Renter					Owner				
	0%-30% AMI	>30%-50% AMI	>50%-80% AMI	>80%-100% AMI	Total	0%-30% AMI	>30%-50% AMI	>50%-80% AMI	>80%-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	7,650	8,225	5,190	4,480	25,545	1,450	2,255	1,990	2,290	7,985
Zero/negative Income (and none of the above problems)	4,740	0	0	0	4,740	765	0	0	0	765

Table 3 – Housing Problems Table

Data 2011-2015 CHAS

Source:



2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or

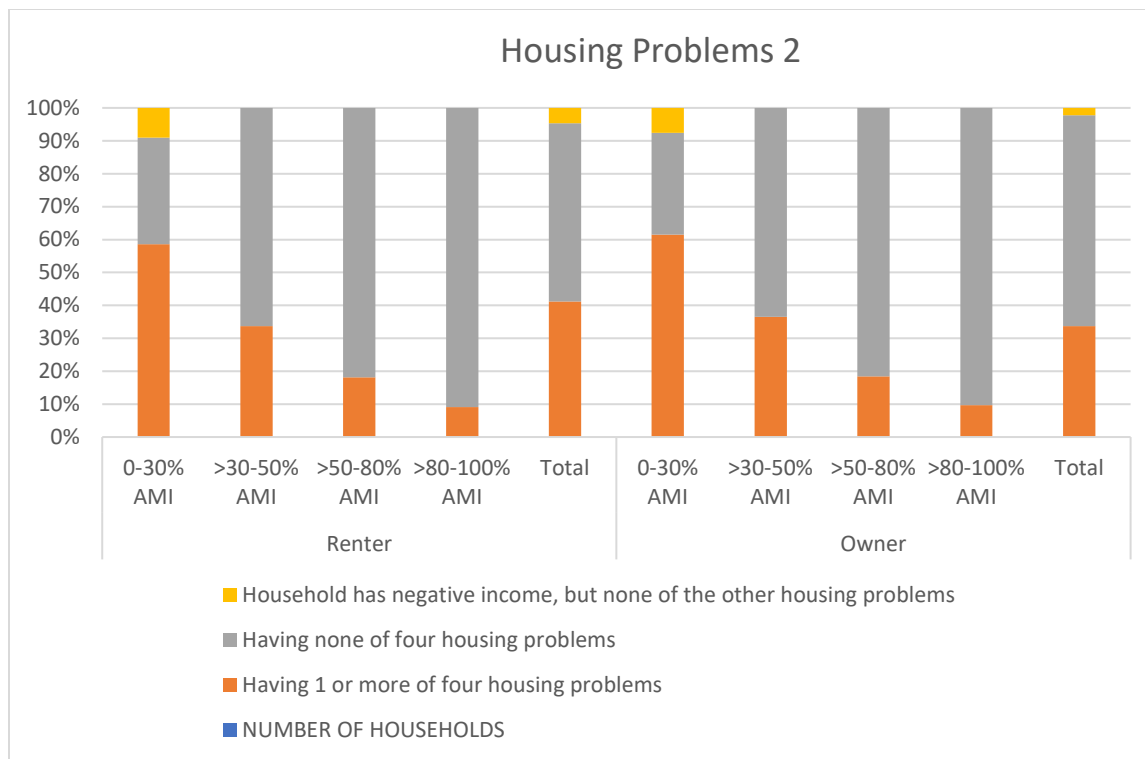
complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0%- 30% AMI	>30%- 50% AMI	>50%- 80% AMI	>80%- 100% AMI	Total	0%- 30% AMI	>30%- 50% AMI	>50%- 80% AMI	>80%- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	30,710	7,520	2,655	1,155	42,040	6,175	3,195	1,305	790	11,465
Having none of four housing problems	16,995	14,820	12,005	11,530	55,350	3,100	5,560	5,770	7,330	21,760
Household has negative income, but none of the other housing problems	4,740	0	0	0	4,740	765	0	0	0	765

Table 4 – Housing Problems 2

Data 2011-2015 CHAS

Source:



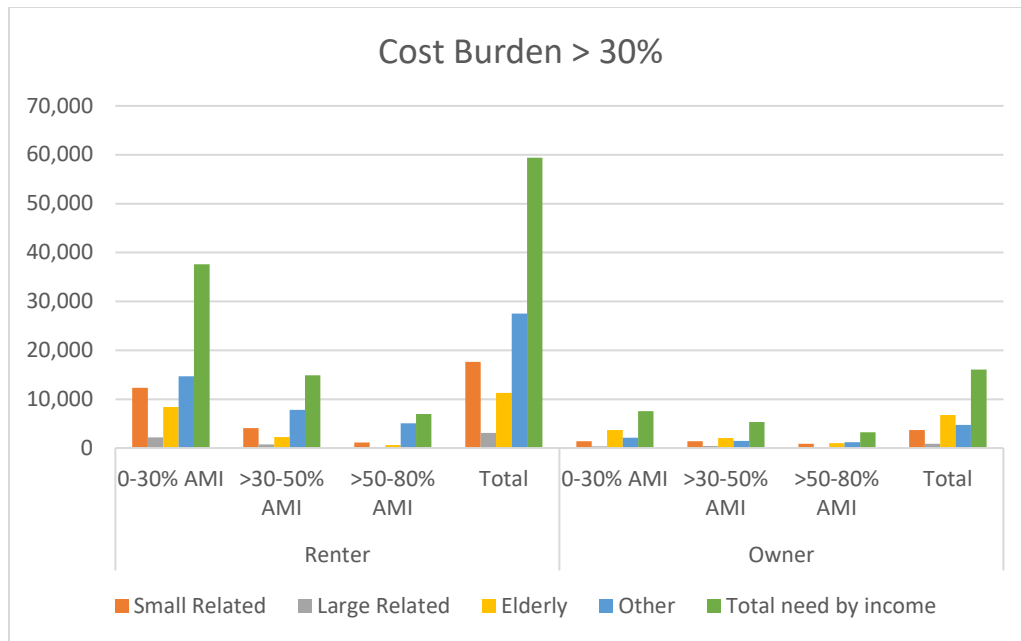
### 3. Cost Burden > 30%

	Renter				Owner			
	0%-30% AMI	>30%- 50% AMI	>50%- 80% AMI	Total	0%- 30% AMI	>30%- 50% AMI	>50%- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	12,350	4,110	1,140	17,600	1,400	1,420	885	3,705
Large Related	2,170	710	185	3,065	330	380	180	890
Elderly	8,370	2,260	620	11,250	3,710	2,065	995	6,770
Other	14,695	7,780	5,040	27,515	2,085	1,460	1,180	4,725
Total need by income	37,585	14,860	6,985	59,430	7,525	5,325	3,240	16,090

Table 5 – Cost Burden > 30%

Data 2011-2015 CHAS

Source:



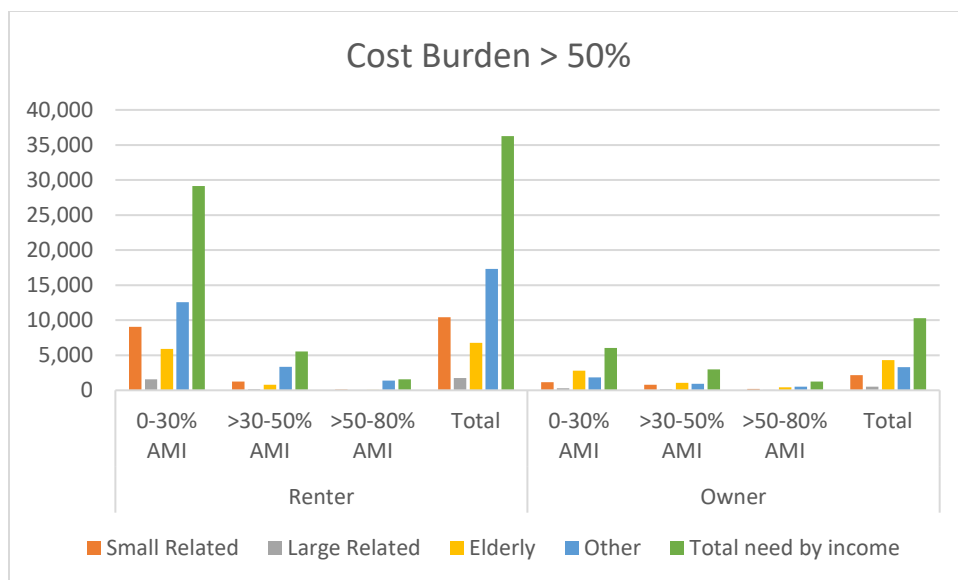
#### 4. Cost Burden > 50%

	Renter				Owner			
	0%-30% AMI	>30%-50% AMI	>50%-80% AMI	Total	0%-30% AMI	>30%-50% AMI	>50%-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,060	1,250	130	10,440	1,140	810	190	2,140
Large Related	1,570	175	10	1,755	280	165	75	520
Elderly	5,925	775	70	6,770	2,790	1,075	440	4,305
Other	12,580	3,360	1,365	17,305	1,840	935	530	3,305
Total need by income	29,135	5,560	1,575	36,270	6,050	2,985	1,235	10,270

Table 6 – Cost Burden > 50%

Data 2011-2015 CHAS

Source:



#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0%-30% AMI	>30%-50% AMI	>50%-80% AMI	>80%-100% AMI	Total	0%-30% AMI	>30%-50% AMI	>50%-80% AMI	>80%-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,285	1,440	675	405	4,805	75	85	45	70	275
Multiple, unrelated family households	240	225	145	55	665	14	155	30	55	254
Other, non-family households	375	250	160	75	860	0	14	0	0	14
Total need by income	2,900	1,915	980	535	6,330	89	254	75	125	543

Table 7 – Crowding Information – 1/2

Data 2011-2015 CHAS

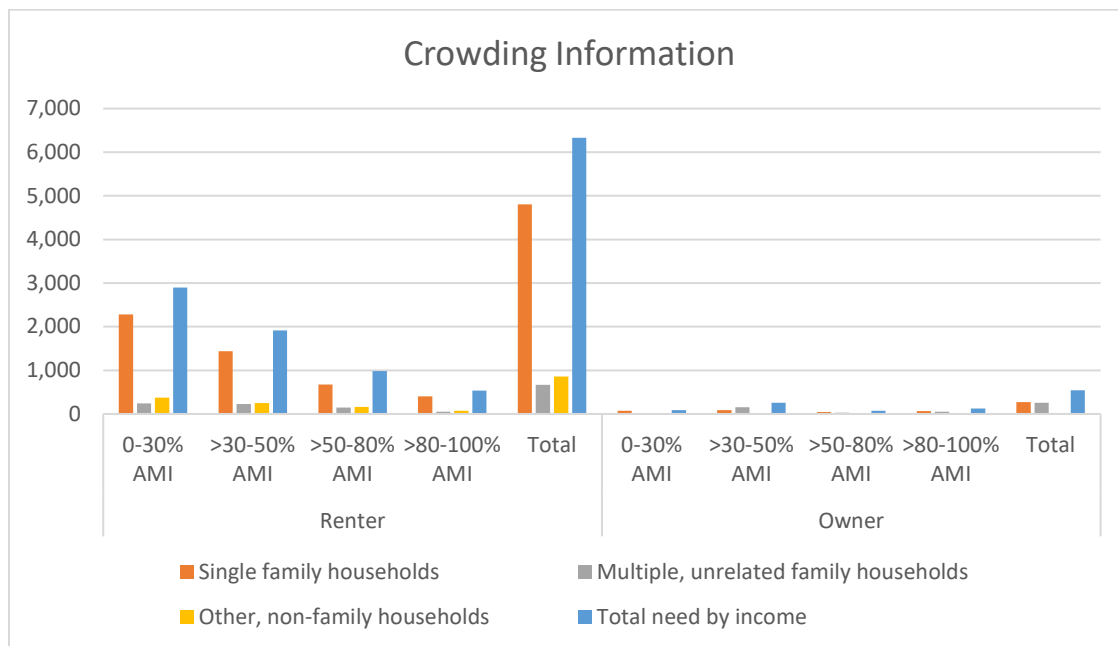
Source:



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 8 – Crowding Information – 2/2

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)



## Summary of Housing Needs

Current data estimates from 2019 show the District has a population of 705,749, an increase of 17.30 percent in 10 years, and more than 280,000 households, an increase of 13.42 percent, during that same time period. The biggest increase is the median income. In ten years, the District's median income increased 128 percent. The chart below shows the progression over the past ten years.

The largest household-level demographic is individuals living alone, representing 43 percent of households. However, half of the District's households are represented by households with children or households with older adults, 21.56 percent and 28.50 percent respectively. This is an important distinction because the placement of their housing and their choice for housing can be determined by the availability of services: schools, medical, childcare, and senior services, to name a few.

There are 53,505 households which report 42,040 renters and 11,465 owners of all households report living with at least one housing problem, including moderate or severe cost burden, overcrowding, or substandard housing conditions (*Table/Chart 8*), though housing issues disproportionately affect households who earn less than 50 percent of the area median income (AMI). These very low-income households are twice as likely to experience a housing problem as households in general and represent 79 percent of all households reporting a problem (*Table/Chart 5*). Nearly half of all households with children, 54 percent of households with an adult over 75, and 47 percent of all large families (5+ people) earn less than 50 percent AMI and are therefore likely to experience a wide range of housing issues due to their lack of resources (*Table NA-6*).

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

The District has the highest percentage of single person households in the U.S. According to [Statista](#), 44.75 percent of the District's households are occupied by single persons. In 2010, the [U.S. Census - Single Person Count](#) reported the District's single person households at 48,793 or 10 percent of the population. Of the current population, 46 percent are men and 54 percent are women. As of July 1, 2021, the minimum wage in the District increased to \$15.20 per hour; working 40 hours per week still classifies a person as earning a "low-income" wage, less than 50 percent AMI, and meets the qualifications for HUD programs. Current single person population data has not been broken down by income, so the most current data available, reported in the 2016 Consolidated Plan, reports that residents who live alone represent approximately 45 percent (119,573.00) of the District's households. Nearly two-thirds (63 percent) of single person households are renters, and many are part of the wave of young professionals who flocked to the city in the last decade. Entry-level salaries in many professions are less than 80 percent AMI, which would qualify them for low- to moderate-income restricted rental units and first-time homebuyer programs. Older adults make up 22 percent of all single person households, and nearly half of older adults are homeowners. Extremely low-income households who live below the federal poverty line make up 17 percent of all single person households and require deeply subsidized housing to afford living in the District. Lastly, an additional 3,814 homeless adults, including 1,593 chronically homeless individuals and 200 unaccompanied youth, are in need of rapid re-housing and permanent supportive housing.

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

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

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

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

### What are the most common housing problems?

DHCD held a Needs Assessment Public Hearing and the number one issue was the need for affordable housing. This is because as the charts above indicate, the current housing problems include: housing cost burden, housing crowding, housing condition problems, and housing equity, as most of the affordable housing is in low-income areas East of Rock Creek Park.

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

#### Cost Burden

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

Over one-third (38 percent) of all households are considered cost-burdened, by far the most significant housing problem in the District. Households that pay between 30 percent and 50 percent of their monthly income on housing are considered moderately cost-burdened. Households that pay more than 50 percent of their monthly income are considered severely housing cost-burdened. For renters, cost burden is calculated as monthly gross rent plus renter-paid utilities as a percentage of monthly household income. Over 35 percent of all renters are cost-burdened, 22 percent moderately cost-burdened and 13 percent severely cost-burdened. For owner households, cost burden is

calculated as a percentage of monthly owner costs (payments for mortgages, debts on the property, real estate taxes, insurance on the property, and utilities) as a percentage of monthly household income. Homeowners often have lower burdens due to higher incomes and the opportunity to lock-in lower mortgage costs and own without a mortgage. However, in the District, a significant proportion of homeowners are cost burdened; 21 percent of homeowners are cost-burdened, 17 percent moderately cost-burdened and 4 percent severely cost-burdened (*Table 9 & 10*).

### Overcrowded Households

Many households cope with the shortage of affordable units by squeezing a family into small units or doubling up with family or friends, often leading to overcrowded situations. Over 6,800 households in the District are living in an overcrowded unit. Overcrowding is more prevalent among renters than homeowners and single-family households than other households (*Table/Chart 11*).

### Substandard Housing

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

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

Extremely low-income and low-income Black households and families are affected the most by these problems. See *NA 20 and 25* for more details.

### **Extremely low-income**

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

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

## **Renters**

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

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

Households spending more than 30 percent of their income for housing costs are at risk of residing in shelters or becoming unsheltered. Currently, there are over 36,000 renters and 10,000 homeowners, spanning all income categories in need of assistance. During the past year, the COVID-19 pandemic has put an additional burden on households in need plus added a burden to households without a previous need. Currently there are over 40,000 applications requesting rental assistance through the U.S. Treasury Emergency Rental Assistance Program.

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

In a 2015 housing needs assessment commissioned by the Office of the Deputy Mayor for Planning and Economic Development (DMPED), the Urban Institute used the Integrated Public Use Microdata Series (IPUMS) dataset from the 2011 American Community Survey to estimate the prevalence of specific homeless risk factors among District households. Homeless risk was assessed using a rubric

that assigned households points based upon a set of homelessness risk factors, including all of the aforementioned at-risk characteristics under the McKinney-Vento Act, in addition to these characteristics: whether the head of household or their spouse is unemployed, whether no household member graduated from high school; whether the household receives welfare assistance, and whether the household consists of a young parent (age 22 or younger). Households with a combined score of 5 or more were identified as high-risk, a score of 1 to 4 was identified as moderate-risk, and a score of 0 was identified as minimal-risk.

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

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

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

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

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

## Discussion DHS

Homelessness risk is particularly acute among residents of Wards 7 and 8, who have a disproportionate share of households at-risk of homelessness than other parts of the District. Half of all households in Wards 7 and 8 have a moderate risk, compared to 33 percent of households

District-wide. High-risk households represent five percent of Wards 7 and 8, a number 2.5 times greater than the District-wide average. With much higher poverty rates, unemployment, and high school dropout rates, and much lower median incomes and educational attainment, it is not surprising that, together, Wards 7 and 8 make up the majority (61 percent) of all high-risk households.

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

### **Rapid Re-Housing DHS**

The District's rapid re-housing program provides financial assistance and services to quickly re-house and stabilize individuals experiencing homelessness and to prevent individuals and families from becoming homeless. Approximately 818 families live in rapid re-housing. Of these, 305 have stayed longer than 18 months and are nearing termination of their assistance.<sup>3</sup>

### **Housing and Supportive Services Needs DHS/DOH**

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

### **Special Needs Populations**

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

**FY 2022-2026 –**



## **NA-15 Disproportionately Greater Need: Housing Problems –**

## 91.205 (b)(2)

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

The Comprehensive Housing Affordability Strategy (CHAS) data below, *Charts/Tables 13-16*, captures the following four housing problems and breaks down the data by income and ethnicity/culture. There is a total of 87,045 households in the District that have at least one of the following four housing problems:

1. lacks complete kitchen facilities,
2. lacks complete plumbing facilities,
3. overcrowding of more than one person per room, or
4. a housing cost burden greater than 30 percent of a household's income.

Extremely low-income (ELI) households who earn less than 30 percent of the area median income are more likely to experience a housing problem than any other income group. As household income increases and greater purchasing power provides a wider range of available housing options, the total number of households who experience a housing problem decreases as shown in the following percentages. 59 percent of households earning less than 30 percent area median income (AMI) have more than one housing problem, compared to 27 percent for households earning 30-50 percent AMI, 14 percent of households earning 50-80 percent AMI and 10 percent for households earning over 80 percent AMI.

An overwhelming majority of the population who experience one or more housing problems in the District are Black – nearly three-quarters, or 71 percent of extremely low-income households (< 30 percent of AMI), 57 percent of very low-income (30-50 percent AMI), and 40 percent of low-income households (50-80 percent AMI). The demographics change for households earning an income above 80 percent of AMI, who experience a housing problem. In the over 80 percent AMI category, 40 percent of white people and 40 percent of Black people live with at least one housing problem. Although the total number of households who experience a housing problem across all races decreases as income increases, the share of white people with a housing problem increases with rising incomes, the byproduct of a large increase in the proportion of white people in the population as income increases.

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

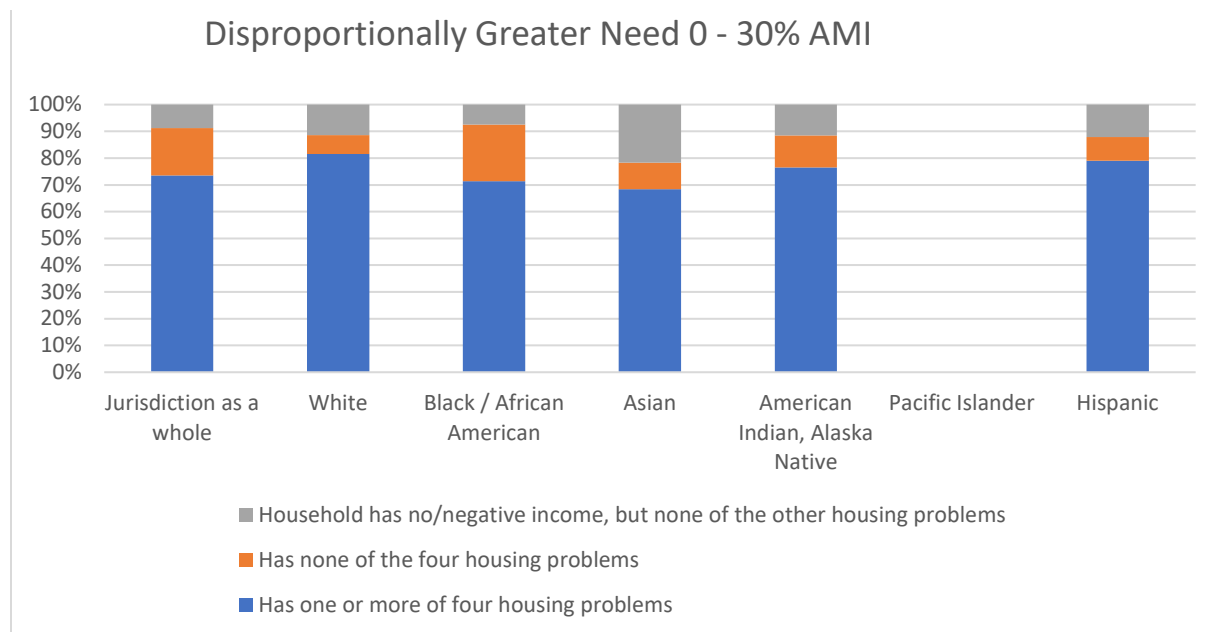
Within other income groups, white, Asian, and Hispanic people earning 30-50 percent AMI are disproportionately affected among all 30-50 percent AMI households. Whites (86 percent), Hispanics

(85 percent), Asians (85 percent), and Pacific Islanders (100 percent) show a considerably higher incidence of housing problems than their respective 30-50 percent population as a whole (68 percent) (*Table NA-14*).

Among households earning between 50-80 percent AMI, whites (77 percent), Asians (80 percent), American Indian/Alaska Native (63 percent), and Hispanics (62 percent) show considerably higher incidence of housing problems than their respective low-income population as a whole (51 percent) (*Table NA-15*).

Among households earning between 80-100 percent AMI, whites (63 percent), Asians (59 percent), American Indian/Alaska Natives (83 percent), and Hispanics (62 percent) show a considerably higher incidence of housing problems than their respective 80-100 percent AMI population as a whole (42 percent) (*Table NA-16*). This is a significant change from the 2016-2021 Consolidated Plan, where only whites at 59 percent showed a considerably higher incidence of housing problems within their respective category.

### Chart & Table # 13: 0%-30% of AMI Living with a Housing Problem



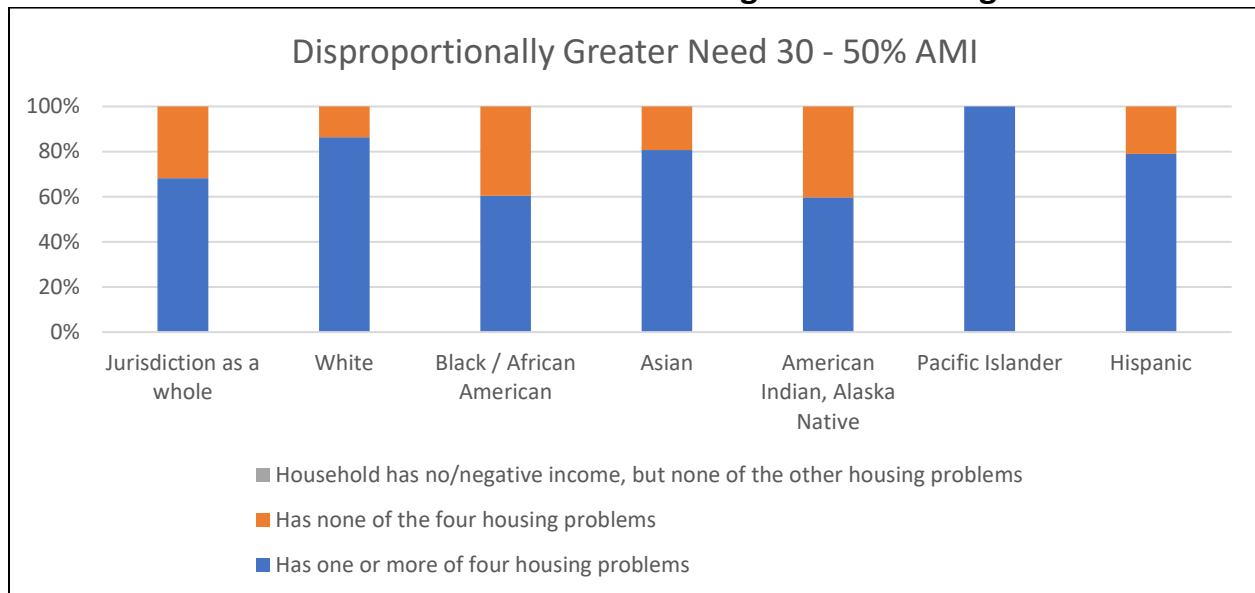
**Chart 1 - Disproportionally Greater Need 0% - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45,985	11,005	5,505
White	6,915	595	965
Black / African American	32,570	9,620	3,415
Asian	1,200	175	380
American Indian, Alaska Native	160	25	24
Pacific Islander	0	0	0
Hispanic	4,225	475	650

**Table 2 - Disproportionally Greater Need 0% - 30% AMI**

Data 2011-2015 CHAS  
Source:

### Chart & Table #14: 30-50% of AMI Living with a Housing Problem



**Chart 3 - Disproportionally Greater Need 30% - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,195	9,900	0
White	4,995	790	0
Black / African American	12,090	7,930	0

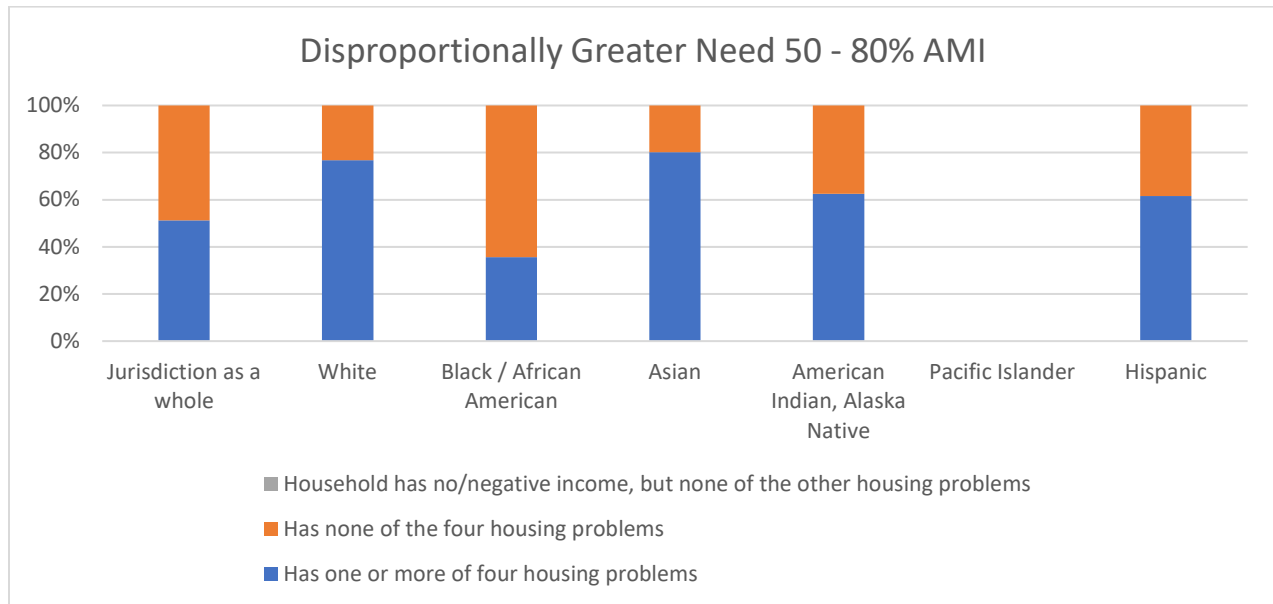
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	750	180	0
American Indian, Alaska Native	89	60	0
Pacific Islander	15	0	0
Hispanic	2,880	765	0

**Table 4 - Disproportionally Greater Need 30% - 50% AMI**

Data 2011-2015 CHAS

Source:

### **Chart & Table 15: 50%-80% of AMI Living with a Housing Problem**



**Chart 5 - Disproportionally Greater Need 50% - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,140	10,595	0
White	4,425	1,335	0
Black / African American	4,470	8,055	0
Asian	690	170	0
American Indian, Alaska Native	50	30	0

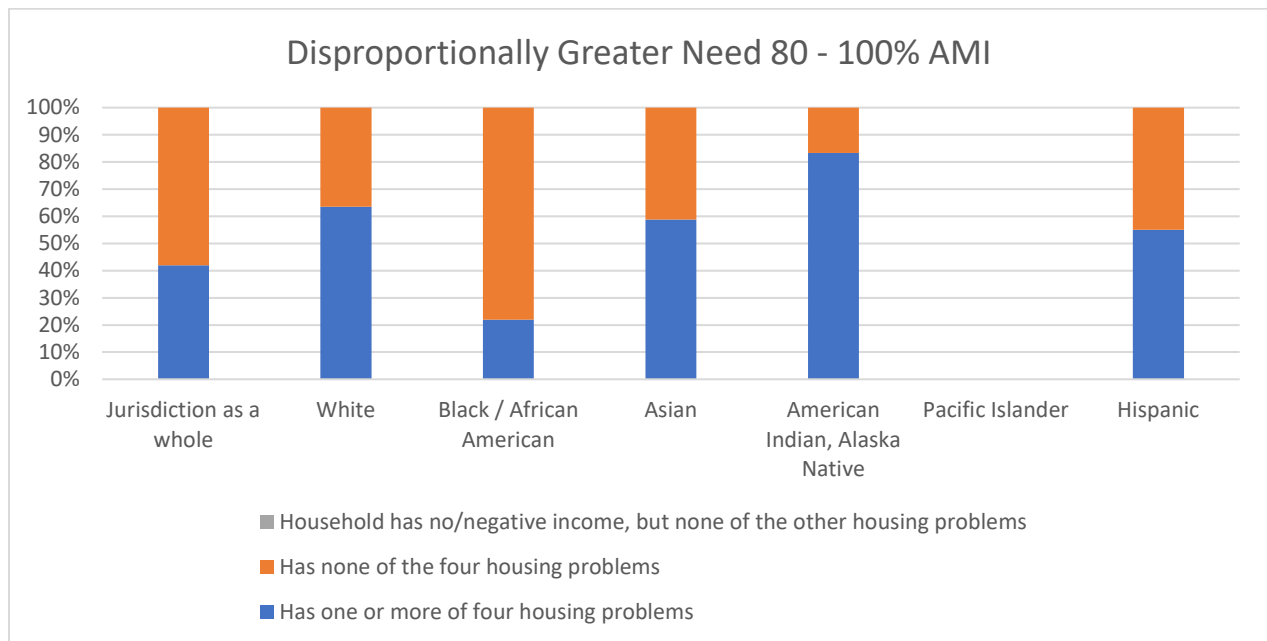
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	1,280	800	0

**Table 6 - Disproportionally Greater Need 50% - 80% AMI**

Data 2011-2015 CHAS

Source:

## Chart & Table 16: 80%-100% of AMI Living with a Housing Problem



**Chart 7 - Disproportionally Greater Need 80% - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,725	12,085	0
White	4,705	2,705	0
Black / African American	2,225	7,915	0
Asian	415	290	0
American Indian, Alaska Native	50	10	0
Pacific Islander	0	0	0

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Hispanic	1,090	890	0

**Table 8 - Disproportionally Greater Need 80% - 100% AMI**

**Data** 2011-2015 CHAS  
**Source:**

**FY 2022-2026**



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

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

### Introduction

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

Similar to the analysis from NA-15, *Housing Problems*, households below 30 percent average median income (AMI) are most affected. Over 36,000 households (69 percent) in this income range report at least one severe housing problem (Table 1). Not surprisingly, as household income increases and greater purchasing power provides a wider range of available housing options, the total number of households experiencing a severe housing problem dramatically decreases from 20 percent of households at 30-50 percent AMI, 7 percent of households at 50-80 percent AMI, and 4 percent at 80-100 percent AMI.

The data table below shows two separate stories about housing problems and which racial groups are disproportionately affected, based upon HUD's definition of disproportionate needs.

Overall, Black households are disproportionately affected at the lower income levels (less than 50 percent). As income increases, the two predominant racial groups, whites and Blacks, flatten out at 50-80 percent, but then at the highest income level, 80-100 percent, whites are disproportionately affected. In other racial/ethnic groups, Hispanics have more severe housing problems as income increases, with again, the exception being in the 50-80 percent income level. Hispanic people see an increase in housing problems beginning at 10 percent at the lowest income and have the highest percentage of problems, 24 percent, in the over 80 percent AMI category.

This table, Table Overview, is a compilation of HUD charts below to provide a summary of the "Severe Housing Problems by Income and Race/Ethnicity."

OVERVIEW: Severe Housing Problems by Income and Race/Ethnicity				
Race/Ethnicity	Income			
	Less than 30%	30%-50%	50%-80%	80%-100%
Jurisdiction as a whole	69%	20%	7%	4%
White	18%	32%	38%	44%
Black/African American	67%	43%	35%	25%

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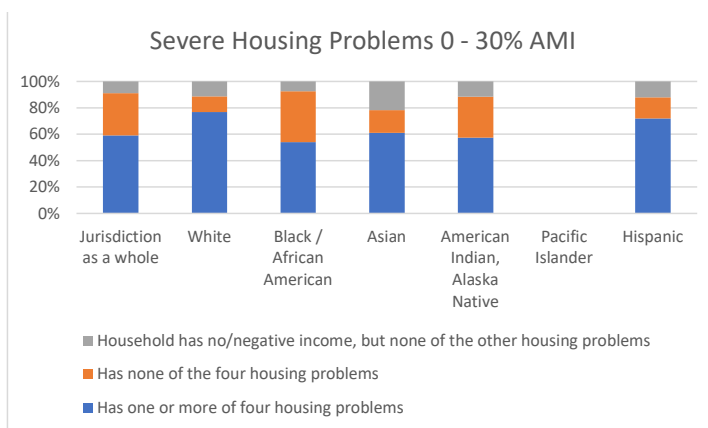
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Asian	3%	4%	10%	4%
American Indian/Alaska Native	Less than 1%	Less than 1%	0%	Less than 1%
Pacific Islander	Less than 1%	0%	0%	0%
Hispanic	10%	18%	14%	24%

Table Overview



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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	36,885	20,095	5,505
White	6,520	995	965
Black / African American	24,590	17,595	3,415
Asian	1,070	305	380
American Indian, Alaska Native	120	65	24
Pacific Islander	0	0	0
Hispanic	3,850	855	650

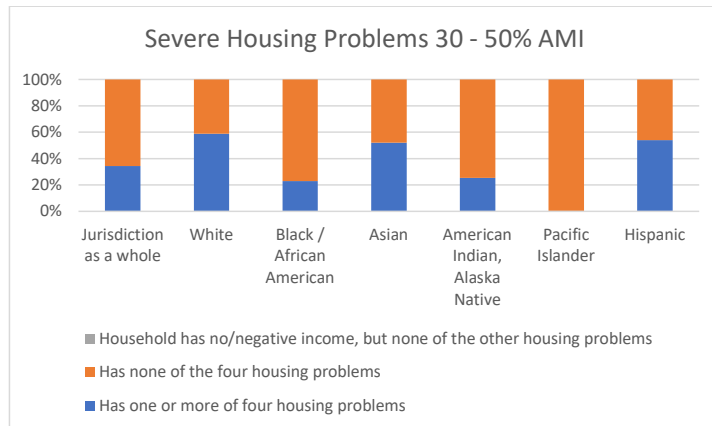
Table 1 – Severe Housing Problems 0% - 30% AMI

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,715	20,380	0
White	3,405	2,380	0
Black / African American	4,605	15,415	0
Asian	485	445	0
American Indian, Alaska Native	39	115	0
Pacific Islander	0	15	0
Hispanic	1,965	1,680	0

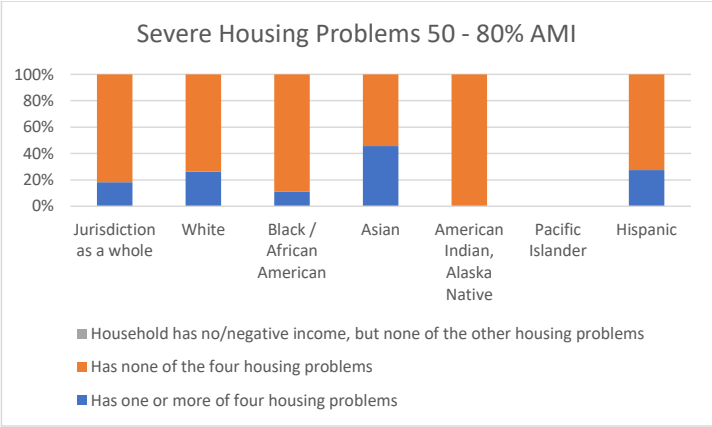
**Table 2 – Severe Housing Problems 30% - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

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50%-80% of Area Median Income

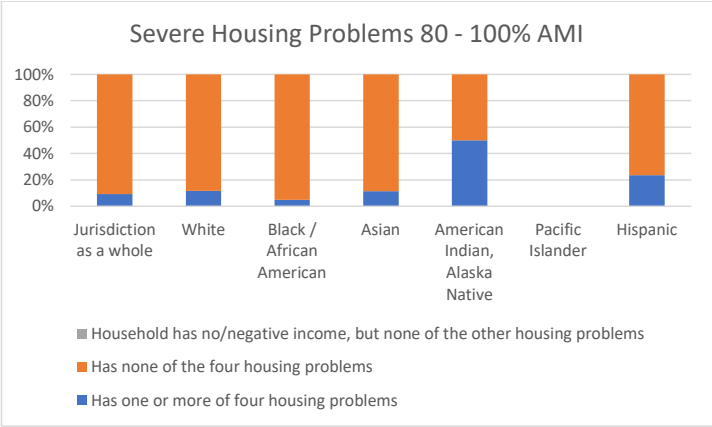
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,960	17,775	0
White	1,510	4,245	0
Black / African American	1,405	11,115	0
Asian	390	465	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	0	0
Hispanic	570	1,510	0

Table 3 – Severe Housing Problems 50% - 80% AMI

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:  
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room,  
4. Cost Burden over 50 percent

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80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,945	18,860	0
White	865	6,540	0
Black / African American	490	9,645	0
Asian	80	625	0
American Indian, Alaska Native	30	30	0
Pacific Islander	0	0	0
Hispanic	465	1,510	0

Table 4 – Severe Housing Problems 80% - 100% AMI

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:  
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room,  
4. Cost Burden over 50 percent.

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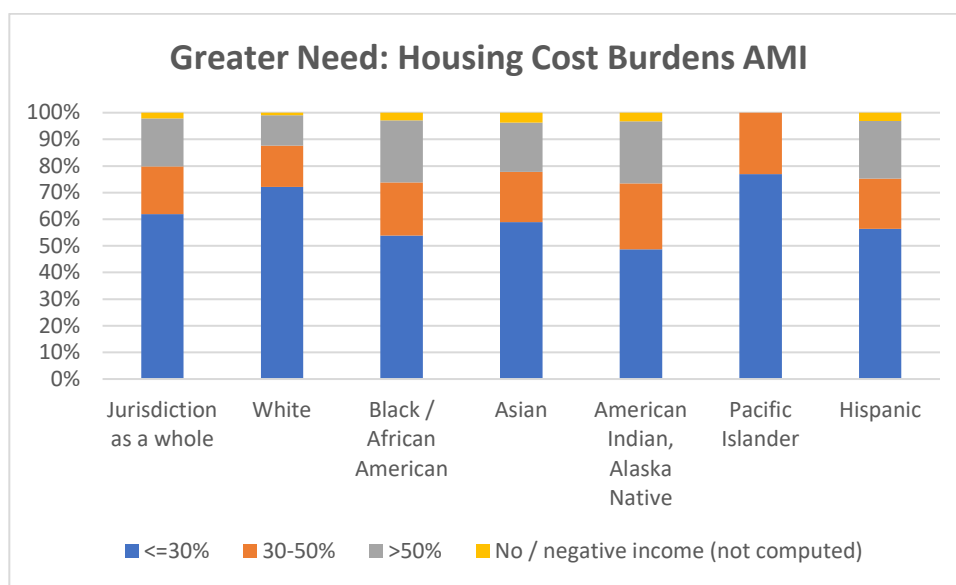
**FY 2022-2026**

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

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

### Introduction:

### Housing Cost Burden



**Chart 21 – Housing Cost Burden**

Housing Cost Burden	<=30%	30%-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	169,325	49,030	49,210	5,820
White	80,435	17,180	12,770	1,050
Black / African American	66,160	24,435	28,520	3,585
Asian	5,980	1,905	1,880	380
American Indian, Alaska Native	365	185	175	24
Pacific Islander	50	15	0	0

Housing Cost Burden	<=30%	30%-50%	>50%	No / negative income (not computed)
Hispanic	12,710	4,260	4,875	705

**Table 1 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

## Discussion:

High housing costs, relative to income, is the most significant housing problem in the District. Of all District households, 36 percent spend more than 30 percent of their income on housing-related costs and are considered housing cost-burdened. However, based upon HUD’s definition of disproportionate impact – over 10 percent of the citywide rate – no racial group, as a percentage of their population, spends significantly more on housing than the citywide average.

However, a comparison by race shows that Black households are far more likely to spend more than 30 percent on housing costs; 50 percent of Black households spend between 30-50 percent of their income on housing costs and nearly 60 percent of Black households spend over 50 percent of their income on housing costs.

In absolute numbers, by race/ethnic totals, 45 percent of Black households are housing cost-burdened, followed by white households (41 percent), Hispanic households (8 percent), and all other households (4 percent). Over one-fifth of the District’s population spends more than 50 percent of their income on housing-related costs and is considered severely housing cost-burdened. Black households represent an overwhelming majority of this population (65 percent), followed by white households (26 percent), Asian households (4 percent), Hispanic households (2 percent), and all other households less than two percent. *(Table/Chart 21).*



**FY 2022 – 2026**

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

### **Introduction**

The District of Columbia Housing Authority (DCHA) provides housing assistance through its federal Public Housing and Housing Choice Voucher programs to over 20,000 households. DCHA's public housing portfolio consists of 8,275 units serving families, seniors and non-elderly disabled individuals. In addition, the agency administers 13,572 federally funded vouchers through its Housing Choice Voucher program. DCHA also manages 6,160 housing subsidies through the Local Rent Supplement Program (LRSP), a locally funded affordable housing program modeled after the federal voucher program.

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

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

DCHA is dedicated to preserving and enhancing its entire housing stock. However, like many other public housing authorities, DCHA is faced with the challenge of limited funds to address an aging portfolio. Since 2000, capital funding from HUD has declined nationally by an average of two percent per year. DCHA has worked aggressively to address its public housing capital and maintenance needs. To meet this challenge, DCHA continues to access a cross-section of financing approaches, both governmental and private-sector, to leverage necessary funding.

Twenty-two percent of the agency's public housing portfolio have been recently rehabilitated and do not require immediate redevelopment. However, DCHA is pursuing a large scale effort to bring the remaining 6,500 units to 20-year viability. This effort will require approximately \$1 billion in additional capital funding.

## Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	319	6,914	5,418	577	4,636	174	7	2

Table 1 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	9,493	13,157	14,908	13,454	15,222	8,976	11,585
Average length of stay	0	6	24	6	3	6	0	5
Average Household size	0	1	2	2	1	2	1	3
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	45	2,309	920	301	591	25	0
# of Disabled Families	0	95	1,510	1,194	96	999	93	3
# of Families requesting accessibility features	0	319	6,914	5,418	577	4,636	174	7
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 2 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	12	73	204	33	156	14	0	0
Black/African American	0	305	6,252	5,145	532	4,427	157	7	2
Asian	0	1	28	21	1	18	1	0	0
American Indian, Alaska Native	0	1	11	13	2	10	1	0	0
Pacific Islander	0	0	3	4	0	3	1	0	0
Other	0	0	547	31	9	22	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 3 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	9	141	260	54	196	9	0	0
Not Hispanic	0	310	6,771	5,150	522	4,433	165	7	2
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 4 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

## **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

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

#### **Discussion**

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

DCHA is currently under a Voluntary Compliance Agreement (VCA) with HUD. However, the current number of Uniform Federal Accessibility Standards (UFAS) units in the DCHA inventory (692) exceeds the five percent accessible unit requirement and the required 585 units mandated by the VCA. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/preservation of other affordable housing units, consideration is given to create accessible units.

DCHA also installs accessible features in its public housing units (i.e. grab bars, roll-in showers, raised toilet seats, etc.) through the reasonable accommodation process.

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

#### **Waiting List Profile**

There are 43,716 families on the DCHA waiting lists for public housing and the Housing Choice Voucher programs. The average applicant reported household income at 40 percent average median income (AMI). Over 26,000 applicants indicated they were homeless and over 13,000 indicated they were cost-burdened (paying more than 30 percent of their income toward rent and utilities). Twenty-three percent of the waiting list applicants are older adults.

#### **Capital Unit Improvements**

For the majority of residents who live in public housing, there is an immediate need for improvements to the physical properties in which they live. Of the over 8,300 units DCHA subsidizes, almost 1,800 are part of redeveloped communities or were recently rehabbed and are not in immediate need of modernization. However, the remaining units that need major rehabilitation are all located in our family and senior/disabled conventional sites, which consists of a little over 6,500 units.

#### **Competitive Voucher Rents**

The most pressing immediate need among voucher participants is finding a place to live once they have received the voucher. Voucher program rents are set in relation to HUD established Fair Market Rents (FMRs). In DC's high-cost rental market, rents in most neighborhoods are higher than HUD FMRs. In response, based on HUD approval through DCHA's Moving to Work designation, the housing authority can set the maximum voucher subsidy it can pay on behalf of HCV participants (referred to as the Payment Standard) higher than the HUD FMRs. However, even with the ability to set higher Payment Standards to expand access to affordable housing, source-of-income discrimination may create barriers for voucher holders to access units in areas of opportunity.

#### **Self-Sufficiency**

DCHA is focused on assisting its customers through a number of supportive services and initiatives in order to access self-sufficiency resources. This has been evident in the continued recruitment and implementation of the agency's workforce development activities (i.e. Section 3, Rent Reporting and Credit Building program, Family Self-Sufficiency (FSS) program, Achieving Your Best Life

(AYBL) Rewards program, Homeownership Assistance Program (HOAP), etc.). In addition, DCHA also leverages partnerships with service providers and community-based organizations by offering customers a menu of services that allow them to access self-sufficiency opportunities.

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

The mismatch in the supply and demand of subsidized units in the District is due to a mismatch in the rental market and renters' ability to pay. [SmartAsset](#) found that on average in 2020, households needing a two-bedroom unit in the District would need a household income of \$132,600 to avoid being rent-burdened since the average two-bedroom apartment in the District was \$3,093. The same analysis indicated that the District is the third most expensive rental market in the country, behind San Francisco and New York. According to [HUD's FY2021 Income Limits Summary](#), the median income in the District is \$129,000 while a family of four at 30 percent AMI in the District earns \$38,700.

With the average applicant reporting household income at 40 percent AMI, there is a large demand for District subsidies.



FY 22-26

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

### **Introduction:**

The Community Partnership for the Prevention of Homelessness (TCP) conducted the annual Point in Time (PIT) census and survey of homeless persons in the District of Columbia on January 27, 2021. This single-day enumeration of the homeless services Continuum of Care gives the District government an opportunity to identify gaps in the current portfolio of services and informs future program planning. TCP has conducted PIT on behalf of the District since 2001 and does so following HUD reporting standards.

The FY21 PIT Count identified 5,111 people that were experiencing homelessness in the District. Since 2016, the count of persons in families has decreased by 73.4 percent. The sharp decrease is attributable to rigorous efforts at prevention and the increased availability of housing resources for families since the adoption of Homeward DC. The number of unaccompanied persons, however, has increased by 5.14 percent during the last five years. There was a slight decrease seen between 2020 and 2021 for unaccompanied persons, which is likely due to the COVID-19 public health emergency. There was a 434 percent reduction in youth-headed family households, which is tied to the overall reduction in the system's number. However, counter to trends among unaccompanied individuals, the count of unaccompanied Transitional Age Youth (TAYs) increased by 344 percent. This trend mirrors the 2020 Homeless Youth Census results showing decreases among youth-headed family households and increases among unaccompanied TAYs.

**Data Source for all charts used below:** 2021 Point in Time Count from the Community Partnership.  
<https://community-partnership.org/wp-content/uploads/2021/06/2021-PIT-Count-Presentation.pdf>

For The Py  
of Homeless

## 2021 PIT Findings: *Percentage Changes*

- Overall, **19.9%** fewer people were counted in the District's PIT Count from 2020 to 2021.
- The number of persons in families has changed by -49.0%.
- The number of unaccompanied persons has changed by -1.9%.

Household Type	2020	2021	% Change
<b>Total Persons</b>	6,380	5,111	<b>-19.9%</b>
<b>Unaccompanied</b>	3947	3871	<b>-1.9%</b>
Unaccompanied Adults	3937	3865	<b>-1.8%</b>
Unaccompanied Minors	10	6	<b>-40.0%</b>
<b>Family Members</b>	2,433	1,240	<b>-49.0%</b>
Adults in Families	1,011	494	<b>-51.1%</b>
Children in Families*	1422	746	<b>-47.5%</b>
<b>Family Units</b>	768	405	<b>-47.3%</b>

\*Includes five (5) children in three (3) Children Only households

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

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>American Indian/Alaska Native</b>	<b>0.3%</b>	<b>1.3%</b>
<b>Asian</b>	<b>0.8%</b>	<b>1.0%</b>
<b>Black or African American</b>	<b>88.4%</b>	<b>76.4%</b>
<b>Multiple Races</b>	<b>2.9%</b>	<b>4.3%</b>
<b>Pacific Islander/Native Hawaiian</b>	<b>0.4%</b>	<b>0.0%</b>
<b>White</b>	<b>7.2%</b>	<b>17.0%</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Hispanic or Latino</b>	<b>4.5%</b>	<b>7.0%</b>
<b>Not Hispanic or Latino</b>	<b>95.5%</b>	<b>93%</b>

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

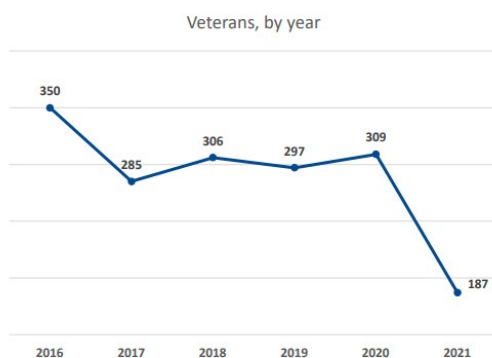
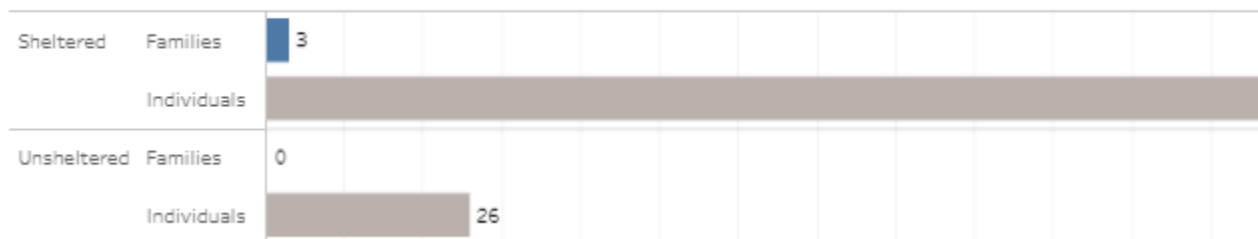
The PIT count gives a lower-bound estimate of the number and types of families in need of assistance. The count identifies families who are unsheltered and who are sheltered in emergency shelters or transitional housing programs. The 2021 count accounted for 405 family households experiencing homelessness in both categories and a total of 1,240 people. This included 494 adults and 746 children.

The total number of people in families counted is down by 49.0 percent between 2020 and 2021, although these numbers may increase after the pandemic. The large decrease is due to the rigorous efforts over the past year in the family system to end the use of motels as emergency shelter and move families into permanent housing. As part of the strategy to close DC General in 2019 and end the use of hotels as overflow family shelters in the fall of 2020, around 750 families exited the emergency shelter system in 2020. Most families who exited were housed through the Family Rehousing and Stabilization Program (FRSP), also known as rapid rehousing. During that same time, the Homeless Prevention Program (HPP) provided supports to almost 1,000 families, keeping them from entering the homeless services system. Chronicity, a long duration, has increased for both unaccompanied adults and adults in families between the 2020 and 2021 PIT counts. Although the rate of chronicity has increased for family households, the actual number of family households is lower than in the previous year, which is due to

the nearly 50 percent decrease in families overall. The District predicts that after the pandemic is over and the eviction moratorium is lifted, many families may become homeless or at-risk of homeless.

The total number of veterans experiencing homelessness is down by 61 percent since 2016. Veterans experiencing homelessness decreased by 49 percent between the 2020 and 2021 PIT counts. Three veterans counted were persons in families. Although the system for veterans has continued working towards moving veterans to permanent housing, the decrease between 2020 and 2021 may also be attributable to the impacts of the public health emergency on inflow into the system overall. 295 veterans were housed through Permanent Support Housing (PSH), Supportive Services for Veteran Families (SSVF), and other resources. In 2019, an average of 82 veterans were identified as newly experiencing homelessness or returning to homelessness each month, compared to an average of 58 veterans each month in 2020.

## Veterans



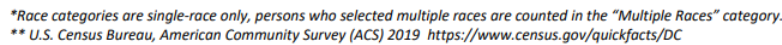
## Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Both adults in families and single individuals who are Black or African American are disproportionately affected by the drivers of homelessness in the District. 86.5 percent of adults experiencing homelessness are Black or African American, compared to 46.0 percent\* of District residents on the whole. Additionally, 6.6 percent of single adults and 3.6 percent of adults in families identify as Hispanic or

Race	Percentage
American Indian/Alaska Native	0.5%
Asian	0.9%
Black or African American	86.5%
Multiple Races	3.1%
Pacific Islander/Native Hawaiian	0.3%
White	8.8%

Ethnicity	Percentage
Latinx	4.9%
Not Latinx	95.1%

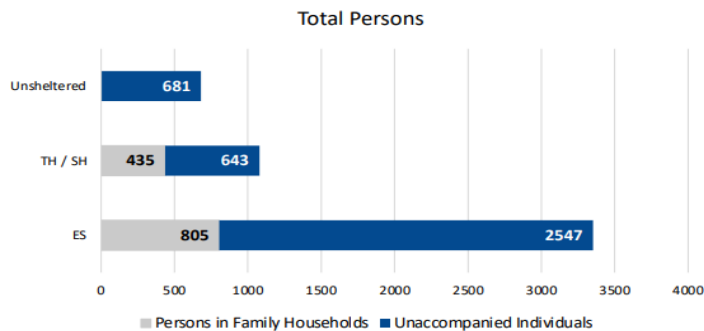


Of the 5,111 people experiencing homelessness in Washington, DC on January 27, 2021, **681** of those people were unsheltered individuals. This is an increase of **4.3 percent** from the 2020 PIT Count. Some factors to this increase include:

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# 2021 PIT Findings: *Population Totals*

- On January 27<sup>th</sup>, 5,111 people were experiencing homelessness in the District.



## UNSHELTERED

**681 Persons:**

- 681 Unaccompanied Adults

## EMERGENCY SHELTER (ES)

**3,352 Persons:**

- 2,541 Unaccompanied Adults
- 6 Unaccompanied Minors
- 313 Adults in Families
- 492 Children in Families

## TRANSITIONAL HOUSING (TH)\*

**1,078 Persons:**

- 643 Unaccompanied Adults
- 181 Adults in Families
- 249 Children in Families
- 5 Children in Child-Only Families

\*Includes three (3) unaccompanied adults in Safe Haven (SH)

## Discussion:

- The sharp percentage decrease between 2020 and 2021 is driven by ongoing efforts to prevent homelessness among families whenever possible (through programs like Homeless Prenatal Program (HPP) and Emergency Rental Assistance Program (ERAP)) and ensure rapid connection back to permanent housing for families that do enter shelter (750 families exited shelter to housing during this time period).
- The District enacted one of the strictest eviction moratoriums in the country early in the public health emergency (May 2020). System inflow, for both unaccompanied individuals and families, tapered throughout 2020.
- The slight decrease in the count of unaccompanied individuals between 2020 and 2021 may be a result of the public health emergency and eviction moratorium, which could have slowed inflow and returns to the system.
- The increased number of unaccompanied individuals who are chronically homeless might signal timing-in to chronicity, or better reporting through the PIT Count survey on factors that determine chronic homelessness.
- Overall, 19.9 percent fewer people were counted in the District's PIT Count from 2020 to 2021.
- The Community Partnership also conducts reviews of Homeless Management Information System (HMIS) data to determine the rate at which households are returning to the Continuum of Care Program (CoC) following previous exits.
  - In FY20, the CoC saw fewer singles return to shelter following an exit to permanent housing as compared to FY19, which is likely also due to the same factors limiting new inflow.

- Fewer families returned to shelter in FY20 than in FY19, but the percentage of families in the system who have returned is higher because the family sub-system is smaller than it was previously.
- Similar to new inflow, it will be important be mindful of returns to homelessness, and prevention or diversion efforts, as well as maintaining a diverse set of housing resources for those exiting are integral to keep returns from occurring.

## FY 22-26

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

#### Introduction

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

Cumulative Cases of AIDS Reported	
Area Incidence of AIDS	
Rate Per Population	
Number of new cases prior year (3 years of data)	2,783
Number of Persons Living With HIV (PLWH)	29,220
Area Prevalence (PLWH Per Population)	1,684.60
Number of new HIV cases reported last year	860

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant Based Rental Assistance	5,010
Short-term Rent, Mortgage, Utility Assistance	750
Facility Based Housing (Permanent, short term or transitional)	2,220

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

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

In the past three program years a total of 1,435 persons living with HIV received rental assistance. A total of 298 persons living with HIV, all residing in DC, were provided short term or transitional housing. A total of 421 households with persons living with HIV were assisted in remaining in their current private housing through the provision of short term rent, mortgage, and utility assistance.

It is estimated that over the next five years, 5,010 persons living with HIV will be in need of rental assistance, 250 will be in need of short term emergency housing, 2,220 will be in need of transitional housing, and 750 will be in need of short term rent, mortgage and utility assistance. With anticipated new initiatives to embark upon during this strategic planning period the number of persons who will be moving



into permanent housing should increase. Therefore, funds will be allocated to provide an estimated 450 households with permanent housing placement.

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

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

Data on the burden of HIV in the U.S. shows areas where HIV transmission occurs more frequently. In 2016-2017 more than 50 percent of new HIV diagnoses occurred in only 48 counties plus Washington, DC, and San Juan, Puerto Rico. Washington, DC, serves as the grantee and applicant for the HOPWA Eligible Metropolitan Statistical Area of Washington, DC (DC EMSA), and along with this needs assessment includes two of the jurisdictions bearing the nation's HIV burden.

Data compiled from DC Health Strategic Information Division <https://dchealth.dc.gov/node/1492101>, Virginia Department of Health <https://www.vdh.virginia.gov/disease-prevention/disease-prevention/hiv-aids-sexually-transmitted-disease-std-hepatitis-reports/>, West Virginia Department of Health and Human Resources <https://oepps.wv.gov/hiv-aids/pages/default.aspx#box>, and Maryland Department of Health Center for HIV Surveillance, Epidemiology, and Evaluation <https://phpa.health.maryland.gov/OIDEOR/CHSE/Pages/statistics.aspx> reveals that as of December 31, 2019 a total of 29,220 persons living with HIV resided in the Washington, DC, EMSA for HOPWA.

Of the total persons living with HIV within the DC EMSA for HOPWA, 12,408 resided within Washington, DC.

In Prince George's County, Maryland, as of December 31, 2019, a total of 7,926 persons were living with HIV. The Maryland counties of Charles and Calvert are also located within the DC EMSA for HOPWA, bringing the Maryland totals for persons living with HIV to 8,669.

The City of Alexandria; Arlington County; Clarke County; Culpeper County; Fairfax City; Fairfax County; City of Falls Church; Fauquier County; City of Fredericksburg; Loudon County; City of Manassas; City of Manassas Park; Prince William County; Rappahannock County; Spotsylvania County; Stafford County; and Warren County comprise the jurisdictions in Virginia that comprise the DC EMSA for HOPWA. Persons living with HIV in these jurisdictions combined as of December 31, 2019, totaled 8,084.

In West Virginia, Jefferson County is the sole jurisdiction eligible to receive HOPWA funds through the allocation available to the DC EMSA. A total of 59 persons were living with HIV in Jefferson County as of December 31, 2019.

Detailed data on the characteristics of persons living with HIV were not published for the exact same geographies which represent the DC EMSA for HOPWA. The data which has been published detailing the characteristics of persons living with HIV is approximate enough in geography to provide a valid depiction of the characteristics of persons living with HIV in the DC EMSA for HOPWA.

Males are the majority of persons living with HIV in the DC, Maryland, and Virginia area (DMV). The estimate of Males living with HIV in the DMV is 22,604 as compared to 9,347 Females. A total of 337 persons identified as Transgender.

It is estimated that 48.7 percent of persons living with HIV in the DMV are over the age of 50, the total estimate of actual persons over 50 living with HIV being 15,729. An estimated 41.9 percent, or 13,511 persons living with HIV, were 30-49 years of age. An estimated 2,763 persons living with HIV in the DMV were ages 19-29 while the age range 18 and below was an estimated 239 persons. This data is consistent with numerous studies that show persons living with HIV are aging. More awareness of HIV and advances in HIV antiretroviral therapy are credited with enabling persons to live healthier and longer with HIV.

Black persons represent the majority of those living with HIV within the DMV. The estimate of Black persons living with HIV totals 21,823. Of this total 8,907 live in DC while 9,536 reside in the Maryland counties comprising the DC suburbs. The Virginia suburbs of DC account for an estimate of 3,380 Black persons living with HIV. The estimated number of White persons living with HIV is 5,153, with 2,115 living in Northern Virginia, 1,887 living in DC, and 1,151 living in suburban Maryland. An additional 3,539 persons living with HIV in the DMV identified as Latino.

### **Physically Disabled Characteristics**

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

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

total disabled population and 81 percent of disabled individuals with income under the federal poverty line (*Table NA-45.2*).

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

### **Older Adults Characteristics**

District residents over the age of 60 represent 40 percent of the population (over 300,000 residents) (*Table NA- 45.3*), an increase of more than 200,000 since the 2016-2021 Con Plan. This rise in the number of older adults will only exacerbate the existing need for affordable and accessible housing options, community supports, and health services across all wards to allow residents to age in their communities around familiar faces and places.

One concern for this population is the need for affordable housing, in a time of rising construction costs and housing that meets the needs of an older population; walking or metro access to services, accessible step-free housing, and reliable services to help older residents with home maintenance. Another concern about the progressive frailty and vulnerability - both physical and mental - of the elderly, there is a need for more home health care and nursing options.

Among adults older than 65 who do not live in an assisted living or nursing home facility, 21,000 live with a disability, which represents 27 percent of the District's total disabled population. Similar to the disabled population as a whole, limited mobility or ambulatory difficulty, is the most prevalent disability among older adults. Over 13,000 older adults (17 percent) have difficulty bathing, dressing, or performing other self-care activities, and 12,000 (16 percent) have difficulty doing basic errands alone, such as visiting a doctor's office or shopping and generally living independently. Older adults with mobility issues who lack transportation may be unable to leave home and engage in beneficial social and recreational activities. Immobility can lead to social isolation and accelerated negative health outcomes, including depression. Adults living alone make up 30 percent of adults over 60 and are especially at risk of social isolation (*Table Older Adult Characteristics*).

Accommodating intergenerational housing needs is important for the more than 14,000 residents who live with their grandchildren. Nearly 40 percent of grandparents assume responsibility for their grandchild, and of adults over 60 with this responsibility, 40 percent fill this role without the child's parent present in the home. Grandparents raising grandchildren may suffer more stress and isolation than grandparents who are not caregivers, largely attributed to the financial strain from unexpected

childcare at a time when they should manage their own needs that come with aging. This is particularly challenging for the 18 percent of older adults caring for grandchildren who live on incomes below the poverty line and 27 percent living with a disability. (*Table Older Adult Characteristics*)

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

### **Mentally Ill Characteristics**

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

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

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

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

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

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

## **Discussion**

From 2015 to 2019 there were 4,896 new HIV diagnoses within the DC EMSA. In 2015 the number of new diagnoses stood at 1,086. In 2019, the number of new HIV diagnoses fell to 859. This represented a decline of 227 cases over the five years.

The primary mode of HIV transmission in the DC HOPWA EMSA is sexual contact. Data provided by the Health Departments of DC, Maryland, and Virginia reveal a total of 25,891 persons residing in the DC EMSA that are HIV positive resulting from sexual contact. Of this total, 15,028 were Men having sex with Men. A total of 2,965 Men contracted HIV from sexual contact with Women while 5,957 Women contracted HIV from sexual contact with a Male. Intravenous drug use resulted in 2,343 HIV transmissions with 1,148 of these being persons living in DC.

Summarizing the data, the predominant characteristics of HIV in the DMV are a Black Male, who has or had sexual contact with a Male, and who is over the age of 50.

The most recent performance data reported by DC Health in its Consolidated Annual Performance and Evaluation Report (CAPER) is consistent with the demographic data provided by the Health Departments. The major exception is that 44 percent of persons qualifying the households for HOPWA assistance were Female. Another important fact when considering the housing needs of persons living with HIV is their family members. In the 2019 Program Year, 47.3 percent of all other family members were children under the age of 19. Because more single-parent households, in particular, are headed by a female, the performance data showing 47.3 percent of households assisted by HOPWA funds have children under 19 indicates that, while the majority of persons living with HIV may be Men, there is a great need to continue to provide housing assistance to Women children living with HIV.

## Older Adult Characteristics

Label	District of Columbia
Total:	319,590
Living with own grandchildren under 18 years:	16,842
Grandparent responsible for own grandchildren under 18 years:	8,183
Length of time --	
Less than 6 months	577
6 to 11 months	726
1 or 2 years	1,552
3 or 4 years	957
5 years or more	4,371
Grandparent not responsible for own grandchildren under 18 years	8,659
Not living with own grandchildren under 18 years	302,748



Persons Living with a Disability  
NA 45.1

	District of Columbia					
	Total		With a Disability		Percent with a Disability	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
<i>Total civilian noninstitutionalized population</i>	696,599	±606	78,413	±5,190	11.30%	±0.7
SEX						
Male	328,206	±1,854	33,866	±3,394	10.30%	±1.0
Female	368,393	±1,787	44,547	±3,440	12.10%	±0.9
<i>RACE AND HISPANIC OR LATINO ORIGIN</i>						
White alone	296,757	±4,962	12,660	±1,825	4.30%	±0.6
Black or African American alone	315,255	±4,900	59,236	±4,811	18.80%	±1.5
American Indian and Alaska Native alone	N	N	N	N	N	N
Asian alone	28,479	±1,390	1,578	±738	5.50%	±2.6
Native Hawaiian and Other Pacific Islander alone	N	N	N	N	N	N
Some other race alone	30,868	±5,212	1,160	±707	3.80%	±2.0
Two or more races	23,175	±3,479	2,738	±1,017	11.80%	±3.8
White alone, not Hispanic or Latino	260,423	±879	10,383	±1,490	4.00%	±0.6
Hispanic or Latino (of any race)	78,862	±356	4,898	±1,248	6.20%	±1.6
<i>AGE</i>						
Under 5 years	45,251	±28	0	±218	0.00%	±0.4
5 to 17 years	82,476	±50	5,421	±1,406	6.60%	±1.7
18 to 34 years	233,392	±810	12,742	±2,524	5.50%	±1.1
35 to 64 years	250,380	±878	30,742	±3,558	12.30%	±1.4
65 to 74 years	49,666	±870	12,069	±1,617	24.30%	±3.2
75 years and over	35,434	±955	17,439	±1,571	49.20%	±4.2
<i>DISABILITY TYPE BY DETAILED AGE</i>						
With a hearing difficulty	(X)	(X)	13,382	±2,384	1.90%	±0.3
Population under 18 years	127,727	±42	485	±447	0.40%	±0.3
Population under 5 years	45,251	±28	0	±218	0.00%	±0.4
Population 5 to 17 years	82,476	±50	485	±447	0.60%	±0.5
Population 18 to 64 years	483,772	±647	5,578	±1,737	1.20%	±0.4
Population 18 to 34 years	233,392	±810	1,623	±903	0.70%	±0.4
Population 35 to 64 years	250,380	±878	3,955	±1,421	1.60%	±0.6
Population 65 years and over	85,100	±352	7,319	±1,304	8.60%	±1.5
Population 65 to 74 years	49,666	±870	2,231	±784	4.50%	±1.6
Population 75 years and over	35,434	±955	5,088	±1,056	14.40%	±3.0
With a vision difficulty	(X)	(X)	13,642	±2,246	2.00%	±0.3
Population under 18 years	127,727	±42	663	±398	0.50%	±0.3
Population under 5 years	45,251	±28	0	±218	0.00%	±0.4
Population 5 to 17 years	82,476	±50	663	±398	0.80%	±0.5
Population 18 to 64 years	483,772	±647	8,017	±1,703	1.70%	±0.4
Population 18 to 34 years	233,392	±810	1,649	±746	0.70%	±0.3
Population 35 to 64 years	250,380	±878	6,368	±1,570	2.50%	±0.6
Population 65 years and over	85,100	±352	4,962	±1,207	5.80%	±1.4
Population 65 to 74 years	49,666	±870	2,523	±795	5.10%	±1.6
Population 75 years and over	35,434	±955	2,439	±779	6.90%	±2.2
With a cognitive difficulty	(X)	(X)	30,730	±3,905	4.70%	±0.6
Population under 18 years	82,476	±50	4,014	±1,148	4.90%	±1.4
Population 18 to 64 years	483,772	±647	20,946	±3,827	4.30%	±0.8
Population 18 to 34 years	233,392	±810	8,213	±1,998	3.50%	±0.9
Population 35 to 64 years	250,380	±878	12,733	±2,717	5.10%	±1.1
Population 65 years and over	85,100	±352	5,770	±1,131	6.80%	±1.3
Population 65 to 74 years	49,666	±870	2,333	±786	4.70%	±1.6
Population 75 years and over	35,434	±955	3,437	±970	9.70%	±2.8
With an ambulatory difficulty	(X)	(X)	41,098	±3,778	6.30%	±0.6
Population under 18 years	82,476	±50	703	±724	0.90%	±0.9
Population 18 to 64 years	483,772	±647	19,071	±2,734	3.90%	±0.6
Population 18 to 34 years	233,392	±810	2,249	±1,122	1.00%	±0.5
Population 35 to 64 years	250,380	±878	16,822	±2,506	6.70%	±1.0
Population 65 years and over	85,100	±352	21,324	±2,195	25.10%	±2.5
Population 65 to 74 years	49,666	±870	9,067	±1,634	18.30%	±3.2
Population 75 years and over	35,434	±955	12,257	±1,614	34.60%	±4.3
With a self-care difficulty	(X)	(X)	13,915	±2,349	2.10%	±0.4
Population under 18 years	82,476	±50	1,126	±956	1.40%	±1.2
Population 18 to 64 years	483,772	±647	6,111	±1,688	1.30%	±0.3
Population 18 to 34 years	233,392	±810	607	±441	0.30%	±0.2
Population 35 to 64 years	250,380	±878	5,504	±1,610	2.20%	±0.6
Population 65 years and over	85,100	±352	6,678	±1,306	7.80%	±1.5
Population 65 to 74 years	49,666	±870	2,291	±782	4.60%	±1.6
Population 75 years and over	35,434	±955	4,387	±1,001	12.40%	±2.8
With an independent living difficulty	(X)	(X)	29,537	±3,644	5.20%	±0.6
Population 18 to 64 years	483,772	±647	17,462	±3,364	3.60%	±0.7
Population 18 to 34 years	233,392	±810	4,492	±1,945	1.90%	±0.8
Population 35 to 64 years	250,380	±878	12,970	±2,411	5.20%	±1.0
Population 65 years and over	85,100	±352	12,075	±1,660	14.20%	±1.9
Population 65 to 74 years	49,666	±870	4,143	±1,147	8.30%	±2.3
Population 75 years and over	35,434	±955	7,932	±1,414	22.40%	±4.0



## FY 22 – 26

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

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

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

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

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

Plans, including Sustainable DC 2.0, Age-Friendly Strategic Plan, Homeward DC, Play DC Vision Framework, Public Education Master Plan, Public Libraries Services, and Facilities Master Plan all identify targeted facility expansion and the need for improvements in the District.

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

##### The District Addressing the Need for Broadband Access

The District wants to ensure that low-income families have the tools they need to thrive in the current information technology age. Broadband access allows individuals to advance their health, wealth, physical, and emotional well-being through activities like accessing personal health records, shopping, opening, and maintaining a banking account, and taking part in online education. The District refers to the issue of "lack of accessible broadband" as "the Digital Divide". While there is no single definition, the DC Office of the Chief Technology Officer (OCTO) [Fact Sheet](#) notes, *[T]he digital divide is commonly understood to be the gap between people with useful access to digital and information technologies and those with little to no access at all.*

In the District the largest barrier for low- and moderate-income residents achieving broadband access is cost and education. According to the Office of the Chief Technology Officer (OCTO), the following barriers to broadband exist in the District:

- *Approximately 25 percent of District households do not have broadband internet service.*
- *The average home broadband adoption rate of Wards 1, 2, 3, 4, and 6 is 85 percent.*
- *The average rate [broadband adoption] in Wards 5, 7, and 8 is less than 65 percent (District broadband adoption rates are correlated with income, education, age, and disability status of the U.S. adults who do not use the Internet)*
- *34 percent [of residents] don't think the Internet is relevant to them*
- *32 percent [of residents] feel the Internet is not very easy to use*
- *19 percent [of residents] cite the cost of owning a computer or paying for an internet connection*
- *Seven percent [of residents] cited a physical lack of availability or access to the internet*

Unfortunately, low-income families may not have access to affordable broadband because of budget restraints and digital literacy. It is hard for households on a limited budget to afford the monthly rates, the equipment needed to access broadband, and or some families and seniors do not have access to broadband education to be able to learn how to access the Internet. The cost and education barriers were heightened during the COVID-19 Pandemic when Mayor Bowser had to issue a [Public Health Order](#) for residents to stay home.

As a result, all District government agencies, including public and charter schools, were closed and administrators were forced to move schools to an online platform for teachers and students. In response to the pandemic, Mayor Bowser launched the "[Tech Together DC](#)" initiative, a partnership between public, private, and nonprofit sectors to bridge the digital divide in the District through increasing access to internet service, increasing access to internet-enabled devices and IT support, demystifying technology through awareness, training, and access to opportunities, and increasing technology savviness. "[Tech Together DC](#)" is comprised of more than 30 partners across the District's tech and digital inclusion ecosystem that are advancing efforts to close the digital divide. Some of these efforts include:

- Device distribution and training as well as tech support for senior residents
- Internet access, device distribution, and tech support for students in DC public schools
- Internet Access opportunities for PK3-adult charter school students
- Basic digital literacy training for residents using devices, including smartphones
- Tech training for residents interested in careers in information technology
- The establishment of a digital services team within the District government focused on making government services easier for people to access

Then in September 2020 at the start of the next school year, OCTO, in partnership with the Office of the State Superintendent of Education (OSSE) and the Deputy Mayor for Education (DME),

Field Code Changed

launched *"Internet for All"*, a program for households with students enrolled in PK3-12 classes in traditional and public charter schools and adults enrolled in adult charter schools. *"Internet for All"* provides residents with one year of free low-cost in-home internet access provided by Comcast or RCN.

District residents with broadband access and technology skills are essential for full digital citizenship. Technology affects the lives of residents because technology and access to broadband impact a resident's access to communication, work, school, and emergency information.

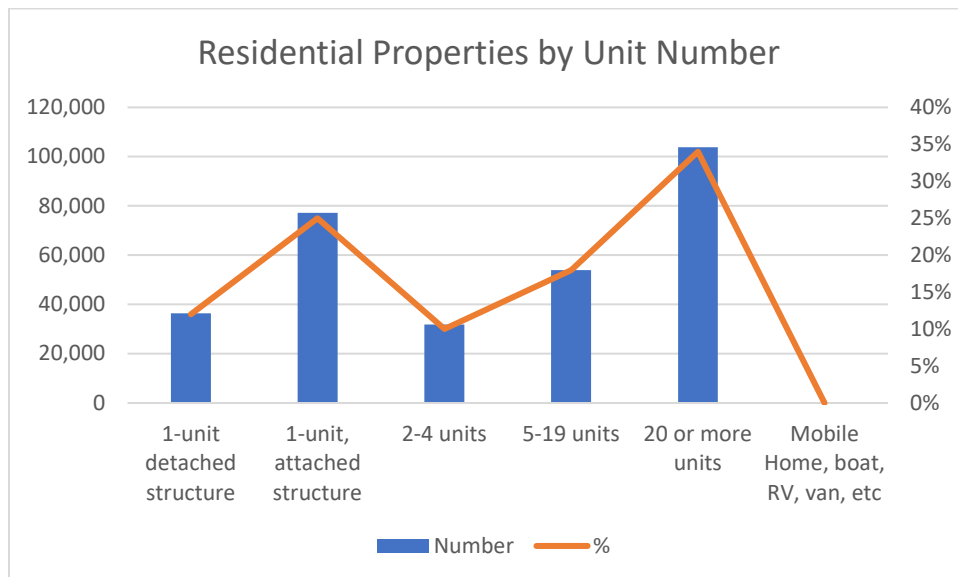
**How were these needs determined?**

Coordination with the District's Office of the Chief Technology Officer and Internet research.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The District of Columbia has 303,315 housing units across a wide range of property types, including attached and detached single-family homes and low to mid-rise condominium and apartment buildings (*Table 31*). Buildings with 20 or more units are prevalent in the District, representing 34 percent of all units. One-unit attached units represent the second-highest concentration of unit type, with 25 percent of the housing type existing in the District. On the contrary, the District has very few movable homes, such as mobile homes, boats, and vans; this category only accounts for less than one percent of the total units.



### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	36,365	12%
1-unit, attached structure	77,175	25%
2-4 units	31,820	10%
5-19 units	53,930	18%

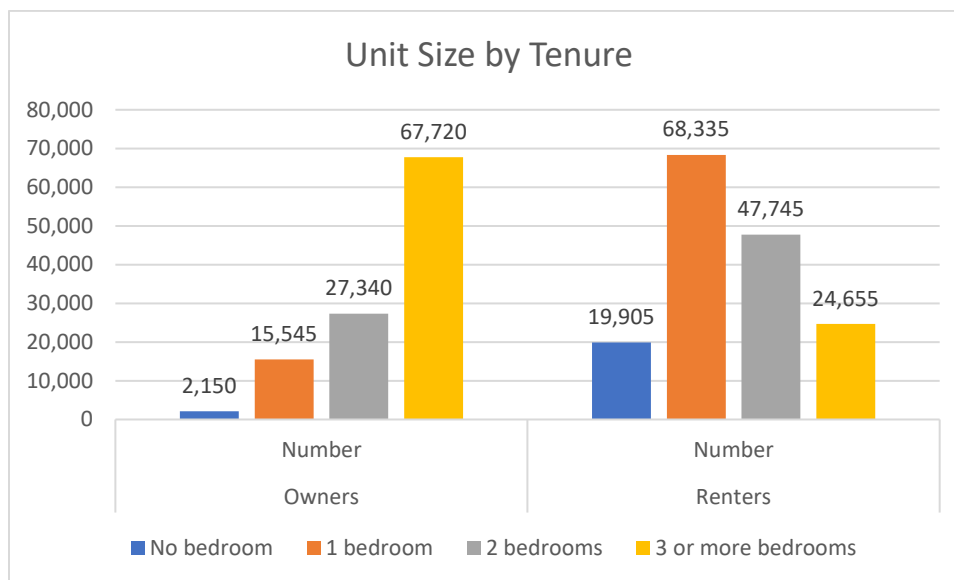
Property Type	Number	%
20 or more units	103,815	34%
Mobile Home, boat, RV, van, etc	210	0%
<b>Total</b>	<b>303,315</b>	<b>100%</b>

**Table 1 – Residential Properties by Unit Number**

**Data** 2011-2015 ACS

**Source:**

Three bedrooms account for the largest share of District units, at over 91,000; however, 75 percent of these units are ownership units as compared to the 25 percent that are rentals. With the high cost to purchase a home in the District, low-income families are forced into the rental market, preventing them from building home equity. Two-bedroom units account for the second largest share of District units, however, unlike the three-bedroom units, the largest share of two-bedroom units represents 30 percent of the rental market. Two bedrooms, together with one-bedroom and zero-bedroom units, represent 85 percent of total rental units, making the District an ideal place for small families and young professionals. Forty percent of this same category, zero to two bedrooms are ownership units (*Table 32*).



## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,150	2%	19,905	12%
1 bedroom	15,545	14%	68,335	43%
2 bedrooms	27,340	24%	47,745	30%
3 or more bedrooms	67,720	60%	24,655	15%
<b>Total</b>	<b>112,755</b>	<b>100%</b>	<b>160,640</b>	<b>100%</b>

**Table 2 – Unit Size by Tenure**

**Data** 2011-2015 ACS

**Source:**

## Housing Choice Voucher DCHA

The Housing Choice Voucher (HCV) is a federal program administered by the DC Housing Authority (DCHA) to provide tenant-based assistance and project-based (including Moderate Rehabilitation and Single Room Occupancy) assistance to qualified households. DCHA currently assists close to 13,500 households under this program (*Table MA: 10.5*). Federal rules require that at least 75 percent of households newly admitted to the voucher program have incomes less than 30 percent AMI and the remainder of eligible households must have incomes less than 80 percent of AMI.

Eligible households under this program are responsible for finding a suitable housing unit where the owner agrees to rent under the program. Qualified households can choose single-family homes, townhouses, market-rate apartments, or some form of subsidized housing. After a household is selected, HCV participants pay at least 30 percent of their income for rent and utilities. A housing subsidy is paid to the landlord directly by DCHA on behalf of the HCV participant to cover the rest, up to the payment standard for the neighborhood. If the voucher holder decides to move to another rental unit, the voucher stays with the household.

Unit rents are set in relation to Fair Market Rents (FMRs). In the District's high-cost rental market,

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

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

### **Local Rent Supplement Program**

Modeled after the federal HCV program, the Local Rent Supplement Program (LRSP) is funded locally by the District and administered by the DCHA. LRSP provides monthly rental subsidies to extremely low-income families and individuals who are experiencing homelessness or who are in jeopardy of becoming homeless. LRSP subsidies must be utilized in the District. Like the federal voucher program, LRSP provides a rental subsidy to cover the difference between 30 percent of a household's income and the unit rent. LRSP has three subsidy components: 1) tenant-based vouchers—issued to individuals and families, with participants having the ability to move to another unit and maintain the voucher subsidy; 2) project-based vouchers—the subsidy is tied to a designated unit managed by a housing provider and cannot be used on any other unit; and 3) sponsor-based vouchers—the subsidy is portable and can be moved to other units managed by the housing provider. Both project-based and sponsor-based units may include the provision of supportive services. As part of the program's focus on meeting local housing needs, the admissions criteria for the sponsor-based component deviates from the federal program, in order to reduce barriers to housing those persons might face when applying for federally subsidized programs.

### **Department of Human Services (DHS)**

Through the consolidated Notice of Funding Availability (NOFA) process, the Department of Human Services (DHS) provides funding to community-based non-profit organizations to deliver intensive supportive services to single adult and family participants (who are chronically homeless, vulnerable,

and face significant barriers to achieving self-sufficiency) in permanent supportive housing programs/projects.

### **Department of Behavioral Health**

The Department of Behavioral Health (DBH) funds the acquisition, construction, or rehabilitation of long-term permanent supportive housing (PSH) units for the exclusive use of mentally ill DBH consumers. Eligible projects provide housing for extremely low-income individuals and families (less than 30 percent of area median income).

### **New Communities**

The [New Communities Initiative \(NCI\)](#) is a District government effort that began in 2005 to revitalize and rebuild specific communities that have experienced high levels of disinvestment, crime, and poverty. NCI's charge calls for the replacement of over 1,500 distressed public and subsidized housing homes spread across four neighborhoods – Barry Farm, Lincoln Heights/Richardson Dwellings, Northwest One, and Park Morton. The existing units are to be replaced with roughly 6,000 high-quality mixed-income housing units, including a one-for-one replacement of all public housing units, along with other community amenities.

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

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



Investments Partnerships Program (HOME), Community Development Block Grant (CDBG), low-income housing tax credits, and of course, local programs.

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

Subsidy Type	Federal or Local	Subsidized Units	Income Restrictions	Household Type Restrictions
Housing Choice Voucher (includes tenant based and project based vouchers and Moderate Rehabilitation/SRO units)	Federal	11881	At least 75% of vouchers are for households 30 % AMI, with remainder up to 80%	Families; Individuals; Disabled; Non-Elderly/Disabled, Homeless; Homeless Veterans; Multicultural; Families with Children
Local Rent Supplement/DC Local (includes tenant-based and project/sponsor based vouchers)	Local	2847	Extremely Low-Income (30% AMI)	Homeless Elderly/disabled; Individuals; Families; Families with Children

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

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

Subsidized housing is funded through Low Income Housing Tax Credit (LIHTC), Housing Production Trust Fund (HPTF), CDBG, HOME, and the Housing Trust Fund (HTF) and DHCD uses federal dollars as gap financing to affordable housing projects.

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

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

	Projects	Subsidized Units	Total Occupied Rental Units (Subsidized and Non-Subsidized)	% of Ward Subsidized
<b>Total</b>	<b>314</b>	<b>40,088</b>	<b>152,278</b>	<b>26.33%</b>
Ward 1	59	4765	22,162	21.50%
Ward 2	16	1930	25,250	7.64%
Ward 3	3	369	18,649	1.98%
Ward 4	15	790	11,730	6.73%
Ward 5	34	4667	15,915	29.32%
Ward 6	50	7943	20,360	39.01%
Ward 7	45	7097	16,558	42.86%

Ward 8	92	12527	21,654	57.85%
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**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as the expiration of Section 8 contracts.**

DCHA does not anticipate losing any affordable units.

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

The availability of housing is currently not meeting the needs of the population. Two sources, in particular, demonstrate the need for affordable housing in the District: the DCHA waiting list and the HUD Point-In-Time (PIT) Count.

The current number of applicants on the waiting list is 43,722 (based on certain circumstances applicants can be reinstated to the waiting list, which may cause slight fluctuations from time to time). With minimal annual unit/voucher turnover in both the public housing and housing choice voucher programs, the rate at which the housing authority can house families from the waiting list is nominal compared to the demonstrated need. The 2021 PIT estimate shows that there are over 5,111 people experiencing homelessness on a given night in the District.

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

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

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

Large units with three bedrooms or more are a need. Families with more than five people are more likely to be at high risk of homelessness, and pay more for housing in return for more space. Large families live in overcrowded situations which suggest that larger households are disproportionately cost-burdened relative to smaller households and need affordable family-sized units.

FY 2022-2026

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

**Cost of Housing**

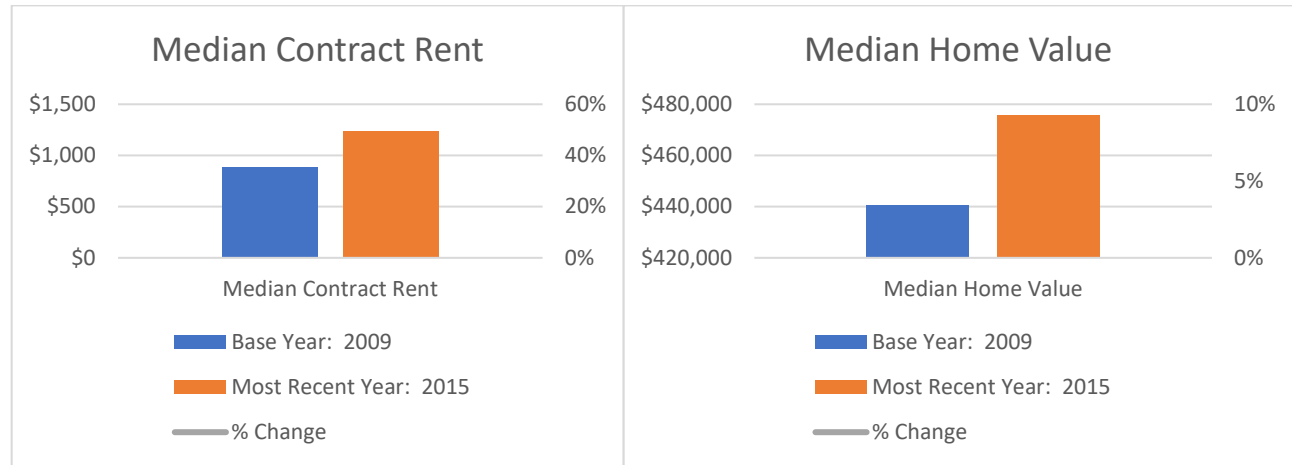


Chart 1 – Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	440,500	475,800	8%
Median Contract Rent	882	1,234	40%

Table 2 – Cost of Housing

**Data Source:** 2011-2015 ACS (Most Recent Year)

**Cost for Rental Housing**

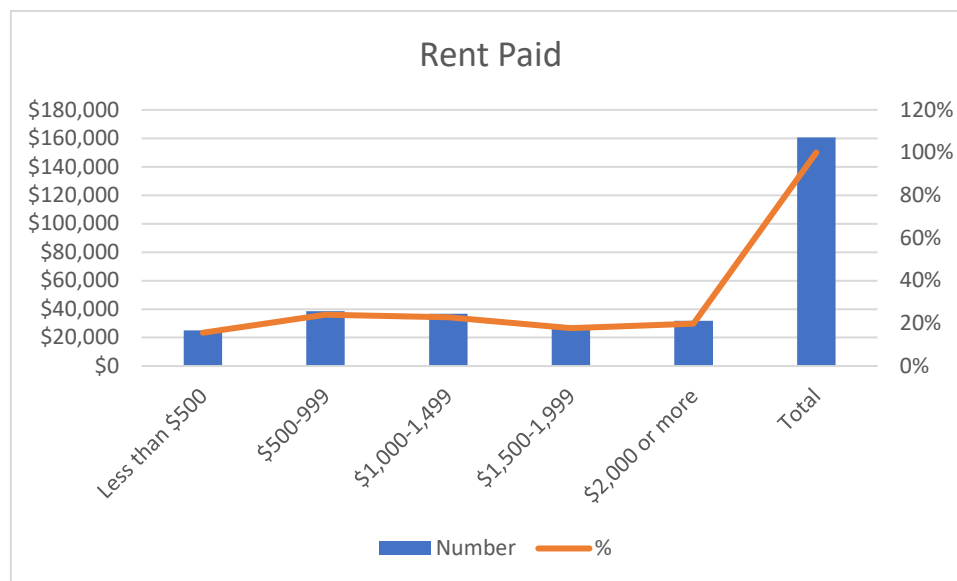


Chart 3 - Rent Paid

Rent Paid	Number	%
Less than \$500	24,980	15.6%
\$500-999	38,510	24.0%
\$1,000-1,499	36,845	22.9%
\$1,500-1,999	28,440	17.7%
\$2,000 or more	31,875	19.8%
<b>Total</b>	<b>160,650</b>	<b>100.0%</b>

Table 4 - Rent Paid

**Data**

**Source:** 2011-2015 ACS

**Housing Affordability**

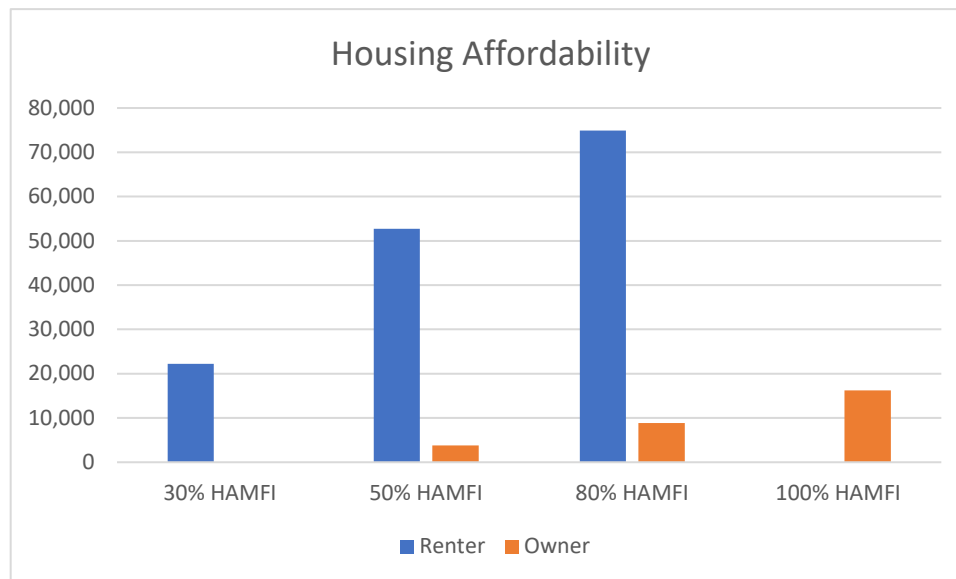


Chart 5 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	22,230	No Data
50% HAMFI	52,740	3,790
80% HAMFI	74,880	8,860
100% HAMFI	No Data	16,230
<b>Total</b>	<b>149,850</b>	<b>28,880</b>

Table 6 – Housing Affordability

**Data**

**Source:** 2011-2015 CHAS

## Monthly Rent

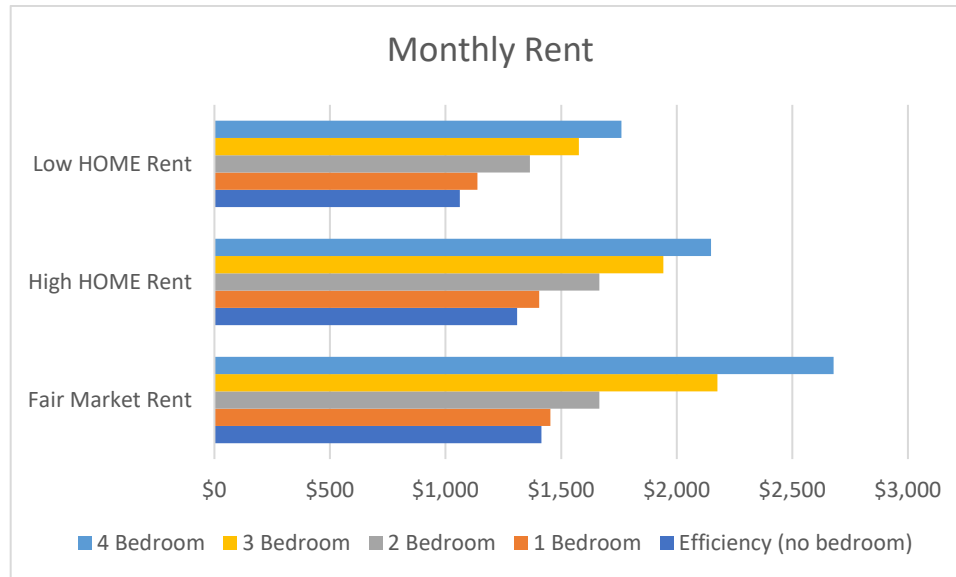


Chart 36 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,415	1,454	1,665	2,176	2,678
High HOME Rent	1,310	1,405	1,665	1,942	2,148
Low HOME Rent	1,062	1,138	1,365	1,577	1,760

Table 7 – Monthly Rent

### Data

Source: HUD FMR and HOME Rents

U.S. DEPARTMENT OF HUD								
STATE: DISTRICT OF COLUMBIA								
----- 2021 HOME PROGRAM RENTS -----								
PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Washington-Arlington-Alexandria, DC-VA-MD H								
LOW HOME RENT LIMIT	1128	1209	1451	1677	1871	2064	2257	
HIGH HOME RENT LIMIT	1379	1479	1765	2044	2260	2476	2691	
For Information Only:								
FAIR MARKET RENT	1513	1548	1765	2263	2742	3153	3565	
50% RENT LIMIT	1128	1209	1451	1677	1871	2064	2257	
65% RENT LIMIT	1379	1479	1777	2044	2260	2476	2691	
For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.								

## **Introduction**

This order was necessary to help keep pace with the District’s housing needs and the needs of low income households. Table 33, above, shows the average cost of purchasing a home has increased eight percent (8%) between 2009 and 2015, to \$475,800. However, the Washington Post reported on December 2, 2020, that the median sales price for a single-family home in the city reached \$1.1 million in October 2020, a 24.4 percent increase in one year. This type of housing inflation makes homeownership financially difficult for many District families to achieve.

Rental prices increased 40 percent between 2009-2015. On Chart 34, you can see a visual of rents increasing as incomes decline—a trend that will only be exasperated by the recent pandemic. Currently Stay DC has over 11,000 applications being reviewed for rental assistance due to loss of jobs or reduction of income caused by COVID-19.

## **Utility Burden**

In addition to rising rents and home prices, the cost of utilities for District households is also a key affordability consideration. HUD defines affordable housing as “housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.” Utilities include electricity, gas, water and sewer, and trash removal. Utility costs compound the housing cost burden for the District’s households. According to the Energy Information Administration (EIA), in 2019 the average monthly electricity bill for a household in the District was \$97.61 ([EIA Electric Rates](#)). In 2019, the Board for DC Water approved a new rate structure in which the average residential customer charges for water, wastewater, stormwater, and other fees, was \$108.32 ([DC Water Rate](#)). In 2020, as advertised by Washington Gas, the District’s natural gas utility, the estimated monthly gas bill for an average residential heating customer household was \$73.21 ([Washington Gas Rate](#)). These aggregated monthly utility costs place a disproportionate housing burden on the District’s low-income families, with a larger portion of their household income allocated for natural gas, water, and electric bills.

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

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

There is not sufficient housing for households at all income levels. That is why on May 10, 2019, the District’s Mayor, Muriel Bowser, signed a Mayor’s Order on housing directing District agencies to identify new policies, tools, and initiatives to create 36,000 new housing units by 2025 and directing that 12,000 of the units be affordable to low-income households.



The order focuses on five key areas:

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

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

Housing affordability is going to become harder to attain without the development of more housing units and increased economic opportunities for District residents. As home values and rents to continue to climb at a fast pace, more federal housing funds will be required to address these issues. The District has taken steps to help create more affordable housing by borrowing \$36 million dollars in Section 108 funds for a Housing Rehabilitation Loan Fund on current projects that require a higher subsidy and for FY 2022, Mayor Bowser has proposed doubling the funds for the local HPTF program—allocating \$400 million dollars total. This funding along with the pending HOME-ARP (American Recovery Plan) funds will assist the District in meeting the needs of the extremely low income, but more federal funds are needed.

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

Fair market rents are at least \$200.00 more than that of HOME rents or affordable rents. This will require the District to invest more subsidies into the development of affordable housing to assist low income households. Currently a 2 bedroom unit has a FMR of \$1765, making the HOME Low Rent \$1451 and the HOME High Rent Limit the same as FMR, \$1765. In order for an extremely low-income family, with a household size of four to have an affordable rent, their income would need to be just under \$6,000 per month, or \$72,000, per year. The HUD published Area Median Income limits, have a maximum amount of \$64,500; requiring a subsidy for all households living at 30 percent of the AMI receive atleast \$300 dollars per month in a subsidy. Forty two percent of the District’s population pays more than 30% of their income for housing costs; at a minimum we are looking at a multi-million dollar per month rent subsidy. This is why there is such a high need for the creation of more affordable housing units and why the Mayor has made affordable housing her top priority.

## FY 2022-2026

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

#### Introduction

The District’s historic housing stock, including housing with large, turn-of-the-century front porches, garden-style, low-rise, and mid-rise multi-family apartments, adds charm and cultural legacy distinct from other cities in the nation. The city has 50 historic districts, nearly 27,000 properties protected by historic designation, and a significant supply of older but usable apartment buildings. The older housing stock also brings challenges to accommodate modern environmental and housing code standards. A small percentage of the stock lacks adequate kitchen or plumbing facilities, defined by HUD as substandard housing. Almost 80% of the District’s housing stock was built before 1950 (*Table 8*) and maybe, in need of rehabilitation or critical repairs. With steep stairs and narrow hallways, for example, it is often difficult for those with limited mobility to remain in their homes. Neglected environmental hazards from dated ventilation methods, old water systems, and the use of lead-based materials trigger a range of health issues that may displace residents unable to address these issues.

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

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

#### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,530	25%	70,565	44%
With two selected Conditions	465	0%	4,695	3%
With three selected Conditions	60	0%	295	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	83,690	74%	85,090	53%
<b>Total</b>	<b>112,745</b>	<b>99%</b>	<b>160,645</b>	<b>100%</b>

Table 1 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built	Owner-Occupied		Renter-Occupied		Total	
	Number	%	Number	%	Number	%
2000 or later	9,905	9%	19,195	12%		
1980-1999	5,760	5%	14,630	9%		
1950-1979	25,710	23%	64,395	40%		
Before 1950	71,380	63%	62,420	39%		
<b>Total</b>	<b>112,755</b>	<b>100%</b>	<b>160,640</b>	<b>100%</b>		

**Table 2 – Year Unit Built**

Data Source: 2011-2015 CHAS

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

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	97,090	86%	126,815	79%
Housing Units build before 1980 with children present	6,070	5%	2,030	1%

**Table 3 – Risk of Lead-Based Paint**

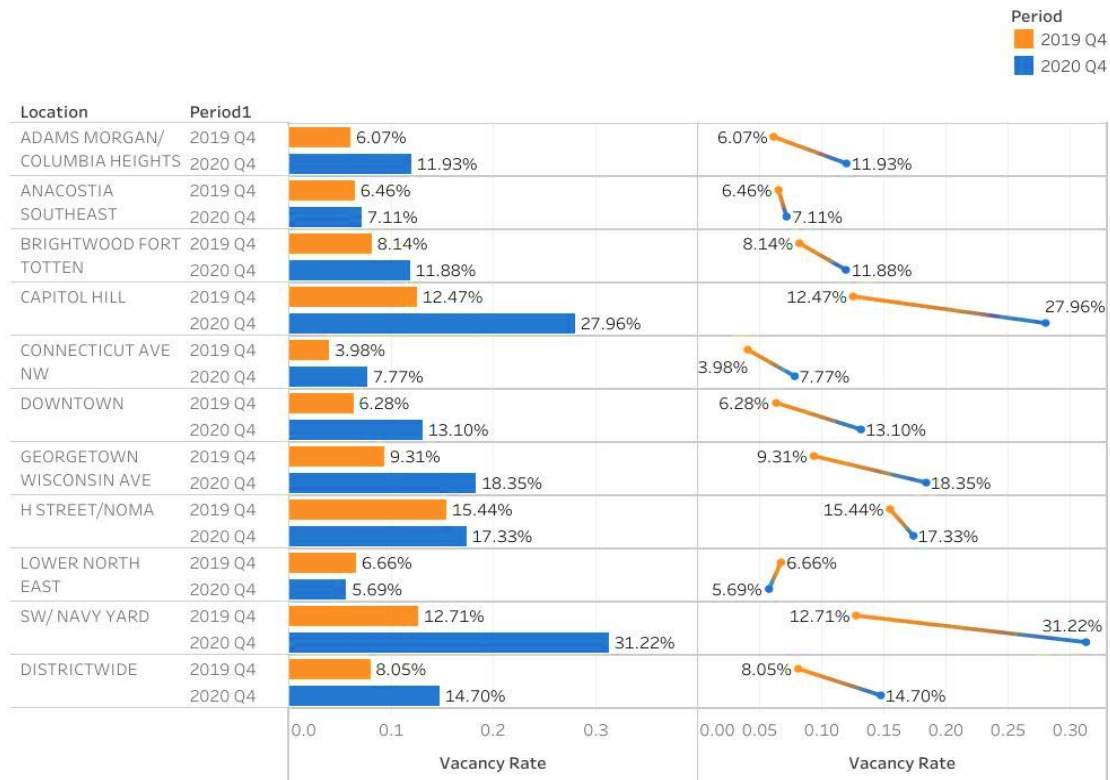
Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

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

**Table 4 - Vacant Units**

ACS did not have any data for Table 10 and so data was taken from [Saving DC's Rental Market Strike Force](#). Currently, the average **vacancy rate** in the District is 14.7%, with submarkets such as SW/Navy Yard, Capitol Hill, and Georgetown/Wisconsin Ave, are seeing **vacancy rates** at 31%, 27%, and 18% respectively .



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

### Historic Preservation

Neighborhoods thrive when buildings are intact and in use, but many historic properties have been neglected and in need of significant investment to bring new life to vacant and underutilized buildings and revitalize buildings in need of environmental remediation, upgrades to meet building code, and structural repair. High land and construction costs have squeezed development budgets, resulting in construction that can lower the architectural quality of new buildings. With new construction so expensive, it is often more cost effective and sustainable to retain existing affordable housing than to construct new units. A recent report by the DC Office of Planning demonstrates the financial benefit of pairing low-income housing resources with historic preservation resources to increase the supply of affordable housing. Protection of historic resources and maintenance of older housing stock should be an integral part of community revitalization. ([Press Release 8.26.2015](#))

### Home Accessibility Modifications

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

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

Based upon income data from the American Community Survey, there are 9,000 housing units that could be at-risk for lead-based paint hazards among low to moderate-income households with children under 6 years old. This represents one-third of all housing units with children under 6 years built before lead-based paint was banned (*Table 9*).

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

### Discussion

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

The *Sustainable DC 2.0 Plan* has set, a number, of goals and targets seeking to create the healthiest, greenest, and most livable city in the United States by 2032. Among these goals and targets, the Plan states that by 2032 the District aims to:

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

The District of Columbia seeks to ensure that households in all eight wards, particularly low-income households, benefit from the implementation of the *Sustainable DC 2.0 Plan*.

**FY 2022 2026**

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

DCHA owns, manages, or subsidizes more than 8,300 public housing units (serving seniors, disabled, families with children, and veterans) and is dedicated to preserving and enhancing its entire housing stock. However, like many other public housing authorities, DCHA is faced with the challenge of limited funds to address an aging portfolio. Since 2000, capital funding from HUD has declined nationally by an average of 2% per year. DCHA has worked aggressively to address its public housing capital and maintenance needs. To meet this challenge, DCHA continues to access a cross-section of financing approaches, both governmental and private sector to leverage necessary funding.

A portion of the agency's units were rehabilitated and are not in need of immediate redevelopment. However, DCHA is pursuing a large-scale effort to bring the remainder of its inventory to a 20-year viability, meaning that the building will not need major renovation for another 20 years. This effort will require approximately \$1 billion in additional capital funding.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	323	8,275	13,572	726	12,846	2,961	3,294	660
# of accessible units			692						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 1 – Total Number of Units by Program Type

Data      PIC (PIH Information Center)  
Source:



**Condition of Public Housing**

Development Number	Name	Average Inspection Score
DC001002220	BENNING TERRACE/ MARLEY RIDGE	37
DC001003363	CARROLL APARTMENTS	69
DC001001600	CLARIDGE TOWERS	63
DC001003850	ELVANS ROAD	74
DC001001640	FORT LINCOLN	93
DC001002230	FT DUPONT ADDITION/FT DUPONT DWELLINGS/ STODDERT TERRACE	45
DC001001371	GARFIELD SENIOR	51
DC001001370	GARFIELD TERRACE	49
DC001003363	GREENLEAF ADDITION/GREENLEAF EXTENSION	68
DC001004210	GREENLEAF GARDENS/GREENLEAF SENIOR	68
DC001001680	HARVARD TOWERS	39
DC001003530	HIGHLAND ADDITION	52
DC001003300	HOPKINS APTS	81
DC001001620	HORIZON HOUSE	91
DC001001700	JAMES APARTMENTS	68
DC001001030	JAMES CREEK	66
DC001001650	JUDICIARY HOUSE	46
DC001001080	KELLY MILLER DWELLINGS	61
DC001005190	KENILWORTH COURTS	38
DC001004361	KENTUCKY COURTS	77
DC001005210	KENTUCKY COURTS	75
DC001003361	KNOX HILL/THE VILLAGER/WOODLAND TERRACE	68
DC001002400	LANGSTON ADDITION	51
DC001002250	LANGSTON TERRACE	51

Development Number	Name	Average Inspection Score
DC001001391	LEDROIT APARTMENTS	90
DC001002130	LINCOLN HEIGHTS/ RICHARDSON DWELLINGS	35
DC001001290	LINCOLN ROAD/ ONTARIO ROAD/ SURSUM CORDA	79
DC001001440	MONTANA TERRACE	81
DC001001340	PARK-MORTON APTS	92
DC001005420	PARKSIDE POLLIN (Metro Station)	87
DC001004430	POTOMAC GARDENS	69
DC001001690	REGENCY HOUSE	82
DC001001830	SCATTERED SITES	55
DC001001291	SIBLEY PLAZA	96
DC001001290	SIBLEY PLAZA	96
DC001004240	SYPHAX GARDENS	93

### Mixed Finance Projects

#### Development Names

BARRY FARM
CAPITOL GATEWAY
CAPITOL QUARTER I & CAPITOL QUARTER II
CAPPER SENIOR I & CAPPER SENIOR II
CITY VIEW
EDGEWOOD/THE VIEW
GIBSON PLAZA
GLENNCREST
HARLOW
HENSON RIDGE

HIGHLAND DWELLINGS
LOFTS/BIXBY
MARIGOLD
NANNIE HELEN BURROUGHS
OXFORD MANOR
PHYLLIS WHEATLEY
RESIDENCES @ HAYES
SHERIDAN STATION I & SHERIDAN STATION III
ST. MARTINS (SUMMIT)
THE AVENUE
TRIANGLE VIEW
VICTORY SQUARE
WHEELER CREEK FAMILY
WHEELER CREEK SENIOR

#### Conventional Public Housing Developments

Name
BENNING TERRACE
CARROLL APARTMENTS
CLARIDGE TOWERS
ELVANS ROAD
FORT LINCOLN
FT DUPONT ADDITION
FT DUPONT DWELLINGS
GARFIELD SENIOR
GARFIELD TERRACE
GREENLEAF ADDITION
GREENLEAF EXTENSION
GREENLEAF GARDENS

Name
GREENLEAF SENIOR
HARVARD TOWERS
HIGHLAND ADDITION
HOPKINS APTS
HORIZON HOUSE
JAMES APARTMENTS
JAMES CREEK
JUDICIARY HOUSE
KELLY MILLER DWELLINGS
KENILWORTH COURTS
KENTUCKY COURTS
KNOX HILL
LANGSTON ADDITION
LANGSTON TERRACE
LEDROIT APARTMENTS
LINCOLN HEIGHTS
LINCOLN ROAD
MONTANA TERRACE
ONTARIO ROAD
PARK-MORTON APTS
POTOMAC GARDENS
REGENCY HOUSE
RICHARDSON DWELLINGS
SCATTERED SITES
SIBLEY PLAZA
STODDERT TERRACE
SURSUM CORDA
SYPHAX GARDENS
THE VILLAGER
WOODLAND TERRACE

Describe the supply of public housing developments:

DCHA owns and operates almost 8,300 public housing units across the District of Columbia. These units are distributed across a combination of conventional public housing sites and units located in redeveloped or recently rehabilitated developments. In addition, DCHA has used its available ACC funding to layer the public housing subsidy with local funding through an interagency Memorandum of Understanding, led by DHCD, to create permanent supportive affordable housing units. Based on a portfolio assessment, DCHA has determined that it will cost over \$1 Billion to bring the agency's public housing stock to at a point where the units are viable for at least another 20 years. This deferred capital need has been building-up over a period of decades as the capital funding available from HUD has failed to keep pace with the needs of an aging public housing portfolio.

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

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

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

As mentioned above, it is estimated that it will cost over \$1 Billion to bring the agency's public housing portfolio up to a condition of 20-year viability. This includes the more than 6,500 units in DCHA's conventional public housing which have not already undergone redevelopment or rehabilitation efforts through a mixed-income redevelopment or conversion and rehabilitation using HUD's Rental Assistance Demonstration (RAD) program.

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

DCHA is pursuing multiple strategic paths to the rehabilitation and redevelopment of DC Housing Authority's sites to meet the variety of properties' and diverse residents' needs. The plan for any site takes into consideration the local and federal funding available, the debt and equity that the site can support, and the ability of the site to contribute to wider community needs such as more affordable workforce housing, market rate housing, homeownership options, and commercial amenities. In addition, the voice and input of residents and core stakeholders is key to success. DCHA works aggressively on its redevelopment and modernization pipeline, but with a process that is sensitive to resident concerns and the desire of the wider community for input.

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

**Development Pipeline:** The current redevelopment pipeline consists of approximately 1,304 replacement units at the following sites which will include to-be-planned additional affordable and other units— Barry Farm & Wade Apartments, Kenilworth, Park Morton, Greenleaf, Capper/Carrollsbury, Lincoln Heights, Richardson Dwellings, Sursum Corda & Sibley Townhomes. Planning is already underway at these sites with resident engagement, resource mapping as well as efforts to secure financing for the various phases of development. DCHA is committed to continuing its work with families, stakeholders, and financial institutions to find the needed resources to complete these projects.

**Senior/Mixed Population Sites Requiring Major Rehabilitation:** Some of the DCHA's Senior/Mixed- Population sites have already undergone some level of rehabilitation, whether through energy efficiency initiatives or building systems upgrades and renovations. The capital needs are still significant, however. In order to bring the more than 2,000 units in DCHA's senior and disabled buildings to 20-year viability, all major systems and features need to be upgraded to like-new conditions so only ordinary maintenance is needed over the next 20 years (new roofs, kitchen, windows, mechanical, electric systems). DCHA is currently planning RAD conversion/rehabilitation projects at several of these properties, including Judiciary House, LeDroit Senior, Potomac Senior and Family Mid-Rise, and Claridge Towers.

**Family Sites Requiring Major Rehabilitation:** The family sites that are not already in the development pipeline, totaling over 2,800 units, will require significant investment and planning to ensure long term viability. DCHA is currently utilizing a combination of District and HUD capital dollars to stabilize these properties for the next 3-5 years prior to major rehab or redevelopment activities.

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

Federal Resources

- Choice Neighborhoods Initiative
- Replacement Housing Factor Funds
- Rental Assistance Demonstration Local Resources
  
- Housing Production Trust Fund
- HOME Investment Partnership Program
- Community Development Block Grant
- Capital Improvement Program Equity Resources
  
- Low Income Housing Tax Credit Program
- Historic Tax Credits
- Tax Exempt Bond Financing

#### Local Resources

- DC Capital Allocations
- DC Local Rent Supplement Program allocations

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

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 2 - Public Housing Condition

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

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

Discussion:



## MA 30 -Homeless Facilities and Services § 91.210 (C)

### Introduction

#### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current and New)	Voucher/ Seasonal/ Overflow Beds	Current and New	Current and New	Under Development
Households with Adult(s) and Child(ren)	1,727	0	565	9,448	234
Households with Only Adults	2,894	420	1,116	7,206	169
Chronically Homeless Households	0	0	0	16,654	268
Veterans	0	0	180	1,557	0
Unaccompanied Youth	163	0	302	16	0

Table 1 - Facilities and Housing Targeted to Homeless Households

#### **\*\*Data Source Comments:**

*Source: The Community Partnership for the Prevention of Homelessness, 2021 Housing Inventory Count (HIC). Note: Chronically Homeless Households, Veterans and Unaccompanied Youth counts are subsets of Households with Adult(s) and Children and Households with Adults only, and may be subsets of one another.*

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

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

The Department of Behavioral Health's (DBH) goal is to deliver behavioral health services that promote recovery, respect cultural and linguistic diversity, and are choice-driven through the Mental Health

Rehabilitation Services system for community-based care or MHRS. The MHRS system is based on individualized services and supports. Services include diagnostic/assessment services, counseling, medication, intensive day treatment, and crisis/emergency services. Individualized behavioral health services are supported by rehabilitation programs, peer supports, supportive employment opportunities, housing assistance, and a range of community housing alternatives to facility-based care.

The Access Help Line is the easiest way to get connected to services provided by DBH and its certified behavioral health care providers. This 24-hour, seven-day-a-week telephone line is staffed by behavioral health professionals who can refer a caller to immediate help or ongoing care. The Access Helpline activates mobile crisis teams to respond to adults and children who are experiencing a psychiatric or emotional crisis and are unable or unwilling to travel to receive behavioral health services. DBH, through its comprehensive psychiatric emergency program, operates a Homeless Outreach Program (HOP). This mobile unit is responsible for assessing and treating individuals with acute and chronic behavioral health issues, those in or on the verge of psychiatric crisis; provides consultation and training to the provider network working most closely with this population. HOP staff are available 24 hours a day, seven days a week and finds cases through street and shelter outreach, adult and family shelters, District agencies and hospitals, requests from the general public, consumers, family members, and the Metropolitan Police Department and other policing agencies. HOP services include, referrals and linkages to community support services, wellness checks, crisis emergency services, substance use treatment referrals and transportation, medical referrals and transportation, encampment outreach and evaluation, referrals to housing resources, and cold weather outreach and safety checks. HOP efforts focus on linking veterans to services such as the Veterans Affairs (VA) Medical Center, Veterans Administration Supportive Housing, and the VA Community Resource and Referral Center (CRRC). The CRRC works with homeless and at-risk veterans. Those veterans who cannot or will not be linked to the CRRC receive the full complement of HOP services. In addition, DBH has a Comprehensive Psychiatric Emergency Program, a 24-hour a day, seven-day-a-week operation that provides emergency psychiatric services and extended observation beds for individuals 18 years of age and older.

The Department of Employment Services (DOES) runs a transitional employment program that provides job readiness, work experience, and job search assistance to homeless individuals and heads of households (veterans and non-veterans) who face multiple barriers to employment. Participants must demonstrate a substantial need and meet at least three of the following criteria: 1) basic skills deficiency (determined by CASAS testing score) 2) lack of a secondary education credential, i.e., no high school diploma or GED, 3) a documented history of substance abuse, homelessness, job cycling (not maintaining steady employment), or a conviction of a felony or be previously incarcerated. The program provides comprehensive services to assist homeless individuals and heads of household (veterans or non-veterans) back into the workforce. To better understand employment and income trends, the Inter-Agency Council on Homelessness (ICH) partnered with TheLab@DC, DOES, and The Community Partnership (TCP) in 2019 to examine third-party earnings data for individuals and families experiencing homelessness. The findings from the analysis confirmed significant amounts of unemployment and underemployment among households experiencing homelessness, and that people are – on average – earning far less than what it takes to afford housing in the District.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen

MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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

The Virginia Williams Family Resource Center (VWFRC) is the central point of intake for families experiencing homelessness or those at risk of homelessness in the District. The District of Columbia's Homeless Services System Continuum of Care for families aims to provide the appropriate level of supports and resources to families who are presenting for homeless services. Families are initially assessed for services at VWFRC and can receive a variety of resources, including, but not limited to:

- Emergency shelter placement based on the assessment outcome
- Homeless Prevention Services
- Emergency Rental Assistance (ERAP)
- District Alliance for Safe Housing (DASH) for Domestic Violence Support

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

DHS Youth Homeless Services (YHS) leads the District's response to youth homelessness via direct grants to community organizations that provide services (housing, emergency shelter, street outreach, youth drop-in centers, etc.) to youth experiencing homelessness and through the Youth HOPE (Housing Options and Prevention Education) program. YHS also coordinates street outreach teams and collaborates with partners to ensure youth are assessed for, and linked to, appropriate services.

**FY 2022 - 2026**

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

### Introduction

#### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	550
PH in facilities	2
STRMU	200
ST or TH facilities	45
PH placement	60

Table 1– HOPWA Assistance Baseline

Data        HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Source:

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

The District has several agencies that address the needs of special populations as defined by HUD that provide supportive housing services.

DHCD serves the elderly and frail elderly through the funding of several agency programs and coordination with other District agencies. This includes funding legal service providers for older persons through the Neighborhood Based Activities Program (NBAP). In addition, when developing housing for this population, DHCD coordinates with a service provider to ensure that a complete continuum of care plan is available to the residents. Additionally, through an interagency MOU with DBH, DHS DCHA, DCHFA, and DC Health, DHCD partners with other District agencies to address the needs of special populations in its housing projects through a consolidated funding application process.

DHCD has established in the District's Qualified Allocation Plan and Consolidated Request for Applications minimum a threshold requirement for new construction and rehabilitation projects in which five percent of funded units in a Production project, and no less than one unit, must be reserved and operated as Permanent Supportive Housing (PSH). The National Health Care for the Homeless Council states that "Permanent Supportive Housing (PSH) is a model that combines low-barrier affordable housing, health care, and supportive services to help individuals and families lead more stable lives. PSH typically targets homeless or otherwise unstably housed people, who experience multiple barriers to housing, and are unable to maintain housing stability without supportive services."

Additionally, DHCD will be implementing new federal funding sources from HUD, including the Recovery Housing Program (RHP) and modified version of the HOME program to respond to COVID-19. DHCD is consulting with the ICH in order to receive recommendations and suggestions regarding the implementation of the RHP to provide housing in conjunction with supportive services to persons who live with a substance use disorder. The RHP requires a separate Annual Action Plan which will be submitted to HUD by December 31, 2021. The American Rescue Plan of 2021, created an enhanced version of the HOME program, designed

to specifically address housing for extremely low and low-income households who may be vulnerable as a result of the COVID-19 emergency. This provision provides homelessness assistance and supportive services programs to help create housing and services for people experiencing or at risk of homelessness.

In October 2017, the US Census Bureau released the most recent American Community Survey (ACS) 1-Year Survey Estimate allowing DCOA to use the most recent data on older adults as of 2016. These data profiles have the most frequently requested social, economic, housing, and demographic data. Several key demographic trends share DCOA's goals and priorities for services to older adults (please see Attachment J for a comprehensive demographic breakdown of the population 60 years and older from 2010 to 2016):

- The number of older Washingtonians is increasing. The District of Columbia has an estimated total population of 681,170 residents. The older adult population (age 60 and older) in the District is 113,644 (16.5% percent of total population). This represents an increase of 12.75% in older adults 60 years and older since 2010 or 12,855 seniors. The District's senior population is projected to continue to grow to 17.4% by 2030.
- Individuals between the ages of 65 to 74 years have the highest growth share in the District between 2010 and 2016. This cohort is expected to grow in number citywide.
- The senior population 60+ increased in seven of the eight wards. DC had a total of 9.3% growth overall from 2010 to 2014 with more seniors living in Wards 3, 4, and 5.

More than half of seniors live alone (56.7%). This makes programs and services to combat social isolation critically important.

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

### Office of Disability Rights (ODR) and the Olmstead Plan

ODR is the lead agency responsible for the Olmstead Plan. In 2006, the Council of the District of Columbia passed the Disability Rights Protection Act, which created the Office of Disability Rights (ODR). Under the Act, ODR was given responsibility for developing and submitting an Olmstead Plan to the Executive Office of the Mayor. ODR and its partner agencies have continued working towards creating a plan for community integration in the District. ODR and its core partner agencies: Department on Disability Services (DDS), the Department of Aging and Community Living (DACL), the Department of Health Care Finance (DHCF), and the Department of Behavioral Health (DBH) seek to improve upon the Current Plan to continue the transition from institutionalized care for District residents.

## **DCHA – Supportive Housing Needs**

There is wide need for supportive housing within DCHA's portfolio. Currently, DCHA partners with local service providers to offer meals, activities of daily living, primary care, social events and transportation at its elderly/disabled buildings. At its family sites, DCHA hosts a variety of service providers to address health, education, food insecurity, violence prevention, self-sufficiency and employment. DCHA also hosts a residential substance use treatment program. Looking ahead, DCHA is preparing to expand supportive services to support families before, during, and after redevelopment.

### **Persons with Disabilities and Older Adults**

No one authoritative data source that identifies housing units restricted to older adults or persons with disabilities currently exists; however, as of 2017, the District has 76 subsidized senior independent living apartment complexes with a total of 9,550 housing units. ([Senior Housing - Washington DC - June 26 2017](#))

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

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

With only three of the 13 currently licensed assisted living facilities accepting EPD waiver recipients, the District is in need of more Medicaid-eligible and affordable assisted living facilities. Many nursing home

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

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



DHCD requires that the Uniform Federal Accessibility Standards (UFAS) of Section 504 of the Rehabilitation Act are incorporated into the design and construction of all newly constructed and/or substantially rehabbed projects over four units funded with federal and local assistance. All projects with more than four units must meet two requirements: a minimum of five (5)% of the total units must be UFAS units, and two (2)% of all units in newly constructed projects must have units accessible for persons who have hearing or vision impairment. These units must be equitably distributed throughout the whole project.

To ensure compliance with accessibility laws, DHCD enforces fair housing and accessibility standards. The agency annually hosts a training program for staff, grantees, and interested agencies and organizations. This training covers Section 504 of the Rehabilitation Act of 1973 (Section 504), the Fair Housing Act as amended (the Fair Housing Act), and the Americans with Disabilities Act, (ADA). The training also covers local regulations and the practical application of all required accessibility regulations for DHCD assisted multifamily and single-family housing.

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

Recognizing that not all home modifications need major improvements, the DC Office on Aging (now known as the Department of Aging and Community Living (DACL), in partnership with DHCD, launched a pilot program – Safe at Home – in fiscal year 2016. The program promoted aging-in-place for older adults (60 years and older) and people living with disabilities (between 18 and 59 years old) by offering home adaptation grants to reduce the risk of falls and reduce barriers that limit mobility. Each eligible household receives a falls assessment, in-home evaluation by an occupational therapist, and may receive a grant of up to \$6,000 (paid directly to the contractor and/or occupational therapist) to cover recommended adaptive in-home modifications, labor costs, and durable medical equipment.

During the first nine months of the program's operation in FY21 (October 1, 2020 through June

30, 2021), Safe at Home received 939 referrals to the program. Of those, 890 people completed the intake process over the phone. To complete enrollment, individuals must submit supporting documentation. Of those enrolled 550 submitted eligibility documentation to complete enrollment. Of those enrolled, 666 people have completed an in-home assessment with an Occupational Therapist and construction has been completed in 611 construction with a final Occupational Therapist visit and 13 projects that are awaiting final occupational therapist review.

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

### **Persons Living w/ a Mental Illness**

The Department of Behavioral Health (DBH) provides an integrated system of care for families and adults. ([DBH Services](#)) DBH has 18 active programs to provide the following services to District residents.

1. [Access HelpLine](#), a toll free number for access to service.
2. [Adult Services](#) – provides a range of behavioral health services.
3. [Children, Youth and Family Services](#) – offers prevention, early identification and community based treatment services and support.
4. [Community Response Team](#) – mobile services when a person is in a crisis.
5. [Consumers and Families](#) – a peer support program.
6. [DC Community of Practice](#) – launched in September 2019, to support the expansion of comprehensive school behavioral health support in all DC public and public charter schools.
7. [Emergency Psychiatric Services](#) – services available 24 hours per day, seven days per week.
8. [Homeless Services](#) – assisting individuals and families without a home to get safe housing and treatment.
9. [Mandated Behavioral Health Training Compliance](#) – providing behavioral health training to administrators and teachers of child development centers and DC public and public charter schools.
10. [Ombudsman Office](#) – serves as a neutral and confidential intermediary and provides

an informal process to support District residents in resolving complaints related to DBH programs, services and its certified providers.

11. [Parent Support Program](#) – enhances resilience of families, by providing coping tools and consultation services to help manage stressors.
12. [Peer Specialist Certification Program](#) – a training program for Peer Specialists who then assist individuals to regain control over their lives and their own recovery process.
13. [Prevention Services](#) – substance abuse prevention education and services for adolescents , families and communities.
14. [QPR Training](#) – training individuals to “**Q**uestion, **P**ersuade, **R**efer” individuals contemplating suicide.
15. [Recovery Support Services](#) – assist in the recovery of addiction.
16. [School Behavioral Health Program](#) – school based program that offers prevention, early intervention, and clinical services to youth and their families.
17. [Treatment Services](#) – substance abuse treatment program information for District residents.
18. [Parent Workshops](#) – workshops on prevention, early identification, and community based treatment services and support.

Supportive services are delivered indirectly, through subsidized employment opportunities for up to 800 adults and through government-certified treatment providers. DBH has certified 43 mental health rehabilitation providers who provide the following 11 mental health services to both adults and children: diagnostic and assessment; mediation; counseling; community support; crisis/emergency; rehabilitation day services; intensive day treatment; community based intervention for children and youth; assertive community treatment for adults; trauma-focused cognitive behavioral therapy for youth; and child-parent psychotherapy. Sixty percent of these services are provided in a community-based setting rather than in a clinic.

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

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

## **Victims of Domestic Violence**

Securing housing solutions for crime victims and their families is complicated, though the District has taken measures to streamline and increase the supply of housing for victims of domestic violence. The Office of Victim Services and Justice Grants (OVSJG) develops, funds, and coordinates programs that improve public safety; enhance the administration of justice; and create systems of care for crime victims, youth, and their families in the District.

OVSJG coordinates and funds community-based and District agency services for victims of crime and justice involved individuals. Additionally, OVSJG manages efforts that aim to reduce truancy in the District's public and charter schools, and supports juvenile delinquency prevention, juvenile justice diversion, mentoring, and gang intervention efforts. OVSJG is the State-Administering Agency (SAA) responsible for the direction of systemic criminal justice planning, coordination, management, research, training, and technical assistance.

Currently under construction and funded with District assistance in partnership between OVSJG and DHCD is SAFE Space which is owned and operated by DC SAFE. Safe Space will be the only shelter that can provide 24/7 immediate placements for survivors and families within an hour of a domestic violence incident in the District of Columbia. The new facility will provide 30 apartment-style units, housing an estimated 750 survivors and families each year. The new building will also offer communal space for shelter residents, play areas for children, as well as commercial space for DC SAFE's administrative offices and nonprofit partners, who will offer on-site support services like counseling and child-care. The new facility is located in Northeast DC and offers greater proximity to the courthouse, public transportation, and other community services.

The VAN, or Victim Assistance Network, is a collaboration of victim service providers in the District of Columbia. VAN members cross disciplines and victimization specific services. The VAN has members that are mental health and medical providers, legal service providers, advocates, and prevention specialists. Members serve domestic violence, sexual assault, child victims and youth, and human trafficking victims—any victim of crime in DC.

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

Within the DC EMSA for HOPWA there are 43 transitional housing units available for persons living with HIV. These units are all located within Washington DC. A total of 20 of these units are Single Room Occupancy (SRO). An additional 11 units are One-bedroom units at a facility and funds were also allocated within the last Plan Year to provide 12 One-Bedroom Units at Scattered Sites. Northern Virginia has two, two-bedroom units of permanent housing.

The primary form of assistance to persons living with HIV is tenant based rental assistance (TBRA). Approximately 550 rental vouchers are available within the EMSA each year. Funds are also allocated each year to provide short term rent, mortgage, and utility assistance to approximately 200 households. In addition, funds are made available to assist approximately 75 households per year to move into rental housing.

All households assisted under the HOPW program receive housing case management. Other available supportive services are job training and employment assistance as well as transportation assistance.

Consultations with service providers within the EMSA reveal that an estimated 35% of persons that receive TBRA have some form of disability in addition to having HIV. Many have never worked. Therefore consultations indicate persons living with HIV also need additional supportive services such as financial literacy, job training, and emphasis on linking them to other programs providing services to persons having physical, mental, or emotional impairments.

## One-Year Goals

### Persons with Mental Illness

The Department of Behavioral Health (DBH) will continue to provide an integrated system of care for adults and children with mental illness. Health Homes is a partnership with the Department of Health Care Finance to deliver behavioral and physical health care among Medicaid users in community-based setting rather than in an institution. A community-based partner will provide infrastructure development assistance to DBH-certified core service agencies to hire and train new Home Health staff.

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

### Persons Living with HIV/AIDS DOH

Funds will be allocated during the next year to provide persons living with HIV rental assistance; permanent housing placement; facility based housing assistance including scattered site housing; emergency housing; short term rent, mortgage, and utility assistance; and supportive services including housing case management, job training, employment assistance, and transportation assistance

The HOPWA program is in the process of redesigning its program to better meet the needs of the region's current population living with HIV/AIDS (PLWHA), especially for those who are newly diagnosed. The Department of Health's measure of success for a housing program is not long-term receipt of assistance; rather, it is increased opportunities for PLWHA through greater employment and housing choice that lead towards non-HOPWA-subsidized permanent housing.

Individuals identified as highly vulnerable to homelessness will be directed towards supportive housing settings. Individuals eligible for other subsidized housing programs, such as senior housing, mainstream or disabled Housing Choice Vouchers, and Section 811 housing for the disabled will be referred to these programs as necessary. Time-limited tenant-based rental assistance will be given to individuals with moderate employment history and temporary housing stability to ensure participation in workforce development programs. Each client's housing plan will detail a series of action steps for the program participant to fulfill and achieve housing independence. The program will employ peers for ongoing engagement to help ensure steady progress on housing plan objectives.

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

### *Persons with Disabilities*

DC's Olmstead Plan has identified strategic areas to improve the provision of housing and supportive services for persons with disabilities through evaluation of existing programs and the creation of plans to better deliver services. In the spring of 2021 the Office of Disability Rights released a draft 2021-2024 Olmstead Community Integration Plan: DC—One Community for All.

An Olmstead Working Group was developed and is comprised of representatives from District agencies as well as community stakeholders, including people with disabilities and advocates for people with disabilities. The Olmstead Plan will be a three-year Plan that focuses on the priorities of **housing, healthcare, and employment**. The Plan serves three purposes:

- It will track the number of District residents who transition to the community from long-term care utilizing DC Government supports and services.
- It will highlight District government programs and policies that assist people with transitioning from long-term care into the community.
- It will serve as a guide for a person in transition to let them know about services available to them under these three priorities.

### *Older Adults*

The DC Office on Aging (DCOA) as the State Agency under provisions of the Older Americans Act of 1965, as amended develops and administers the State Plan on Aging in accordance with the Act and is primarily responsible for the coordination of all state activities. DCOA has since become DACL and released the 2019-2022 DC Plan on Aging for the period October 1, 2018-September 30, 2022 which is designed to guide service delivery and policy development throughout the city. It will form the basis for restructuring policies and serve as a benchmark to measure effectiveness and efficiency. The Plan aids in the development of comprehensive and coordinated community-based systems for the delivery of supportive services, including multipurpose senior centers and nutrition services, and serves as the effective and visible advocate for the elderly in the State. The 2019-2022 DC Plan on Aging proposed four new goals:

Goal 1: Strengthen Programs, Service Coordination and Quality of Services.

Goal 2: Improve Access to Community Services and Supports in the District and Ensure the Agency is Driven by Customer Service Experience.

Goal 3: Promote Living Well in the District.

Goal 4: Empower the Workforce.

The Age Friendly DC Initiative, launched in 2012, identified 75 strategies across 10 broad topics to ensure that residents of all ages can remain in community-based settings as they age. One of the key components of the initiative is the Age-Friendly DC Task Force which has continued to convene and make recommendations to the Mayor. The Task Force comprises more than a dozen District agencies and community partners, including representatives from the private and non-profit sectors, think tanks, the media, and local universities.

The last Age-Friendly DC strategic plan (for 2023) was released in late 2018. The plan is a guiding document to ensure DC residents of every age are active, connected, healthy, engaged, and happy in their environment. In the fall of 2017, the District was recognized as a top Age-Friendly City by the World Health Organization (WHO) and AARP. A five year progress report was also released at this time.

The 2023 Strategic Plan addressed 14 domain areas that reflect an interagency and community-wide view of Age-Friendly policies in the District. The first domain of the plan, “Built Environment”, includes “Outdoor Spaces & Buildings, Transportation, Housing”. Since that time the following actions have occurred:

1. Mayor Muriel Bowser issued the Age-Friendly DC Second Establishment Order 3-22-18
2. Recommended a 2023 Strategic Plan to Mayor by August 2018 - (Released by the Mayor 10-29-18)
3. A Two-Year Progress Report was released by the Mayor in January 2021

### *Persons with Disabilities*

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



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

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

**FY 2022-2026 MA-40**

## **Barriers to Affordable Housing – 91.210(e)**

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

In 2014, The Urban Institute conducted a survey of local affordable housing developers to determine the greatest challenges to building and preserving affordable housing in DC. The survey was sent to developers who have built affordable housing in DC in the past five years. The most significant barriers among respondents were costs to develop, the process of obtaining funding, and the process for obtaining permits. Since that time some of the same barriers were echoed by the development community as documented in a report produced by the Urban Land Institute: *Increasing Housing Supply and Attainability: Improving Rules & Engagement to Build More Housing*. The two factors that were examined were the speed and certainty of the development process: navigating the local regulatory and approval processes, and gaining community acceptance of development projects. Furthermore the report “describes the private sector risks associated with the development process, the changing demographics and consumer preferences influencing housing development, the challenges and benefits of community engagement, and the entitlement and approval processes that govern project approvals.”

### Cost to Develop

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

High land costs pressure developers to build as many units as possible on each parcel in order to recoup costs for land, legal fees, architectural costs, and other fixed costs. Since acquisition costs are so prohibitive, many developers pursue projects for which they can acquire the land through the city or some other partnership with a developer or organization. Particularly challenging projects are those with fewer than 50 units (as the size of the building limits the project’s ability to achieve the economies of scale large enough to recoup the fixed costs to develop); family-sized units and community spaces (such as playgrounds, computer rooms, or multipurpose spaces that require additional space and limit the available rentable space); historic preservation projects (limit opportunities to reconfigure spaces and may have architectural features that also limit the available rentable space); and supportive services (including computer classes, job skills development, or parenting classes), that require additional funding. It is difficult to restrict a large number of units in

one building to be affordable to extremely low-income households without a permanent operating subsidy. The District does not have underwriting standards based upon project type and difficulty allowing for an increased subsidy on housing units with a higher per unit cost due to the nature of the project.

### Process of Obtaining Funding

The UI study also cited the timeliness of receiving funding from DC agencies as the next most common challenge to affordable housing development. Sellers want to close on a property within 90 days, but it typically takes much longer to obtain financing from the District Government. Affordable housing developers compete with other developers interested in land for other uses, which may be able to close on financing more quickly if they are not dependent on public subsidy. Many non-profit organizations cannot afford to hold a property for the amount of time it takes for an application to move through public review. Since the last consolidated planning period, District Government has made significant strides to ease the funding process, including combining funding availability announcements for the primary affordable housing funding programs into a single annual competitive application, developing an online application portal, hiring two managers and more development staff, and an increased commitment of local funding to develop affordable housing.

### Process for Obtaining Permits

Another major barrier for one-fifth of survey respondents is the time-consuming and confusing permitting process that can lengthen and complicate development projects and drive up carrying costs. Since the survey, the District's Department of Consumer and Regulatory Affairs (DCRA) redeveloped their website, [www.dkra.dc.gov](http://www.dkra.dc.gov), to provide owners, contractors, and developers with resources and tools to easily maneuver the permit process. In addition, on March 4, 2021, [DCRA launched the Permit Wizard](#) for residential projects.

In the Housing Equity Report: Creating Goals for Areas of Our City, published in late 2019, goals were provided for the equitable distribution of affordable housing in the District to meet Mayor Muriel Bowser's vision of creating 36,000 new housing units by 2025. This goal was established in the Mayor's 2<sup>nd</sup> Inaugural address in January 2019. On May 10, 2019, Mayor Bowser signed the District's first Housing Order to establish a framework to meet those goals. The Housing Framework for Equity and Growth (HFEG) (the website with the report link is: <https://housing.dc.gov/page/housing-dc-publications>) provides goals for the equitable distribution of affordable housing in Washington, DC, supporting the vision for creating 36,000 new housing units by 2025.

This production of a framework is a coordinated effort led by DHCD and the Office of Planning (OP) that examine factors across multiple scales, design typologies, and resident experiences to generate recommendations that can increase housing affordability and opportunity for all residents.

The District’s vision includes achieving an equitable distribution of no less than 15 percent affordable housing in each Planning Area by 2050. This will equitably and inclusively include units where all residents, regardless of their household type, size, and income, can access housing that is healthy, safe, and affordable in every neighborhood. One of the key findings of the report is stated below:

“There are fewer than 500 dedicated affordable units in Rock Creek West (which is approximately one percent of the units within that Planning Area). Even when rent controlled units (which can be occupied by households of any income) are included, only seven percent of units in Rock Creek West remain affordable to families earning less than 60 percent of MFI. On the other hand, there are over 15,000 dedicated affordable units in Far Southeast & Southwest. The distribution of dedicated affordable housing varies significantly across the District.”<sup>1</sup>

Insert Fig 1.8 here ...

Additionally the Urban Land Institute Advisory Services Panel's [\*Affordable Housing in Washington, DC\*](#) report “focused specifically on the Rock Creek West Planning Area and provided recommendations on how the District and its partners could address the barriers to new affordable housing production, leverage existing tools and policies to overcome those barriers, and develop a strategy for affordable housing production. The report highlights opportunities to create new housing, streamline and improve the development process, and gain community support through outreach, marketing, and education.”<sup>1</sup>

In order to address the disproportionate disbursement of affordable units in segregated communities in 2017 and 2019, DHCD revisited its Qualified Allocation Plan and revamped its Consolidated Request for Proposals (RFP) to use District’s federal and local affordable housing funds to reduce historical patterns of segregation and mitigate those that would emerge from the changing the DC housing market.

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.

The District continues to support the enforcement of the Tenant Opportunity to Purchase Act (“TOPA”)—and acquisition and critical-repair funds to advance housing opportunities and mitigate displacement. Furthermore, DHCD drafted final regulations for the District

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[https://housing.dc.gov/sites/default/files/dc/sites/housingdc/page\\_content/attachments/Housing%20Equity%20Report%2010-15-19.pdf](https://housing.dc.gov/sites/default/files/dc/sites/housingdc/page_content/attachments/Housing%20Equity%20Report%2010-15-19.pdf)

Opportunity to Purchase Act (“DOPA”) in FY2018 and implemented DOPA in 2019. The Act requires rental property owners to provide the Mayor with the opportunity to purchase housing accommodations consisting of five or more rental units, as long as 25 percent or more of the rental units are “affordable.” DOPA offers of sale should be submitted concurrently with, but are subordinate to, a tenant’s right to purchase under TOPA. DOPA purchase opportunities are announced by DHCD and developers who meet the criteria will be invited to respond to those requests. The developers must comply with DOPA’s requirements by maintaining and increasing the number of affordable units in the property. Since implementing this law, DHCD has exercised its DOPA rights 15 times in order to preserve existing affordable housing.

Housing opportunity is also promoted through the Property Acquisition and Disposition Division (“PADD”) at DHCD. The District can dispose of problematic or blighted properties, offering them the development of affordable and workforce housing or other amenities that stabilize neighborhoods. This creates affordable housing and assisted homeownership and 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 District-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, racial, and ethnic diversity is also being accomplished through the District’s Inclusionary Zoning (IZ) program. This program has generated 989 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 are in areas receiving investment and are becoming higher opportunity areas. With few exceptions, the units are allocated by a lottery open to all eligible applicants, further limiting the instances of steering and screening 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 public-private DC Housing Preservation Fund (DCHPF) administered by DHCD 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

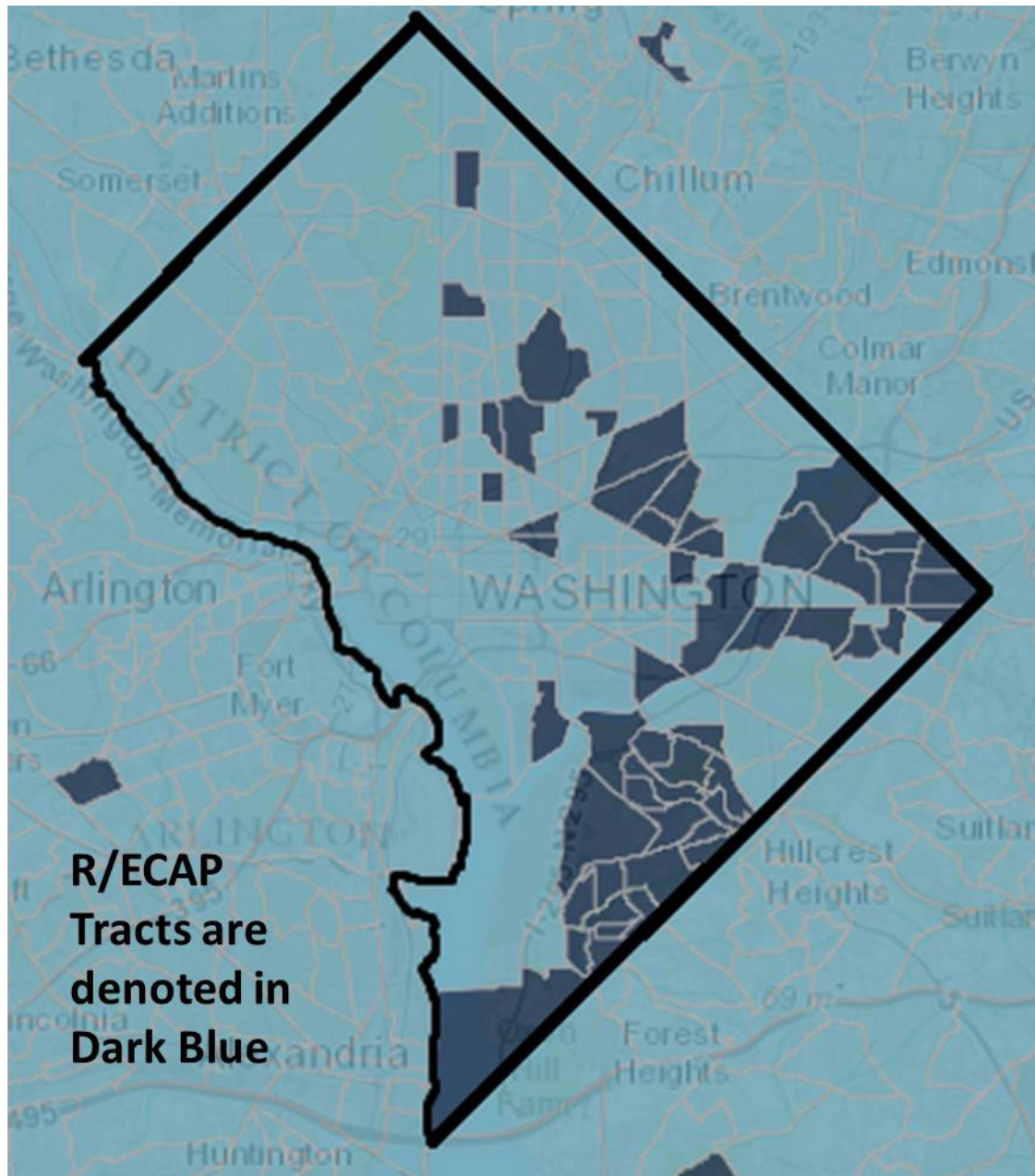
strategy and action plan to preserve DC's existing affordable housing covenants set to expire by 2020.

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." Since the creation of the Preservation Unit the District has found that the funds are leveraged 3 to 1 by the public private partnership thus providing additional opportunities to preserve existing affordable units.



**FY 2022-2026**  
**MA-50 Needs and Market Analysis Discussion**



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

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

**Figure MA50.1 – R/ECAP Tracts**

**Are there areas where households with multiple housing problems are concentrated?**

**(include a definition of "concentration")**

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

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

For the purpose of this analysis, the U.S. Department of Housing and Urban Development's (HUD) Racial/Ethnic Concentrated Areas of Poverty (R/ECAPs) are used to identify where low-income minorities are concentrated in the city. R/ECAPs are defined as a census tract with both a non-white population greater than 50 percent and the lesser of 40 percent or more of the households living in poverty or three or more times the citywide poverty rate. *Figure MA50.1* depicts several RECAPs, mostly in Wards 7 and 8.

No other racial or ethnic group is as segregated as the District's Black population. According to the 2011 Analysis of Impediments, updated in 2019, this extreme degree of segregation, both physically and economically, is the District's greatest fair housing challenge.

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

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

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

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

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

It is vital to create affordable housing that integrates neighborhoods racially, ethnically, and economically and diversifies the District's affordable housing supply. To this end, strategic opportunities include non-housing activities, such as public improvements and facility development or rehabilitation, transformation

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

## **FY 2022-2026 Con Plan**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the Needs for Broadband wiring and connections for households including low- and moderate-income households and neighborhoods**

According to ACS, approximately 48,000 households in the District do not have broadband in their home, with a majority of these residents living in Wards 7 and 8; including approximately 6,500 homeless residents and 25,000 undocumented immigrants. Access to the Internet allows people to improve their quality of life. It opens access to previously inaccessible economic opportunities including pathways to education and jobs. Broadband also connects people to family, friends, resources, and services, such as banking, contact-free food delivery/pick up and accessing government services like rental assistance, food stamps, and receiving emergency updates.

Availability, affordability, and relevance are the top reasons unconnected residents do not have in-home internet. Specifically, barriers include:

1. the inability to afford broadband internet packages in their coverage area
2. the inability to afford a computer and/or technology device to use the internet, and
3. the inability to effectively use the devices and technology through lack of digital education and training.

### **Describe the need for increased competition by having more than one broadband Internet Service provider serve the jurisdiction**

The District is served by three main Internet service providers: Comcast, which provides XFINITY cable-based Internet throughout most of the District, Verizon, which provides either FiOS fiber-based or DSL telephony-based Internet, and RCN, which provides Internet through a fiber-optic network. Several smaller, locally operated, Internet Service Providers (ISPs) include DC Access and Starry.

Like other cities, the District does not accomplish service delivery goals in a vacuum. As demonstrated most recently through our [Tech Together DC](#) initiative, the District collaborates closely with CBOs, academia, and technology partners. Broadband services delivered through these public partnerships will match strictly commercial offerings – but more importantly, the District will address our communities' needs.

Having a choice with Internet providers allows for an open competition which helps to keep prices down and allows the freedom to choose which plan and which company works best for your household. Using CBOs helps to connect low-income residents to Broadband.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

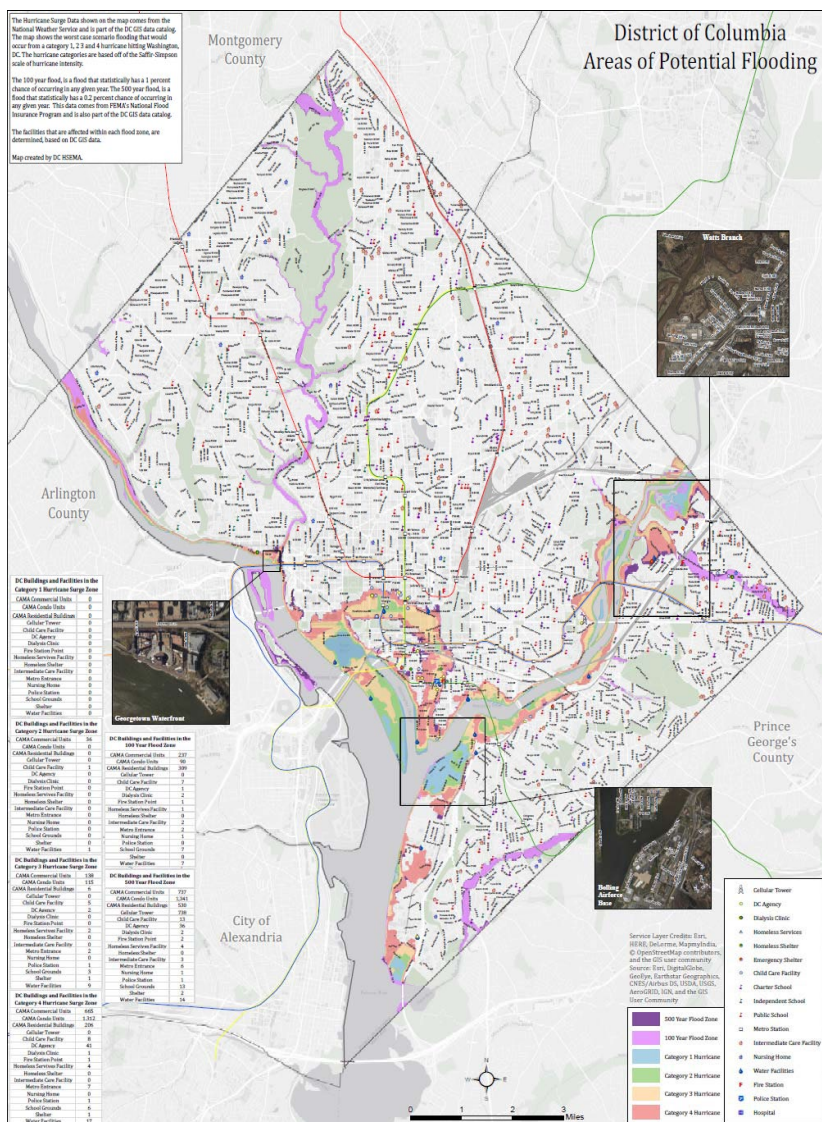
The District has the following natural hazard risks associated with climate change: earthquakes, extreme temperatures, floods, hurricanes, severe weather, and winter storms.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

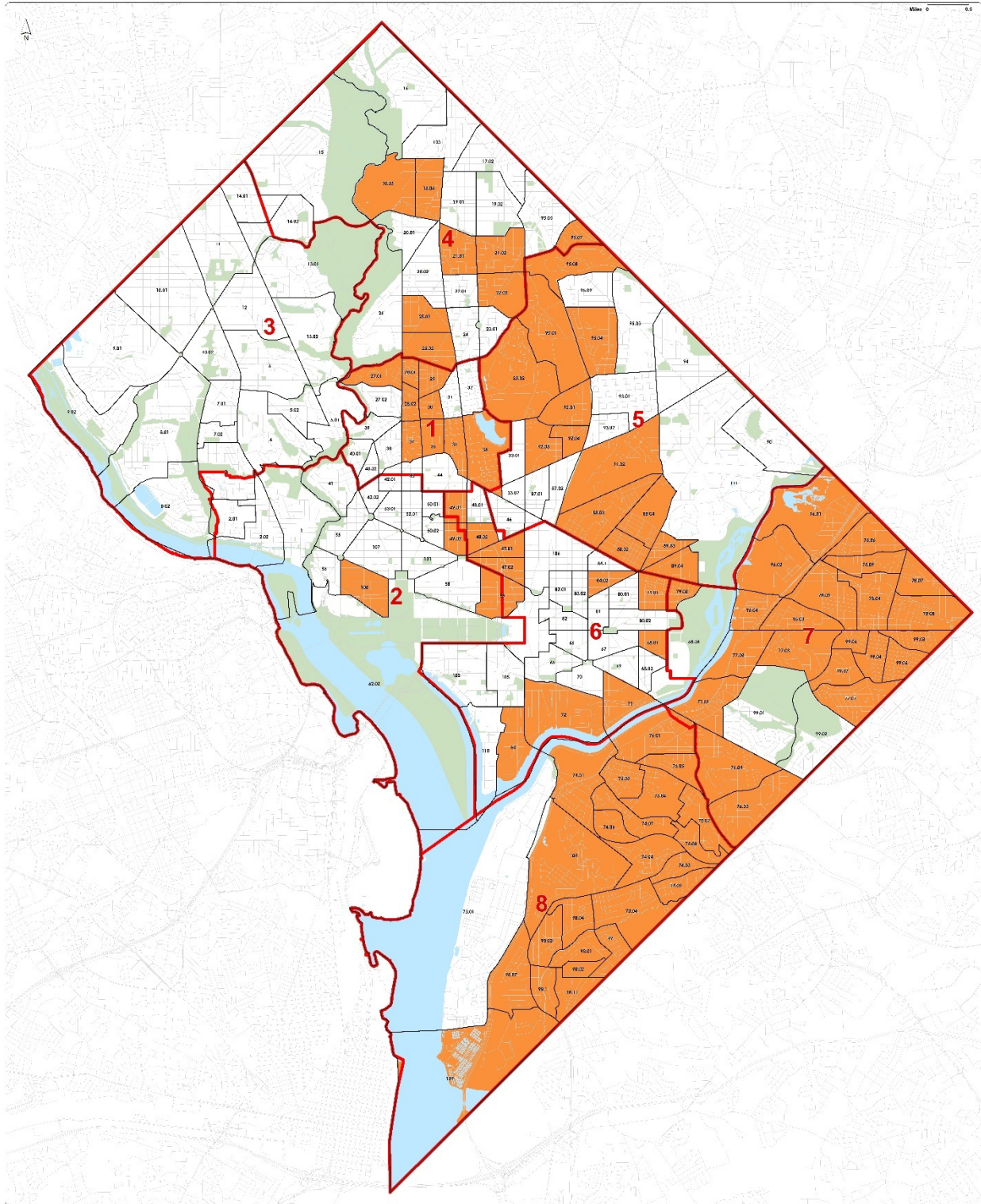
The highest frequency of climate change hazards that affects low to moderate-income households is coastal flooding which can occur during a severe weather event or a hurricane. The map below displays possible flood zones due to coastal flooding from a hurricane. When comparing the flood map to the CDBG Low Income Census Tract map, you see that flooding occurs in Wards 7 and 8. These two District wards have the highest concentration of low-income households and households of color.

Wards 7 and 8 are priority neighborhoods for the use of federal and local funds. There is a commitment to the Wards to bring economic stability, affordable housing, and services such as food, medical, and retail.

The *District Hazard Mitigation Plan (DHMP)*, serves as a District-wide guide for organized and coordinated efforts to mitigate the threats and hazards in the District. DC's Homeland Security and Emergency Management Agency (HSEMA) developed the plan which provides critical information, situation assessments, risk assessments, and operational tactics based on best practices to aid multi-agency efforts in mitigation of District hazards. The plan also establishes a base for thorough identification of hazards, risk analysis, efficient hazard management, and implementation of hazard reduction and avoidance measures.







## Eligible Low-Moderate Income (LMI) Census Tracts (FY 2021)

**Legend**

- 2012 Wards
- 2010 Census Tracts
- Street Centerlines
- Water
- Parks
- LMI Census Tracts



Office of Planning • November 20, 2020

This report was prepared for the City of Denver  
by the Office of Planning and Economic Development  
in support of the City's efforts to identify and  
provide for the needs of the community.



**FY 2022-2026**  
**SP-10 Geographic Priorities - 91.215(a)(1)**

**Geographic Area**

**Table 1 - Geographic Priority Areas**

Table 1 - Geographic Priority Areas (Maps in SP 10 Appendix)

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

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

<b>2</b>	<b>Area Name:</b>	Neighborhood Revitalization Strategy Area
	<b>Area Type:</b>	Ward 7 and 8
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	80% or Less Household AMI
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description</b>	Housing and Community Development
	<b>Identify the neighborhood boundaries for this target area.</b>	Ward 7 and 8 (refer to Map-SP 10 3)

<b>Include specific housing and commercial characteristics of this target area.</b>	Higher rates of poverty and lower median educational attainment than the rest of the city; lower home assessments and home appreciation than the rest of the city; distressed storefront facades; less business activity than other parts of the city.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Common themes emerged from both residents and organizations that contributed to this target area, including the need to de-concentrate poverty and provide neighborhood-based amenities in underserved communities.
<b>Identify the needs in this target area.</b>	Improvements that increase the desirability in these neighborhoods, including facade improvements, environmental design improvements, infrastructure improvements, greater retail and economic opportunity, and increased neighborhood amenities.
<b>What are the opportunities for improvement in this target area?</b>	Transformation of publicly owned vacant and abandoned properties into community assets, access to bus and metro rail provides vital connections to jobs and amenities; exceptions to affordability covenants under the local Housing Production Trust Fund program; Great Streets Corridors provide economic development funding.
<b>Are there barriers to improvement in this target area?</b>	Lack of quality jobs; skills gap between jobs available and residents who live in these neighborhoods; retail growth limited given high poverty rates; as a result of the 1998 HUD sanction/suspension, DHCD may not engage in economic development activities using CDBG funds, and may not engage in direct small business loans.

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

HOPWA funds are allocated within the EMSA according to the numbers of persons living with HIV in DC, the Maryland portion of the HOPWA EMSA, the Virginia portion of the HOPWA EMSA, and in Jefferson County, West Virginia. The percentage of persons living with HIV within each jurisdiction, as a percentage of the entire EMSA, serves as a benchmark for funding allocations. Calvert County and Jefferson County are not highly represented in the number of persons living with HIV. Funding considerations are based upon the number of such persons served in prior performance periods. In Northern Virginia, funds are allocated to

NVRC which in turn decides how much funds each Project Sponsor serving persons within the 17 Virginia jurisdictions will receive. (See HOPWA ESMA Map, Appendix SP 10.1)

According to the Affordable Homeownership Preservation and Equity Accumulation Amendment Act of 2014, the mayor “shall make a determination of distressed neighborhoods on an annual basis.” The Act also states that the first determination of distressed neighborhoods is to be promulgated as part of the next Consolidated Action Plan developed after the effective date of the Act. Specifically, the Mayor is directed to designate United States Census Tracts with a poverty rate of 20% and may add or subtract tracts as distressed based on factors deemed reasonable by the Mayor. Distressed census tracts are depicted in Figure SP-10.1 and are defined as having poverty rates greater than 20%, lower property assessments (80% or less of DC median rate), and lower appreciation rates (80% or less of DC median rate). Pending Council approval, these distressed census tracts may result in alternate resale restrictions under homebuyer programs funded by the local DC Housing Production Trust Fund.

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

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

HUD-defined Racial and Ethnic Concentrated Areas of Poverty (R/ECAPs) – census tracts with both a majority non-white population and the lesser of 40% of the individuals live below the poverty line or tracts with 3 or more times the citywide poverty rate – will be a starting point for the Agency to affirmatively further fair housing policies during this consolidated planning period. Figure SP-10.2 depicts the R/ECAPs. DHCD intends on revisiting this map with other federal and local data sources and development and demographic trends and any subsequent data from HUD.

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

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

## **SP 10 Appendix**

**HOPWA EMSA MAP**

**R/ECAPS MAP**

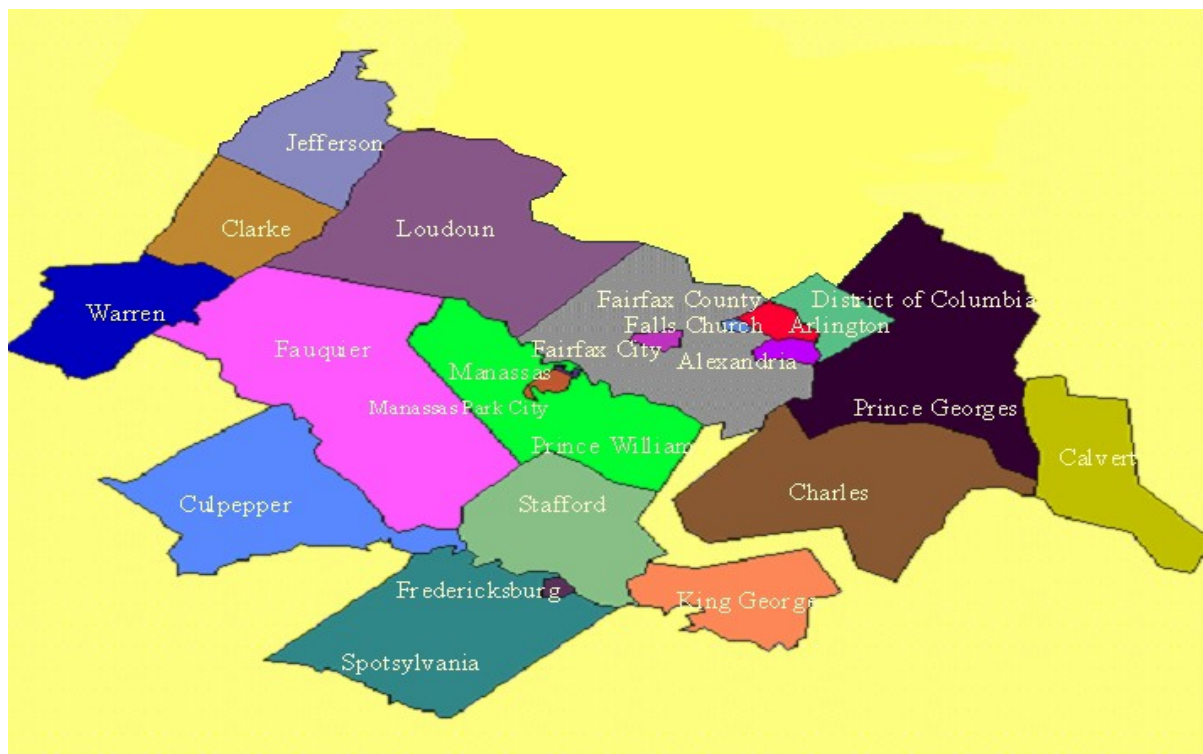
**Neighborhood Revitalization Strategy Area (NRSA) Map**

**CDBG Eligible Census Tracts**

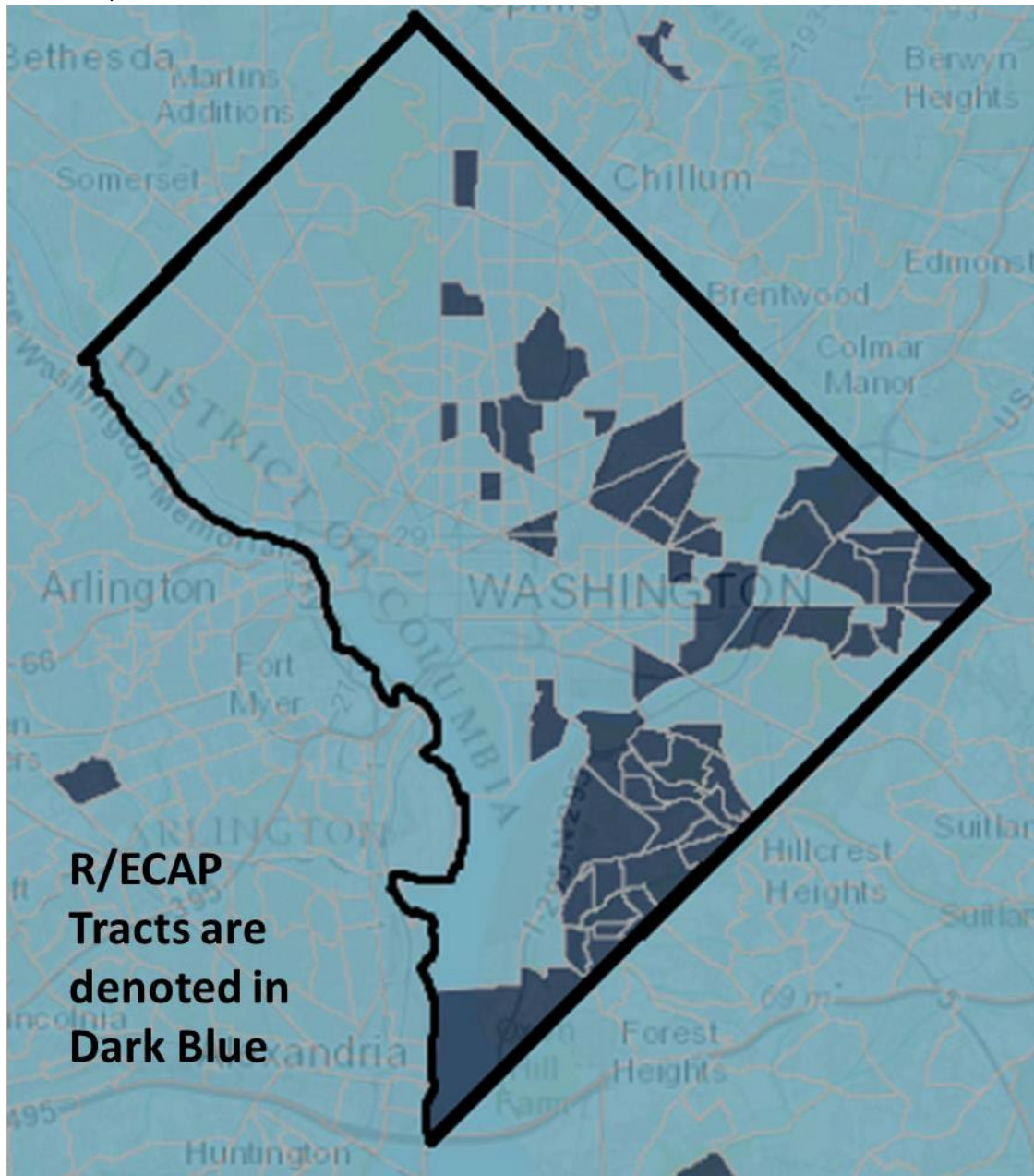
# HOPWA EMSA MAP

District/State	County/City	
District of Columbia		
Suburban Maryland	Calvert County Charles County Prince George's County	
Virginia	Alexandria City Arlington County Clarke County Culpepper County Fairfax City Fairfax County Falls Church City Fauquier County Fredericksburg City	Loudoun County Manassas City Manassas Park City Prince William County Rappahannock County Spotsylvania County Stafford County Warren County
West Virginia	Jefferson County	

\*King George is no longer part of the EMSA. The map will be updated before submission to HUD.



MAP: R/ECAPs

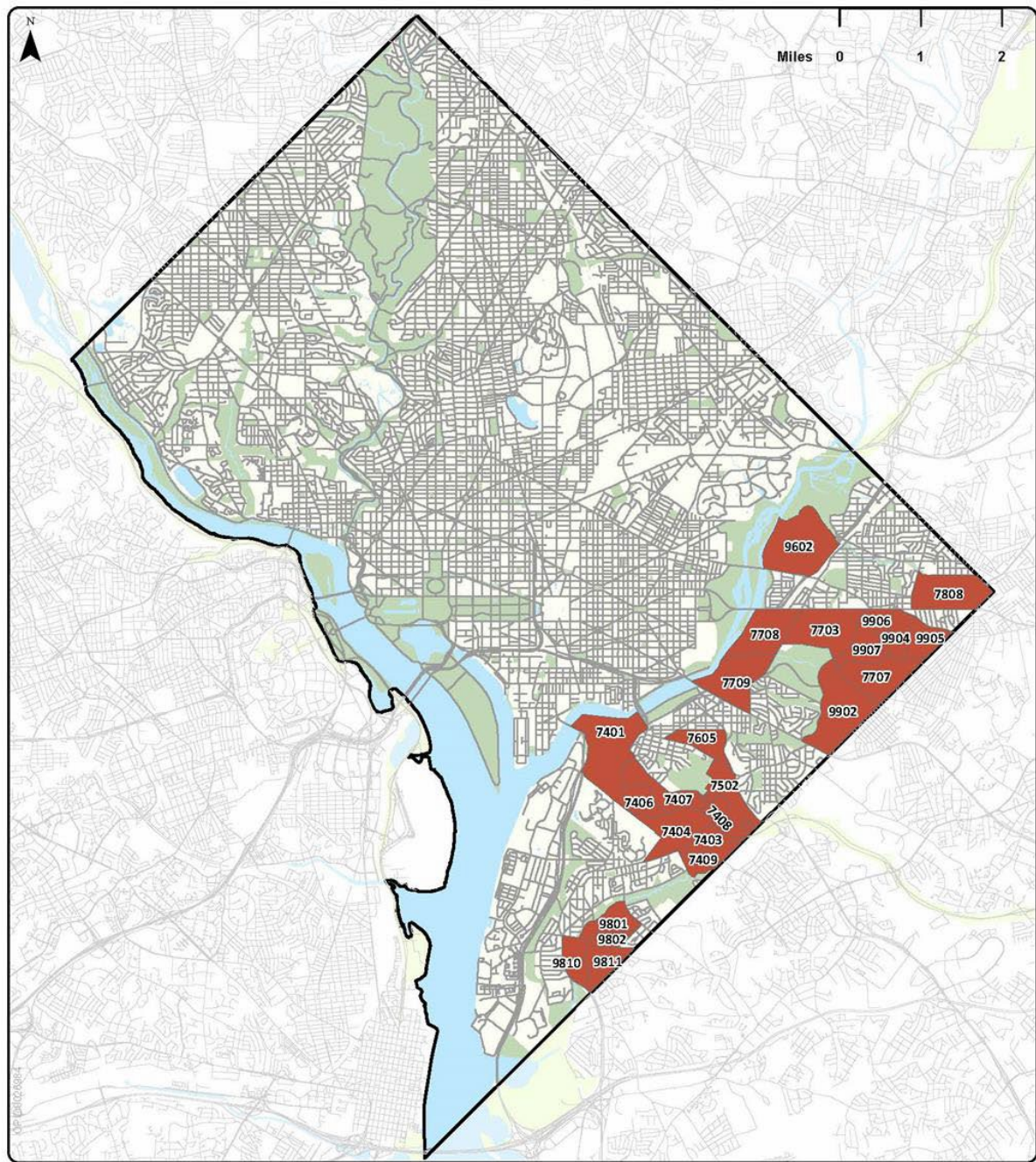


Source: Department of Housing and Urban Development, egis open data tool as of March 2016


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



# MAP: PROPOSED NEIGHBORHOOD REVITALIZATION STRATEGY AREA, WARD 7 & 8



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

 **Office of Planning ~ April 1, 2016**  
**Government of the District of Columbia**  
 This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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

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



**Office of Planning - November 29, 2023**  
**Government of the District of Columbia**

This map was created by inserting the parcel  
 from a variety of sources. It is not a  
 survey or a legal document. It is not  
 intended to be used for legal purposes.  
 It is intended to be used for informational  
 purposes only. It is not intended to be  
 used for legal purposes.

**Legend**

- 2012 Wards
- 2010 Census Tracts
- Street Centerlines
- Water
- Parks
- LMI Census Tracts

**FY 2022-2026**

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

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low ( < 30% AMI) Low ( 30%- 50% AMI) Moderate ( 50%-80% AMI) Large Families Families with Children Elderly Frail Elderly Persons Living with a Mental Disability Persons Living with Physical Disability Persons Living with Developmental Disabilities Persons Living with HIV/AIDS and Their Families Persons Living without a Home and Their Families Unaccompanied/Emancipated Youth Victims of Domestic Violence Veterans Other
	<b>Geographic Areas Affected</b>	District-wide
	<b>Associated Goals</b>	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Strengthen Homeownership Among Low- to Moderate-Income Households Strengthen Tenancy Among Low- to Moderate-Income Households Ensure Housing Stock is Safe/Healthy/Accessible Prevent and End Homelessness Transform Abandoned/Vacant Properties into Assets Address Blighted and Sub-standard Property Issues Promote Energy-Efficiency/Community Resilience
	<b>Description</b>	Federal and local funds will be used to retain the District's existing subsidized housing stock. Constructing new units to expand the supply of affordable units, while being cognizant of the District's growing racial and ethnic diversity is vital. Funds are restricted to households earning 80% of AMI or less. Local Housing Production Trust Fund (LHPTF) monies will follow regulatory requirements - 40% of funds for households earning under 30% AMI, 40% of funds to households earning under 50% AMI, and 20% of funds to households earning under 80% AMI. The Housing Trust Fund will specifically target extremely low-income households that earn less than 30% AMI.

	<b>Basis for Relative Priority</b>	Subsidized housing is a need in the District due to the percentage of households who are cost burdened, the high cost of the rental market and the District Housing Authority's (DCHA) large waiting list. The need to both preserves existing affordable housing and expanding the supply of housing is a high priority for the District.
<b>2</b>	<b>Priority Need Name</b>	Persons Living Without a Home or At Risk of Living Without a Home
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low ( < 30% AMI) Low ( 30%- 50% AMI) Moderate ( 50%-80% AMI) Large Families Families with Children Elderly Frail Elderly Persons Living with a Mental Disability Persons Living with Physical Disability Persons Living with Developmental Disabilities Persons Living with HIV/AIDS and Their Families Unaccompanied/Emancipated Youth Victims of Domestic Violence Veterans Other
	<b>Geographic Areas Affected</b>	District-wide
	<b>Associated Goals</b>	Expand the Affordable Housing Stock to Prevent and End Homelessness
	<b>Description</b>	The Inter-Agency Council on Homelessness (ICH), the State Continuum of Care (CoC) Provider, housing agencies, and other government partners will continue to implement the Homeward DC Plan - a strategic plan to end homelessness- without further concentrating poverty. To help meet the housing needs for the Homeless. Funding will expand the number of permanent supportive housing (PSH) units, transitional housing with appropriate supports to move them into more permanent housing solutions and rapid rehousing. In emergency cases, tenant-based rental assistance may be used to prevent homelessness. The District is also continuing its investments to bolster shelter replacements, seasonal shelter and swing space projects, and other small capital project renovations. These shelter replacements and renovations

		<p>will provide more tailored assistance with the goal of helping individuals exit homelessness to permanent housing more quickly.</p> <p>The national Housing Trust Fund (HTF) will be used to prevent homelessness for extremely low-income individuals through the expansion of affordable housing. Preference points will be offered to NHTF projects that produce permanent housing and offer supportive service to chronically homeless individuals and families.</p> <p>The HOME American Rescue Plan (ARP) Program will be used to prevent and end homelessness and persons at risk of homelessness through housing and supportive services. DHCD will be the lead administrator.</p>
	<b>Basis for Relative Priority</b>	<p>According to the FY2021 Point-in-Time (PIT) count, nearly 5,111 people were experiencing homelessness in the District. The count reported 681 people were sleeping outside unsheltered which is a 4.3% increase from 2020. In addition, the number of unaccompanied persons increased by 5.1%. Although the count saw an overall decrease, it does not reflect the inflows and outflows every single night of the year and how many people experience homelessness throughout the course of the year, when numbers are much larger than PIT count single night. individuals are considered homeless in DC. Consultations with stakeholders and the Inter-Agency Council on Homelessness (ICH) expressed a desire for increased permanent housing solutions, emergency solutions to prevent homelessness, and targeted supportive services that contribute to the goals of Homeward DC.</p>
<b>3</b>	<b>Priority Need Name</b>	Neighborhood Investments – Affirmatively Furthering Fair Housing (AFFH)
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low ( &lt; 30% AMI)</p> <p>Low ( 30%- 50% AMI)</p> <p>Moderate ( 50%-80% AMI)</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons Living with a Mental Disability</p> <p>Persons Living with Physical Disability</p> <p>Persons Living with Developmental Disabilities</p> <p>Persons Living with HIV/AIDS and Their Families</p> <p>Persons Living without a Home and Their Families</p> <p>Unaccompanied/Emancipated Youth</p>

		<p>Victims of Domestic Violence</p> <p>Veterans</p> <p>Nonprofits</p> <p>Businesses</p> <p>Other</p>
	<b>Geographic Areas Affected</b>	District-wide
	<b>Associated Goals</b>	<p>Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock</p> <p>Strengthen Homeownership Among Low- to Moderate-Income Households</p> <p>Strengthen Tenancy Among Low- to Moderate-Income Households</p> <p>Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Promote Energy-Efficiency/Community Resilience</p> <p>Enhance/Improve Access to Amenities Near Affordable Housing</p> <p>Foster Small and Local Business Development</p> <p>Foster Nonprofit Capacity Building and Development</p>
	<b>Description</b>	<p>Increasing housing affordability and accessibility in high-opportunity neighborhoods, ensuring District services are prioritized by corresponding agencies so that neighborhoods in transition are not negatively impacted by new development; integrating neighborhoods racially, ethnically, and economically, In lower opportunity areas, DHCD is committed to non-housing investments that increase the desirability of underserved neighborhoods through increasing community amenities, public investments, and economic opportunities.</p> <p>To balance increased housing costs as a result of infrastructure or community amenity investments, DHCD is committed to preserving existing affordable housing and promoting new affordable housing opportunities through programs such as the Tenant Opportunity to Purchase Act (TOPA).</p>

	<b>Basis for Relative Priority</b>	Income inequality and racial and ethnic segregation caused by differences in educational attainment and neighborhood quality exists across all wards is a theme in the data analysis presented in the Needs Assessment and Market Analysis section and other District planning reports, such as Sustainable DC 2.0.
4	<b>Priority Need Name</b>	Capacity Building
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low ( < 30% AMI) Low ( 30%- 50% AMI) Moderate ( 50%-80% AMI) Large Families Families with Children Elderly Frail Elderly Persons Living with a Mental Disability Persons Living with Physical Disability Persons Living with Developmental Disabilities Persons Living with HIV/AIDS and Their Families Persons Living without a Home and Their Families Unaccompanied/Emancipated Youth Victims of Domestic Violence Veterans Nonprofits Businesses Other
	<b>Geographic Areas Affected</b>	District-wide
	<b>Associated Goals</b>	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Strengthen Homeownership Among Low- to Moderate-Income Households Strengthen Tenancy Among Low- to Moderate-Income Households Address Underused and Sub-standard Property Issues Strengthen Organizational Capacity of Nonprofits



	<b>Description</b>	Educational programs for residents, developers, and community-based partners that focus on housing skill development, including but not limited to, real estate classes for private developers, affirmative fair housing marketing techniques, empowering residents with financial literacy, housing counseling, and tenant rights, assisting nonprofits acquire community development certifications to better assist District residents, and increasing knowledge about funding opportunities and regulatory and program processes.
	<b>Basis for Relative Priority</b>	<p>During the consultation process, stakeholders identified capacity-building, including fair housing counseling/education, financial literacy and homebuyer counseling, and home rehabilitation education activities for residents as a high priority.</p> <p>Recognizing that federal and local funds are only as impactful as the organizations that receive funds to produce housing, deliver services, and market programs, agency consultations identified educational programming for nonprofit organizations, housing developers, and community-based partners as being critical.</p>
5	<b>Priority Need Name</b>	Sustainability/Green Building/Community Resiliency
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low ( &lt; 30% AMI)</p> <p>Low ( 30%- 50% AMI)</p> <p>Moderate ( 50%-80% AMI)</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons Living with a Mental Disability</p> <p>Persons Living with Physical Disability</p> <p>Persons Living with Developmental Disabilities</p> <p>Persons Living with HIV/AIDS and Their Families</p> <p>Persons Living without a Home and Their Families</p> <p>Unaccompanied/Emancipated Youth</p> <p>Victims of Domestic Violence</p> <p>Veterans</p> <p>Nonprofits</p> <p>Businesses</p> <p>Other</p>
	<b>Geographic Areas Affected</b>	District-wide

	<b>Associated Goals</b>	Ensure Housing Stock is Safe/Healthy/Accessible Promote Energy-Efficiency/Community Resilience Enhance/Improve Access to Amenities Near Affordable Housing
	<b>Description</b>	Activities that support the District's sustainability and resiliency goals and green building incentives that decrease energy consumption and costs for low-income households and small and local businesses.
	<b>Basis for Relative Priority</b>	The Sustainable DC 2.0 plan - a District-wide plan aimed at ensuring Washington, DC is the healthiest, greenest, and most livable city in the United States by 2032 - outlines key strategies and goals that were based off of significant public engagement and inter-agency collaboration.
6	<b>Priority Need Name</b>	Plans/Studies
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	District
	<b>Associated Goals</b>	Promote Effective Comm. Dev. - Planning/Research
	<b>Description</b>	Needs Assessments, Market Studies, Transportation Studies, Environmental Studies, and Appraisals
	<b>Basis for Relative Priority</b>	Federal and local data, appraisals, market studies, transportation studies, environmental studies, the Assessment of Fair Housing Choice, among others, will shape funding activities through better understanding of current demographics, historical and trending racial and ethnic compositions, land condition, and the best and highest use for public land. Studies will also assist tenant organizations who exercise their Right of First Refusal (ROFR) under TOPA, co- operatives, and nonprofit organizations to support needed pre-development activities.
7	<b>Priority Need Name</b>	Facility-based Housing Operations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS Persons with HIV/AIDS and Their Families

	<b>Geographic Areas Affected</b>	DC EMSA for HOPWA
	<b>Associated Goals</b>	Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health.  Preventing separation of dependent children from single parents living with HIV who are at risk of being homeless.  Providing immediate temporary housing assistance to homeless persons living with HIV.
	<b>Description</b>	To provide short term and/or transitional housing to persons living with HIV.
	<b>Basis for Relative Priority</b>	Through planning and consultations, it has been determined that persons living with HIV may experience sudden loss of housing and many are currently couch surfing. Multiple studies, including those conducted under the Ryan White program have also identified stable housing is a valuable social determinant of health.
8	<b>Priority Need Name</b>	Tenant Based Rental Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	District Eligible Metropolitan Statistical Areas (EMSA) for HOPWA
	<b>Associated Goals</b>	Helping persons living with HIV to live independently without stigma.  Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health.
	<b>Description</b>	Tenant Based Rental Assistance (TBRA) is a voucher program for individuals and families living with HIV/AIDS.
	<b>Basis for Relative Priority</b>	TBRA provides rental assistance payments directly to a private landlord. Households must pay 30% of adjusted monthly income towards rents.
9	<b>Priority Need Name</b>	Short Term Rent, Mortgage, and Utility Assistance
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	District EMSA for HOPWA
	<b>Associated Goals</b>	Helping persons living with HIV to remain in their current private housing.
	<b>Description</b>	Funds to support persons with HIV/AIDS to maintain their current housing status. Assistance cannot exceed 21 weeks in a 52-week period.
	<b>Basis for Relative Priority</b>	Through the planning process it has been deemed a priority to allocate funds so that persons living with HIV who may experience temporary housing issues will not lose their current private and independent living situation. Once clients loose housing, it may prove too costly for them to reestablish themselves with permanent housing.
10	<b>Priority Need Name</b>	Facility-Based Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	District EMSA for HOPWA
	<b>Associated Goals</b>	Expanding housing available to persons living with HIV.
	<b>Description</b>	Funds to provide acquisition and rehabilitation to create permanent housing for persons living with HIV.
	<b>Basis for Relative Priority</b>	The basis for facility development being a high priority need is to leverage HOPWA funds to obtain project based rental subsidies. This will enable shrinkage of the current rental assistance program making it possible to serve persons newly diagnosed with HIV.
11	<b>Priority Need Name</b>	Housing Information and Referral Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Persons with HIV/AIDS and Their Families
	<b>Geographic Areas Affected</b>	District EMSA for HOPWA
	<b>Associate Goals</b>	Linking persons living with HIV to suitable housing.
	<b>Description</b>	Provides intake, linkages, and assessments to housing for persons living with HIV.
	<b>Basis for Relative Priority</b>	This is one of the eligible activities of the HOPWA program; however, not everyone will be able to receive funds from HOPWA to secure housing. Therefore, it has been deemed necessary during the planning process to assist persons seeking housing options with referrals to other programs and funding sources.
12	<b>Priority Need Name</b>	HIV/AIDS Supportive Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Persons with HIV/AIDS and Their Families
	<b>Geographic Areas Affected</b>	District EMSA for HOPWA
	<b>Associated Goals</b>	Helping persons living with HIV to maintain housing stability. Helping persons living with HIV to become self-sufficient.
	<b>Description</b>	To provide case management, transportation, financial literacy, computer literacy, job training, nutrition, and substance abuse counseling to persons living with HIV.
	<b>Basis for Relative Priority</b>	Community meetings during the Spring of 2021 identified the need for job training and financial and computer literacy as services that would facilitate self-sufficiency among persons living with HIV. HOPWA program guidance also requires that housing case management be made available to improve access to stable housing.
13	<b>Priority Need Name</b>	Permanent Housing Placement

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	District EMSA for HOPWA
	<b>Associated Goals</b>	Helping persons living with HIV obtain rental housing.
	<b>Description</b>	To assist persons living with HIV/AIDS with security deposits and application fees, not exceeding up to two months of rent charged for housing.
	<b>Basis for Relative Priority</b>	This is an eligible activity under the HOPWA program, and it has been demonstrated during previous years of program delivery that clients may be in need of assistance to move into decent, safe, sanitary, and affordable units.
14	<b>Priority Need Name</b>	Resource Identification
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	District EMSA for HOPWA
	<b>Associated Goals</b>	Developing housing resources for persons living with HIV.
	<b>Description</b>	Funds to provide for planning and research into developing and accessing resources to provide greater housing choice and supportive services for persons living with HIV.
	<b>Basis for Relative Priority</b>	During its planning the HIV/AIDS, Hepatitis, STD and TB Administration (HAHSTA) determined that changing conditions with the HIV epidemic requires new and innovative programming. Primarily, persons living with HIV have better health outcomes and resources available to assist persons living with HIV has not caught up to improved longevity. If innovative techniques are not identified, fewer persons will be assisted with HOPWA funds.

**Narrative (Optional)**

The first six priority needs were developed by the District for the CDBG, HOME, HTF and ESG programs. DC Health developed an additional eight priority needs reflective of all HOPWA jurisdictions in the Eligible Metropolitan Statistical Area, including the District. These priority needs include: Facility Based Housing Operations, Facility Based Development, Tenant-Based Rental Assistance, Short-term Rent, Mortgage, and Utility Assistance, Housing Information and Referral Services, HIV/AIDS Supportive Services, Permanent Housing Placement, and Resource Identification.

FY 2022-2026

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



Influence of Market Conditions Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>NA-10: Housing Needs Assessment, housing cost-burden is the most significant housing problem in the city. The District of Columbia is currently experiencing significant pressure to accommodate an unprecedented increase in population growth over the last few years as well as loss of jobs or reduced income due to the COVID 19 pandemic. District population growth has brought revitalized neighborhoods, safer streets, and more retail options, but also a surge in housing costs. Lower income household budgets are becoming increasingly stressed, as much of the District's unsubsidized affordable housing stock is vulnerable to market rate cost increases. Housing cost burdens were magnified in 2020, when the Coronavirus pandemic shut down the United States leaving low income people without the ability to pay rent and mortgages</p> <p>Even households with a Housing Choice Voucher, high market-rate rents in most neighborhoods are higher than HUD-Housing Fair Market Rate Rents, limiting a person's or family's ability to find safe, decent affordable housing.</p>
TBRA for Non-Homeless Special Needs	<p>Supportive services required by the special needs' populations add a layer of complexity and cost of buildings that serve special needs populations. In the District's high-cost market, units restricted to special needs populations require a heavy subsidy for affordable units and requisite services that layers local and federal grants and loans, tax credits, and housing vouchers. TBRA would add another layer of funding to help special needs populations find safe, stable housing that meets their needs; and in emergency situations, such as the placement of victims of domestic violence, tenant-based rental assistance would allow for rapid placement away from dangerous situations.</p>

New Unit Production	<p>On May 10, 2019, DC Mayor, Muriel Bowser announced 12,000 new affordable housing units by 2025. This will require the use of federal funds to provide gap financing to affordable housing units, along with the Housing Production Trust Fund, which has a proposed budget of \$400 million for FY 22.</p> <p>According to the U.S. Census Median Housing Values, as of July 1, 2019, the District is number 2 in the U.S. for highest housing values, at \$601,500 and according to an <i>Analysis of Housing Construction Costs in the District of Columbia</i> prepared by Partners for Economic Solutions for DHCD, DCFA and Office of Planning in July 2020 non land development costs are \$340,400. This data is a significant increase from the data referenced in the District's 2016 Con Plan which referenced an Urban Institute Report from 2014, where new housing development in the District costs on average \$284,000 per unit and this included land cost. Eighty-three percent of affordable housing created or planned between 2011 and 2020 received some form of public subsidy, due to the high costs of affordable housing. Public resources will help close the gap to produce new affordable units and reach deeper affordability targets. The national Housing Trust Fund, in particular, will assist extremely low-income households earning less than 30% AMI, units that need significant public investment to remain viable in the District's high cost market.</p> <p>The Property Acquisition and Disposition Division (PADD) operates a turn-key initiative whereby the city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use. This program is a product of the District's high-cost market. Using turn-key to develop a property allows the city make home prices affordable to low and moderate-income households; unlike developers who aim to maximize profit, the District can absorb the costs to construct and sell the property at cost or below cost for the benefit of low-income households. This program allows the District to create more homeownership opportunities, particularly on sites where historic districts add regulatory hurdles, small sites that are not financially feasible for developers, and in underinvested neighborhoods where home values have depreciated.</p>
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Rehabilitation	<p>As described more fully in MA-20, over half of the city's housing stock was built before 1950. The age of the city's housing stock is the primary factor influencing the cost of unit rehabilitation. Rehabilitation funds will be spent on both single family and multi-family buildings for historic preservation (the city has over 50 historic districts and nearly 27,000 properties protected by historic designation); home accessibility modifications to meet visitability standards and egress and handicap accessibility requirements of federal and local codes; environmental hazard abatement, including lead-based paint, mold, and asbestos, code compliance, rehabilitation of abandoned properties; and substantial rehabilitation for multi-family affordable housing developments.</p> <p>DCHA, the largest provider of affordable housing in the city, has been faced with significant challenges of maintaining and rehabilitating its public housing stock due to continued cuts in HUD funding for its capital fund program.</p>
Acquisition, including preservation	<p>DC's development pattern is largely constrained by limited available land from government use and zoning/density restrictions. Finite space, both vertical and horizontal, has driven acquisition costs higher and largely not feasible for affordable housing without significant public subsidies to counter acquisition costs. Acquisition assistance will also be used to assist residents who exercise their right of first refusal (or assign their right to a developer) under the District's Tenant Opportunity to Purchase Act to acquire properties to acquire and restrict units as affordable, that may have become unaffordable through private sale of the property.</p> <p>Funds for acquisition will also be used to address vacant, abandoned, and blighted properties. PADD at the Department of Housing and Community Development makes strategic property acquisitions in order to spur investment, increase the number of amenities offered across the city, and add new affordable housing stock. Leaders across District Government participated in a technical assistance workshop in early 2016 hosted by the Community Progress Leadership Institute, which will inform the city's acquisition strategy of vacant, abandoned, and blighted properties during this consolidated planning period.</p>

**Table 1 – Influence of Market Conditions**

**FY 2022-2026**  
**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**  
**Anticipated Resources**

Table 1 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition, Admin/Planning , Economic Development, Affordable Housing Assistance, Development and Rehabilitation, Public Improvements, Public Services	15,618,575	12,476,691	5,000,000	33,095,266	106,774,452	Total amounts to \$139,869,718; calculated projection based upon flat level program entitlement allocation and the average of 3 years program income.  Amount is subject to change.

HOME	public - federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	5,574,022	2,153,480	1,431,829	9,159,331	32,206,053	Total amount \$42,365,384; calculated projection based upon flat level program entitlement allocation and the average of 3 years program income.  Amount is subject to change.
HTF	public - federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership	3,101,884	0	0.84	3,101,884.84	12,407,540	Total amount \$15,509,424.84; calculated projection based upon flat level program entitlement allocation and the average of 3 years program income.  Amount is subject to change.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities, Permanent housing placement, Short term or transitional housing facilities, STRMU, Supportive Services , TBRA	11,174,351,	0	6,554,246	17,728,597	44,428,216	Total amounts to \$56,077,951 for 5 years, which is distributed to the entire Washington, DC region. In FY22, the total available funds to the HOPWA EMSA are \$17,728,597. Amounts are distributed as follows: Washington, District of Columbia - \$; Northern Virginia Regional Commission - \$; and Community Networks, Inc. -.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing	1,320,062	0	667,318	2,654,699	6,614,885	Previous year resources include \$667,318 from the FY20 allocation. Total Amounts to \$6,614,885; calculation based upon on 4 years of flat level funding and entitlement allocation plus remaining half of FY20. Amount is subject to change.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108 Loan Guarantee Program	Federal	Acquisition, finance costs, rehabilitation hard and soft costs, small business assistance.	\$38,159,875			\$38,159,875	38,800,000	In FY 21, the District was authorized a \$76,959,875 line of credit by HUD through the Section 108 program. The District will use \$38,159,875, to develop affordable housing and the balance may be used to develop affordable housing and or retail space in affordable housing developments in future years
Other	public - federal	Short term or transitional housing facilities, Supportive services	700,000	0	0	700,000	2,800,000	Funding is allocated based on the Ryan White formulary with approval and recommendations from the Greater Washington Ryan White Planning Council for services provided to persons living with HIV/AIDS.
Other	public - local	Short term or transitional housing facilities, STRMU, Supportive services, Other	14,836,329	0	0	14,836,329	0	Local fund that is allocated on an annual basis; future amounts and uses are to be determined (TBD)



Other	Public - Local	Housing Production Trust Fund for Development of Affordable Housing	\$400,000,000			\$400,000,000	Mayor's Proposed FY 22 Budget: \$400,000,000 to be allocated for the development of affordable housing. These funds will be used to provide a Match to the HOME Program. FY 22 Budget is not final at the time of publication. This amount is subject to change.
Other	Public-Federal	HOME American Rescue Plan	19,000,000			19,000,000	On April 10, 2021, HUD awarded the District \$19,000,000 through the HOME American Rescue Plan.  This amount is subject to change.
Other	Public-Federal	Emergency Housing Vouchers – American Rescue Plan	17,000,000			17,000,000	On June 10, 2021, HUD awarded the District \$17,000,000 through the American Rescue Plan for Emergency Housing Vouchers.  This amount is subject to change.

Table 55 - Anticipated Resources

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

The District uses federal funds as well as local resources to create, preserve, and protect affordable housing and promote community development.

The Housing Production Trust Fund (HPTF) has been administered by the DC Department of Housing and Community Development since 2002 and continues to serve as a key tool for preserving and developing affordable housing. The trust fund enables non-profit housing providers, mission-driven for-profit developers, and renters wishing to exercise their right to purchase under the Tenant Opportunity to Purchase Act the needed funds to improve, purchase, and develop property for affordable housing. The *Housing Production Trust Fund Baseline Funding Amendment Act of 2014* supports at least \$400 million in appropriations for the HPTF annually.

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

#### HOME Match

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

#### ESG Match

ESG fund match will be provided through local funds allocated for its Family Re-Housing and Stabilization Program. The District invests over \$20 million annually in local funds in rental assistance for the Family Re-Housing and Stabilization Program (RRH). Currently, through a contract with the Community Partnership for the Prevention of Homelessness, the District provides case management services to RRH participants through contracts competitively awarded to community-based organizations, faith-based organizations, and other non-profit service providers.

#### HOPWA Match

While HOPWA does not have a match requirement, HIV/AIDS, Hepatitis, STD, TB Administration's HOPWA program leverages local DC

Appropriation, Federal Payment, and federal Ryan White funds to provide housing and support services to persons living with HIV/AIDS (PLWHA).

#### Program Income

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

HTF has not begun to generate program income; should HTF generate program income, DHCD will collect annually for the HTF program.

DHS does not collect program income for ESG.

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

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

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

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

## FY 2022-2026

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Housing and Community Development	Government	Consolidated Planning POC, CDBG, HOME, HTF, Program Recipient	District
Department of Health	Government	HOPWA Recipient	Eligible Areas of DC, MD, VA
Department of Human Services (DHS)	Government	ESG Recipient	District
DC Housing Authority	PHA	Housing & Housing Assistance	District
Interagency Council on Homelessness	Government	Planning	
DC Department of Behavioral Health	Government	Special Needs Housing	District
The Community Partnership (TCP)	Non-Profit	Continuum of Care Lead/Planning	District
Housing Counseling Services	Non-Profit Organizations	Non-Homeless Special Needs, Homelessness	District, Prince George's County and Calvert County
Northern Virginia Regional Commission	Regional Organization	Planning Non-Homeless Special Needs, Homelessness	Northern Virginia Region
Community Networks Inc.	Non-Profit Organizations	Planning Non-Homeless Special Needs, Homelessness	Jurisdiction Jefferson County, West Virginia

**Table 1 - Institutional Delivery Structure**

DHCD coordinates outreach of its Consolidated Planning process with Sister Agencies (DHS, DC Health, DCHA and OCTO) and over 30 community-based organization (CBO) partners. DHCD also has an excellent inter- and intra-departmental networking system allowing for enhanced coordination on projects. At the Consolidated Public Hearings, a Spanish interpreter and a ASL Sign Language Interpreter are present. Residents may also sign up for translation services for Vietnamese, Chinese-Mandarin/Cantonese, Amharic, or French. During the pandemic, DHCD learned that virtual hearings were a success and, moving forward, virtual hearings will become a part of our outreach efforts.

The CBO's DHCD partners provide greater coverage of administration of programs to provide services to residents across the District. During the pandemic, the CBOs were vital in getting assistance to residents and businessowners stuck at home, due to the federal and local shutdown to combat the COVID-19 virus.,

DHCD uses Community Housing Development Organizations (CHDOs) to create affordable housing in the District. A CHDO is a federally certified community-based service organization whose primary purpose provides and develops affordable housing. DHCD evaluates the organization based upon HUD's checklist and looks at the financial and audit statements of an organization over a period of time to determine the net worth of the organization. Currently, DHCD has six certified CHDOs.

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

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

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

DHS: DHS coordinates and provides a range of services that collectively create the enabling conditions for economic and socially challenged residents of the District to enhance their quality of life. The mission of the DC Department of Human Services is to empower every District resident to reach their full potential by providing meaningful connections to work opportunities, economic assistance, and supportive services.

TCP: The Community Partnership is an independent, non-profit corporation that coordinates the District of Columbia's Continuum of Care on behalf of the city. Through the work of our providers, the District's Continuum of Care includes prevention services, street outreach efforts, emergency shelter, transitional housing, and permanent supportive housing for individuals and families. The Continuum of Care (CoC) is designed to promote community-wide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and

communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

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

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

**Table 2 - Homeless Prevention Services Summary**

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

For individuals experiencing homelessness, the District has a Coordinated Assessment and Housing Placement (CAHP) process in place. CAHP offers standardized access and assessment for all individuals experiencing homelessness within the District of Columbia, whether those homelessness needs include any combination of emergency shelter, transitional housing, or locations outdoors not meant for human habitation. Individuals receive referrals for permanent supportive housing and rapid rehousing based on

medical vulnerability and length of homelessness, surrounded by supports for both immediate and long-term housing and service needs. The system prioritizes individuals based on severe medical needs (individuals who are at greater risk of death), sleeping in unsheltered locations, length of time homeless. In Fiscal Year 2022, the District is making new investments to establish a coordinated and streamlined intake process for individuals that will help to connect individuals experiencing a housing crisis to services and supports, including diversion, emergency housing, and rapid rehousing.

For families experiencing homelessness, the District has a single, coordinated point of entry in the homelessness system through the Virginia Williams Family Resource Center (VWFRC). The Virginia Williams Family Resource Center (VWFRC) is the central resource center for homeless families with minor and/or dependent children that are experiencing housing instability in the District. The mission of VWFRC, in collaboration with the community, is to help create lasting solutions for families experiencing housing instability through self-sufficiency planning, goal setting, and goal achievement. Partner agencies provide additional onsite services such as assistance with school registration for homeless children, domestic violence support services, and unified case planning. These agencies include the Office of the State Superintendent of Education (OSSE), District Alliance for Safe Housing (DASH) for domestic violence, and Child Family Services Agency (CFSA). The goal of the joint initiative is to provide integrative services under one roof to families in crisis to help them achieve their goals and become more self-sufficient.

VWFRC staff works collaboratively with families to prevent homelessness by exploring ways to keep them housed, helping them to identify housing options without entering shelter, and providing other support services such as public benefits, childcare, and employment assistance. If identifying a housing option fails, a family may be referred to emergency shelter if available within the District of Columbia. The family is placed into a Short-Term Family Housing (STFH) shelter site for an average of 90 days and then transferred to the District's family rapid rehousing program.

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

HAHSTA is the lead applicant for the DC EMSA for HOPWA. HAHSTA oversees the work of Housing Counseling Services who serves as the point of intake for housing services for persons living with HIV. Clients visiting or contacting Housing Counseling Services are assessed for program eligibility. Clients will receive housing information and referrals and will be placed in a facility if units are available. Housing Counseling Services also coordinates the payment of short-term rent, mortgage, and utility assistance. Housing Counseling Services serves all of Washington DC and suburban Maryland. The DC Housing Authority is primarily responsible for making payments to private landlords participating in the tenant-based rental assistance program. Utility payments are made for a limited number of clients as well.

[The Northern Virginia Regional Commission \(NVRC\)](#), serves as the administrative agency for northern and northwest Virginia. The service area includes the counties of Arlington, Clarke, Fairfax, Fauquier, Loudoun, Prince William, Spotsylvania, Stafford, and Warren and the cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, and Manassas Park, Rappahannock, and Culpepper Counties. NVRC awards HOPWA funds to Project Sponsors who in turn serve persons living with HIV with tenant-based rental



assistance, short-term rent, mortgage, and utility assistance, permanent housing placement, and supportive services.

[Community Networks, Inc. \(CNI\)](#) serves the dual role of administrative agency and housing service provider for Jefferson County, West Virginia. CNI is located at 309 W. King St., Martinsburg, West Virginia, in Berkley County. CNI provides short term rent, mortgage, and utility assistance to households, and housing case management. CNI also provides referrals to other housing resources.

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

The collaborative infrastructure of the Interagency Council on Homelessness (ICH) is an important platform for connecting District agencies, service providers, advocates, and consumers to ensure that services across the District are coordinated and responsive to the needs of individuals experiencing homelessness. The District's strategic plan, Homeward DC 2015-2020 has been a critical data-driven tool that outlines the investments needed to realize the bold goal of making homelessness brief, rare, and non-recurring by 2020. The plan galvanized unprecedented levels of political will and investments towards realizing the goals of ending Veteran homelessness, ending chronic homelessness, and improving shelter conditions for families by building small, service-enriched shelter facilities throughout the District. After five years of implementation, the District has made great strides towards the implementation of the Homeward Plan and plans to launch Homeward Plan 2.0 in attempts to build on the efforts of the past by laying out a roadmap for refining our homeless services crisis response system. Implementation of this plan will require continued collaboration by government and non-government partners across the city.

Since 2016, the number of families experiencing homelessness has decreased by 73.4 percent. The sharp decrease is attributable to rigorous efforts at prevention and the increased availability of housing resources for families since the adoption of Homeward DC. As part of the strategy to close DC General in 2019 and end the use of hotels as overflow family shelters in the fall of 2020, around 750 families exited the emergency shelter system in 2020. Most families who exited were housed through the Family Rehousing and Stabilization Program (FRSP), also known as rapid rehousing. DHS's Homeless Prevention Program (HPP) has been an essential resource in the District's work to end homelessness among families. Since its creation in 2015, HPP has assisted more than 8,000 families from entering the shelter system, including nearly 1,000 families in 2020. In FY20, counts of people newly experiencing homelessness in the District decreased by 13 percent for singles and by 12 percent among families as compared to FY19. Quarterly figures for FY21 to date indicate that similar decreases may occur for the current year.

However, there are gaps in the service delivery system. Most critically, the infrastructure of the District has, historically, been focused on managing homelessness. The system needs to be transformed from a system where people live for months and often years in a shelter to an effective crisis response system, where people feel both safe and secure and are supported to quickly get back on their feet. Given the significant gap between wages and rent, a challenge that is exacerbated for women and people of color, households are remaining in programs designed to be short-term much longer than anticipated. Further, families in rapid rehousing are rarely able to increase their incomes enough to move, achieve economic stability and be able to pay rent on their own. Often these families would need access to permanent subsidy programs

(i.e., the local rent supplement or PSH vouchers). In addition, individuals have been entering the homelessness system in recent years faster than we have been able to help them exit.

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

The first Homeward DC Plan was developed to guide the District's effort at system transformation. Five key strategies were identified as part of the Homeward DC Plan to right-size the District's homeless inventory and achieve the vision of making homelessness a rare, brief, and nonrecurring event for households in the District. The Homeward Plan 2.0 plan will build on the lessons learned through the first five years of implementation. Some strategies are a continuation of the work started under Homeward DC 1.0, while others will respond to the barriers or challenges which we have encountered along the way.

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

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

*Reduce Barriers to Supportive and Affordable Housing:* Having an adequate supply of housing does not help if the clients are unable to access it. One of the biggest challenges to meeting the annual demand for families relates to the rate of annual inflow versus unit turnover. In the initial stage of the consolidated planning period, the Interagency Council on Homelessness engaged with providers and private market landlords to examine their housing requirements and determine where they can be flexible with their standards to ensure vulnerable District residents have access to housing. During the early years of Homeward DC implementation, the District invested more heavily in tenant-based subsidies to increase PSH programming versus the project-based subsidies tied to new construction. Not only have the tenant-based vouchers allowed the District to move more quickly to help people exit shelter to housing, but – in theory – they also offer clients more choice. However, as discussed in the 2019 Homeward DC Progress Report, it is taking clients a very long time to locate units, even with the launch of the Landlord Partnership Fund and the support of housing navigators. Clients with no or poor credit or rental history, as well as clients with any sort of criminal history, face especially steep barriers and have difficulty competing for units. One important way to increase access is by increasing the supply – and especially among developers building with the express purpose of providing housing to our lowest-income neighbors.

*Increase Economic Security of Households:* Given the volume of people that need help with affordable housing relative to available housing subsidies each year, employment simply must serve as a pathway out

of homelessness. Economic security is particularly essential for households provided with Rapid Re-Housing assistance. Rapid Re-Housing is an important tool that allows us to help people move quickly from a shelter back into permanent housing, but it is not intended to be a long-term housing affordability program. However, barriers to employment remain intense for this population, including historically poor access to quality education, low literacy rates, high levels of disabling conditions (both physical and behavioral), high rates of trauma, high rates of justice system involvement, and persistent institutional discrimination. To increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, targeted employment assistance must be provided to these households. While particularly important for Rapid Re-Housing households, increasing income is critical for all of the households the District serves. Households are, of course, healthier and more stable when they have the resources needed to pay for necessities such as food, transportation, and medical care.

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

**FY 2022-2026**  
**SP-45 Goals - 91.215(a)(4)**

**SP-45 Goals Summary – 91.215(a)(4)**

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2022	2026	Affordable Housing		Affordable Housing Neighborhood Investments - AFFH Capacity-Building	CDBG: \$40,000,000 CDBG 108: \$36,159,875	Preserve 4,000 units of affordable housing.
2	Expand the Affordable Housing Stock	2022	2026	Affordable Housing Development  Homeless Non-Homeless Special Needs		Affordable Housing Homelessness Neighborhood Investments - AFFH Capacity-Building	CDBG: HOME: \$13,337,510 HTF: 13,500,000	Rental units constructed: 5,000

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Strengthen Homeownership/Tenancy Among Households Earning 80% or Less of AMI.	2022	2026	Affordable Housing		Affordable Housing Neighborhood Investments - AFFH Capacity-Building	CDBG: \$56,969,718 HOME: \$25,000,000	Public service activities for Low/Moderate Income Housing Benefit: 35,000 Households Assisted  Direct Financial Assistance to Homebuyers: 250 Households Assisted
4	Ensure Housing Stock is Safe/Healthy/Accessible	2022	2026	Affordable Housing Non-Homeless Special Needs		Affordable Housing Neighborhood Investments - AFFH Sustainability/Green Building/Community Resiliency	Local Funding	Homeowner Housing Rehabilitated:

5	Prevent and End Homelessness	2022	2026	Affordable Housing Homeless		Affordable Housing Homelessness	CDBG: \$6,000,000 HOME ARP: \$19,000,000 ESG: \$5,280,248	Congregate and Non-Congregate Units: 100  Tenant-based rental assistance / Rapid Rehousing: 4000 Households Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Transform Abandoned/Vacant Properties into Assets	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Neighborhood Investments - AFFH	CDBG: \$2,500,000	1 Property Acquired and Developed
7	Address Blighted and Sub-standard Property Issues	2022	2026	Affordable Housing		Affordable Housing Capacity-Building	CDBG: \$500,000	2 Properties – Blight Issues Cured
8	Promote Energy-Efficiency/Community Resilience in a Disaster	2022	2026	Affordable Housing		Affordable Housing Neighborhood Investments - AFFH  Sustainability/Green Building/Community Resiliency	CDBG: \$1,000,000	Part of Affordable Housing Program, Goals Identified when Building/Area is Identified.

9	Enhance/Improve Access to Amenities Near Affordable Housing	2022	2026	Non-Housing Community Development		Neighborhood Investments - AFFH  Sustainability/Green Building/Community Resiliency	CDBG: \$2,000,000	Part of Affordable Housing Program, Goals Identified when Building/Area is Identified.
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Promote Effective Community Development – Administration, Planning/Research, Fair Housing and Language Access	2022	2026	Non-Housing Community Development		Plans/Studies	CDBG: \$650,000	
11	Strengthen Organizational Capacity of Non-Profits	2022	2026	Non-Housing Community Development		Capacity-Building	CDBG: \$250,000 HOME: \$300,000	Strengthen Capacity of Community Housing Development Organizations
12	Foster Small and Local Business Development	2022	2026	Non-Housing Community Development		Neighborhood Investments - AFFH	CDBG: \$30,000,000	25,000 Assist small businesses in developing and maintaining their economic footprint in low and moderate income areas.  Facade treatment/business building rehabilitation: 175 Business
13	Helping Persons Living with HIV to Live Independently without	2022	2026	Homeless	DC EMSA for HOPWA	Tenant Based Rental Assistance	HOPWA: \$32,586,034	Tenant-based rental assistance/Rapid Rehousing:1,576Household

	Stigma					Permanent Housing Placement		s Assisted
<b>14</b>	Assisting Persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health.	2022	2026	Homeless	DC EMSA for HOPWA	Tenant Based Rental Assistance  Permanent Housing Placement  Facility Based Housing Operations	HOPWA: \$10,089,428	Tenant-based rental assistance/ Rapid Rehousing: 252 Households Assisted  100 Household Housing Units
<b>15</b>	Providing immediate temporary housing assistance to homeless persons living with HIV.	2022	2026	Homeless		Facility Based Housing Operations	HOPWA: \$5,474,890	HIV/AIDS Housing Operations: 141 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Preventing separation of dependent children from single-parents living with HIV who are at risk of being homeless.	2022	2026	Homeless	DC EMSA for HOPWA	Facility Based Housing Operations	HOPWA: \$1,709,836	HIV/AIDS Housing Operations: 52 Household Housing Unit
17	Helping persons living with HIV to remain in their current private housing.	2022	2026	Non-Homeless Special Needs	DC EMSA for HOPWA	Short Term Rent, Mortgage, and Utility Assistance	HOPWA: \$2,039,020	Homeless Prevention: 950 Persons Assisted
	Helping persons living with HIV to maintain housing stability.	2022	2026	Homeless	DC EMSA for HOPWA	Supportive Services	HOPWA: \$4,297,306	Public service activities other than Low/Moderate Income Housing Benefit: 2,766 Persons Assisted
	Helping persons living with HIV to become self-sufficient.	2022	2026	Non-Homeless Special Needs	DC EMSA for HOPWA	Supportive Services	HOPWA: \$653,184	Public service activities other than Low/Moderate Income Housing Benefit: 418 Persons Assisted

	Expanding housing available to persons living with HIV	2022	2026	Homeless	DC EMSA for HOPWA	Facility Based Development	HOPWA: \$2,200,000	Housing for People with HIV/AIDS added: 11 Household Housing Units
18	Linking Persons with HIV/AIDS to housing	2022	2026	Homeless Non-Homeless Special Needs		Housing Information and Referral Services	HOPWA:\$2,648,100	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
	Developing housing resources for persons living with HIV.	2022	2026	Homeless	DC EMSA for HOPWA	Resource Identification	HOPWA: \$180,093	Housing for People with HIV/AIDS added: 25 Household Housing Units

**Table 58 – Goals  
Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Preserve Existing Supply of Affordable Housing
	<b>Goal Description</b>	<p><i>“Preserve Existing Supply of Affordable Housing”</i> is accomplished in two ways, through rehabilitation and housing subsidies. Housing rehabilitation is a project where an <u>existing building/structure</u> is preserved for affordable housing to households earning less than 80 percent of the AMI. Rehabilitation project costs include, but are not limited to acquisition, hard costs, soft costs, finance costs, Green energy improvements, etc. Housing subsidies are financial tools used to make a unit affordable to the existing or potential occupant. Recipients of housing subsidies must earn 80 percent or less of the AMI. Preservation of existing supplies of affordable housing include owner occupied and/or renter occupied opportunities.</p> <p>Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50 percent of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.</p>

2	<b>Goal Name</b>	Expand the Affordable Housing Stock
	<b>Goal Description</b>	<p><i>“Expand the Affordable Housing Stock”</i> is accomplished in two ways, through new construction and housing subsidies. Housing new construction is a project where the District <u>creates</u> new affordable housing units for households earning less than 80 percent of the AMI. New construction project costs include, but are not limited to acquisition, hard costs, soft costs, finance costs, green energy installation, etc. Housing subsidies are financial tools used to make a unit affordable to the new occupant. Recipients of housing subsidies must earn 80 percent or less of the AMI. Expanding the affordable housing stock can include owner occupied and/or renter occupied opportunities.</p> <p>Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50 percent of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.</p>
3	<b>Goal Name</b>	Strengthen Homeownership/Tenancy Among Households Earning 80 percent or Less of AMI
	<b>Goal Description</b>	<p><i>“Strengthen Homeownership/Tenancy Among Households Earning 80% or Less of AMI”</i> Includes activities that increases access to homeownership and maintains homeownership for households earning 80 percent or less of AMI. Activities include, but are not limited to, financial assistance to purchase a home, rehabilitate a home (emergency repairs, repairs as a result of natural disaster emergencies, remove barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures) housing/foreclosure prevention counseling education, and fair housing enforcement and education.</p> <p><i>“Strengthen Tenancy Among Households Earning 80 percent or Less of AMI”</i> refers to preventing homelessness and evictions. Activities include, but are not limited to, rent and utility assistance, tenant counseling/eviction prevention education, and fair housing enforcement and education. This goal also promotes funding for residents to exercise their right to purchase their property under DC’s local TOPA program. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law.</p> <p>Activities will be targeted to low and moderate-income households, households with special needs populations and households for families and persons living with HIV/AIDS.</p>

4	<b>Goal Name</b>	Ensure Housing Stock is Safe/Healthy/Accessible
	<b>Goal Description</b>	<i>“Ensure Housing Stock is Safe/Healthy/Accessible”</i> is a goal that promotes long-term, community-based housing options for residents to age in place; promote actions that increase accessibility to persons with disabilities, decrease environmental hazards, such as lead-based paint or lead poisoned drinking water, and other hazards as part of the Healthy Homes Rating System. Also support policies and programs that increase a community's ability to respond to natural disasters and other impacts of climate change, particularly for vulnerable populations.
5	<b>Goal Name</b>	Prevent and End Homelessness
	<b>Goal Description</b>	<i>“Prevent and End Homelessness”</i> is a goal that promotes action items outlined in the Homeward DC Plan to continue with implementation of Plan 2.0- a strategic plan to make homelessness a rare, brief, and non- recurring experience. Activities that promote this goal include tenant-based rental assistance for at-risk households to prevent homelessness, rapid-rehousing, the development of new permanent supportive housing units, congregate and non-congregate housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, and/or support special needs populations.
6	<b>Goal Name</b>	Transform Abandoned/Vacant Properties into Assets
	<b>Goal Description</b>	<i>“Transform Abandoned/Vacant Properties into Assets”</i> produces community assets through solicitation for offers, general listings, and turn-key whereby the District builds or rehabilitates on public-owned land. Then the property is disposed of for immediate use, and the District partners with Agencies or community-based organization for non-housing assets where the neighborhood is not ripe for housing development or needs community facilities. Historic preservation is an important part of this goal - the reinvigoration of abandoned/vacant housing in historic districts protects both the architectural and cultural heritage of the neighborhood.
7	<b>Goal Name</b>	Address Blighted and Sub-standard Property Issues
	<b>Goal Description</b>	<i>“Address Blighted and Sub-standard Property Issues”</i> is a goal addressing “standard” and “sub-standard” housing. DHCD defines a housing unit as "standard" if it meets the District's Housing Code Standards. "Sub-standard” housing means that the housing does not meet federal and local codes and is considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. Federal and local funds may be used to address sub-standard housing and blighted property issues as a result of natural disasters, neglect, or lack of capital reserves to repair safety and environmental hazards.

8	<b>Goal Name</b>	Promote Energy-Efficiency/Community Resilience in a Disaster
	<b>Goal Description</b>	<p><i>"Promote Energy-Efficiency"</i> encourages policies and programs that highlight the District's commitment to expand energy efficiency, renewables, and green building to District residents across ethnic and racial groups, thereby reducing the utility burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities may include programs and incentives targeted to low and moderate-income households as well as financial support for energy audits and gap financing to meet greater green building outcomes. Guided by the Sustainable DC 2.0 plan's goal to reach net-zero energy for new construction by 2032, DHCD will promote solar for low-income single family and community solar for affordable housing. Similarly, DHCD and its agency partners will encourage and incentivize net-zero housing.</p> <p><i>"Community Resilience in a Disaster"</i> encourages policies and programs that highlight the District's Resilience Strategy and the District's Hazard Mitigation Plan to District residents across ethnic and racial groups, thereby reducing the risk burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities include, but are not limited to, the use of resources to mitigate damage due to natural and man-made disasters, flood control management, etc.</p>
9	<b>Goal Name</b>	Enhance/Improve Access to Amenities Near Affordable Housing
	<b>Goal Description</b>	<p><i>"Enhance/Improve Access to Amenities Near Affordable Housing"</i> targets neighborhood investments that provide safe and accessible pedestrian modes of transportation to persons with disabilities and the elderly from affordable housing communities to its neighborhood amenities and public transit. Activities may also promote crime prevention through environmental design standards, such as better street lighting or landscaping. These activities lead to added neighborhood amenities relevant to neighborhood residents that enhance the quality of life, increased economic opportunities, and support fair housing outcomes.</p>
10	<b>Goal Name</b>	Promote Effective Community Development – Administration, Planning/Research, Fair Housing and Language Access
	<b>Goal Description</b>	<p><i>"Promote Effective Community Development – Administration, Planning/Research, Fair Housing and Language Access"</i> allows for targeted needs assessments and activities to include, but not limited to unmet affordable housing and community development needs. Specific needs include, but are not limited to activities for special needs populations and underserved populations. Activities may include, but are not limited to Fair Housing Plans and Events, Surveys, Translation Services and Infographics, Strategic Plans, Market Studies, Transportation Studies, and Appraisals.</p>
11	<b>Goal Name</b>	Strengthen Organizational Capacity of Non-Profits

<b>Goal Description</b>	<i>“Strengthen Organizational Capacity of Non-Profits”</i> allows for fiscal opportunities and education/training programs for non-profit organization and affordable developers that focus on skill development, organizational development, and certifications that further the development of affordable housing and delivery of services to residents. This goal also supports operating resources for certified Community Housing Development Organizations (CHDOs) who are in the construction phase of a CHDO project.
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12	<b>Goal Name</b>	Foster Small and Local Business Development
	<b>Goal Description</b>	“Foster Small and Local Business Development” targets commercial revitalization efforts and support for energy-efficiency that reduces the cost-burden of small businesses, technical assistance that increases economic opportunity and greater access to capital for low- and moderate-income entrepreneurs that increase the diversity of business services and amenities. Funds are targeted to commercial corridors in low- and moderate-income neighborhoods.
13	<b>Goal Name</b>	Helping persons living with HIV to live independently without stigma.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of rental assistance. Persons living with HIV will be assisted in living independently in units available in the private rental housing market.
14	<b>Goal Name</b>	Providing immediate temporary housing assistance to homeless persons living with HIV
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of funds to operate housing facilities. Households will receive housing case management. Facilities will be emergency with a stay lasting no longer than 60 days and transitional housing providing housing up to 24-months.
15	<b>Goal Name</b>	Expanding housing available to persons living with HIV.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of funds for construction of housing units. Consultations with Project Sponsors indicate current facility-based housing stock is not suitable for clients. Clients desire larger space and privacy. Former program model utilized shared rooms or single rooms in older singl- family dwellings.
16	<b>Goal Name</b>	Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of rental assistance and transitional housing. Persons who have fallen out of care will be provided housing for the purpose of retaining them in care so they may obtain viral suppression.
17	<b>Goal Name</b>	Preventing single-parents living with HIV from losing dependent children due to homelessness.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of transitional housing. Program performance data reveals that 47.3 percent of family members benefitting from HOPWA housing assistance are children under the age of 19. This goal has been developed from the realization that the risk of homelessness to households headed by a single person living with HIV also jeopardizes young children and presents a serious threat to their reaching positive life outcomes.

18	<b>Goal Name</b>	Helping persons living with HIV to remain in their current private housing.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of short-term rent, mortgage, and utility assistance. This goal has been selected in an effort to protect households from entering into homelessness. Once a household experiences homelessness it may not be ready able to secure private housing and thus prove more costly to assist that household in returning to independence.
19	<b>Goal Name</b>	Helping persons living with HIV to maintain housing stability.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of Housing Case Management. Housing Case Management is essential to assist households in returning to independent living.
20	<b>Goal Name</b>	Helping persons living with HIV to become self-sufficient.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of funds to pay for supportive services. To increase client self-sufficiency and increase income opportunities via job skills training and education makes housing independence and eventually homeownership possible.
21	<b>Goal Name</b>	Linking persons living with HIV to suitable housing.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through the provision of funds to pay for housing information. As all clients with housing needs may not be assisted, it is important they have knowledge on how to navigate all available housing related services.
22	<b>Goal Name</b>	Developing housing resources for persons living with HIV.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through funds to pay for Resource Identification. The DC Housing Market being one of the highest costs area in the nation and changing dynamics of the HIV Epidemic demand new approaches and innovative solutions to assist persons living with HIV.
23	<b>Goal Name</b>	Developing housing resources for persons living with HIV.
	<b>Goal Description (HOPWA Specific)</b>	This goal is to be realized through funds to pay for Resource Identification. The DC Housing Market being one of the highest costs area in the nation and changing dynamics of the HIV Epidemic demand new approaches and innovative solutions to assist persons living with HIV.

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

On May 10, 2019, the Mayor announced that by 2025, the District would create 36,000 new housing units by 2025 and 12,000 units would be designated affordable units and on May 24, 2021, the Mayor announced a \$400 million dollar investment in the HPTF program. It is due to these two announcements that DHCD estimates that 9,393, the balance needed to reach 12,000, units of affordable housing will be developed during this Con Plan period. In accordance with HPTF regulations, at a minimum, the units will be divided into the following categories: 3,757 units reserved for households earning 30 percent or less of AMI; 3,757 units reserved for households earning 31 percent – 50 percent of AMI; and 1,879 units reserved for households earning 51 percent-80% percent of AMI. Please refer to the [36000 by 2025](#) tracker for an up-to-date count.

**FY 2022-2026**

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

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

DCHA is currently under a Voluntary Compliance Agreement (VCA) with HUD. However, the current number of Uniform Federal Accessibility Standards (UFAS) units in the DCHA inventory (692) exceeds the 5% accessible unit requirement and the required 585 units mandated by the VCA. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/ preservation of other affordable housing units, consideration is made for the creation of these units.

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

Resident engagement is integral and critical to successfully achieving the agency mission of fostering sustainable communities and cultivating opportunities for residents to improve their lives.

DCHA provides opportunities for resident involvement through active engagement in programs and services as follows:

The Office of Resident Services provides technical assistance to elected Resident Councils in Public Housing communities, including capacity building activities, organizational support, and resource coordination. Staff is regularly requested to participate at Resident Council meetings and consult regularly with the resident City-wide Advisory Board, an elected body of resident leaders selected by Resident Councils.

The Board of Commissioners holds monthly public meetings to share the results of agency policies, programs and to vote on resolutions. In adherence with the Open Meetings act, residents, voucher holders, advocates, stakeholders and the general public are allowed to voice their opinions about management, proposed policies, and future resolutions for a defined time allotment. The Board also has standing committees that meet regularly.

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. Prior to the COVID-19 global pandemic, monthly meeting locations rotated between DCHA public housing communities and the DCHA central office to maximize access. The agency pivoted to holding virtual board meetings at the start of the pandemic, where anyone interested can view, dial-in or watch the Live Stream via Facebook.

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 using the WebEx virtual meeting platform where participants can view video online or join via phone for the audio only option.

Residents are provided regular updates and opportunities for feedback regarding upcoming construction and redevelopment at their respective DCHA property. Through virtual meetings and pre-COVID-19 in-person meetings, residents can hear directly from the Development Team and Partners about construction timelines, relocation and next steps. DCHA provides a recording of the meeting on our website ([www.dchousing.org](http://www.dchousing.org)). DCHA also provides printed copies of the Q&A and meeting materials to ensure all residents are adequately and properly informed.

DCHA provides effective communication for persons with disabilities or language barriers by ensuring in-person meetings are accessible. DCHA complies with DC Language Access laws and accommodates Limited English Proficiency needs, providing foreign language translators.

DCHA's communication strategy includes digital and traditional media touchpoints to ensure all customers are in the loop. The agency communicates across all agency social media channels that include Facebook, Instagram, YouTube, Twitter, and LinkedIn. Email marketing and the website are integral to share newsletters to support overall agency updates and communications direct from the Executive Director, who shares leadership perspectives in the recently launched podcast. Traditional media includes flyers, postcards, door hangers, common-area posters and letters via mail.

The agency leverages technology by making information available via flat-screen monitors on select properties and kiosks at the central office where customers can virtually meet with housing specialists and case managers to conduct transactions or participate in fair hearings.

Customer satisfaction surveys for both Public Housing and HCV customers are sent regularly from the Office of Customer Engagement. Property Managers hold monthly meetings to update residents on agency and community activities, as well as provide an opportunity for residents to voice concerns. In addition, the agency coordinates targeted engagement with families around specific initiatives/issues. Examples include efforts around the city's New Communities Initiative and the establishment of a resident advisory group to consult on the EnVision Center's AmeriCorps VISTA application.

The DC Housing Authority is focused on assisting its customers through a number of supportive services and initiatives in order to access self-sufficiency resources. This has been evident in the continued recruitment and implementation of the agency's workforce development activities (i.e. Section 3, Rent Reporting and Credit Building program, Family Self-Sufficiency (FSS) program, Achieving Your Best Life (AYBL) Rewards program, Homeownership Assistance Program (HOAP), etc.). In addition, the DC Housing Authority also leverages partnerships with service providers and community based organizations by offering customers a menu of services that allow them to access self-sufficiency opportunities.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

Not applicable.

DCHA is not a troubled agency. In fact, the agency is one of 70 public housing authorities nationwide designated as a Moving to Work (MTW) agency by HUD; a designation based on an agency's ability to perform effectively in the management and delivery of affordable housing and related services under its purview.

## FY 2022-2026

### SP-55 Barriers to affordable housing – 91.215(h)

#### **Barriers to Affordable Housing**

Barriers to affordable housing in the District are equitable geographic access, paying more than 30 percent of gross income for a housing payment and utilities, and the high cost of housing development and rehabilitation. In 2014, The Urban Institute conducted a survey of local affordable housing developers to determine the greatest challenges to building and preserving affordable housing in DC. The survey was sent to developers built affordable housing in the District in the five years prior to the survey. The most significant barriers among respondents were costs to develop, process of obtaining funding, and the process for obtaining permits. In Chapter 5, the Housing Element of the District's Comprehensive Plan<sup>1</sup> (Comp Plan), these same barriers were identified.

#### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The District will focus its strategy to remove barriers to affordable housing by expanding the supply of affordable housing and preserving existing affordable housing. The District will continue to streamline the processes for both developers and residents through these initiatives.

#### **District Homeownership Information Access**

The Front Door (<https://www.frontdoor.dc.gov/>) website was created as a collaboration between TheLab@DC and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) along with 14 District agencies, several local partners, and District residents. District government and local partner staff identified 50+ resources for District homeowners. Several of the District's key affordable housing agencies that provide homeownership assistance, such as the Department of Housing and Community Development (DHCD), and the DC Housing Finance Agency (DCHFA) are listed there for consolidated access. The District government and local partners, listed below, mapped out the resident experience for each resource and provided feedback on the resource pages:

District government:

- DC Housing Finance Agency
- Department of Aging and Community Living
- Department of Consumer and Regulatory Affairs
- Department of Energy and Environment
- Department of Healthcare Finance
- Department of Housing and Community Development
- Department of Insurance, Securities, and Banking

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<sup>1</sup> On May 18, 2021, City Council approved the Comprehensive Plan which is published at <https://plandc.dc.gov/>.



- Department of Public Works
- Office of the Chief Technology Officer
- Office of the Deputy Mayor for Education
- Office of Planning
- Office of Tax and Revenue
- Office of the Tenant Advocate
- Office of Victim Services and Justice Grants

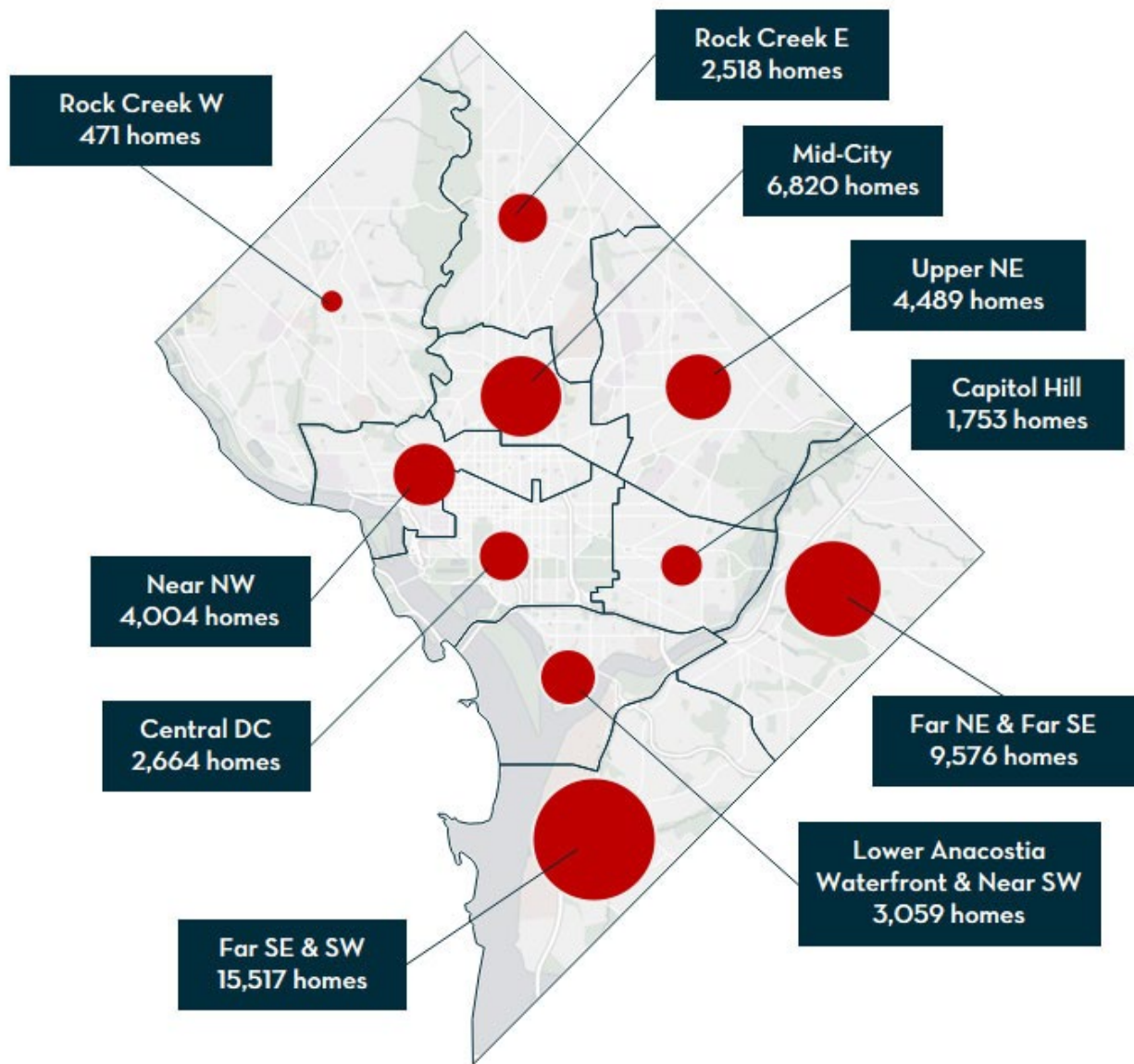
Local partners:

- Alliance for the Chesapeake Bay
- Casey Trees
- DC Sustainable Energy Utility (DCSEU)
- Design Green
- Eagle Bank
- Housing Counseling Services
- Landed

### **Inequitable distribution of affordable housing**

On May 10, 2019, Mayor Muriel Bowser signed an order, [Mayor's Order on Housing](#), directing District agencies to address housing affordability and increase the supply by 2021 with at least 12,000 more affordable units. DHCD and the Office of Planning (OP) worked together to produce the *Housing Framework for Equity and Growth*. Through the *Housing Framework for Equity and Growth*, the District is developing an analysis intended to inform how it produces more affordable and market rate housing in the District. It will aid an understanding of needs and challenges driving current housing production. This analysis will create more equitable distribution goals for housing production and development by examining public policies and regulations, market forces, and community dynamics.

Currently, the District's affordable housing is unevenly distributed across the city. The map below illustrates how the Far Southeast and Southwest areas of Washington, DC has more than 15,000 affordable units, or about 31 percent of all of the District's affordable housing. In contrast, the Rock Creek West area has fewer than 500 affordable units, or approximately one percent of the District's supply of affordable housing. The Housing Framework for Equity and Growth will examine policies and opportunities to create a fairer, more inclusive supply of affordable housing.



Sources: housinginsights.org, DC Office of Planning, DC Department of Housing and Community Development

### Comprehensive Amendment Cycle

In October 2019, OP launched an Amendment Cycle of the District Elements to the 2006 Comp Plan. Since the first amendment cycle, OP has completed six Small Area Plans, as well as other initiatives. Other significant District government-wide initiatives and plans have also been completed in the last four years. Additionally, the District has seen major changes in its neighborhoods occurring at a faster pace than the Comprehensive Plan's 20-year timeframe. The plan amendment process presents an

opportunity to change zoning requirements and regulations and promote policies that decrease barriers to affordable housing, increase the preservation and production of safe, healthy, and accessible affordable housing, and affirmatively further fair housing choice.

In the latest amendment, the following critical issues for housing were cited:

- Promoting housing affordability across all incomes and household sizes.
- Furthering fair housing opportunities, especially in high-cost areas.
- Fostering housing production to improve affordability.
- Preserving existing affordable housing.
- Promoting more housing proximate to transit and linking new housing to transit.
- Restoring or demolishing vacant or underused properties.
- Conserving existing housing stock.
- Maintaining healthy homes for residents.
- Promoting homeownership.
- Ending homelessness.
- Providing housing for residents with special needs integrated with supportive services for vulnerable populations and residents with disabilities.

The Con Plan and future AAPs will identify the federal resources to be invested in these critical issues, which will assist in breaking down barriers to affordable housing.

### **Preservation Strike Force**

The Strike Force was created in 2015, comprised of District housing experts and selected stakeholders from the public, and charged with developing an action plan to preserve the District's existing affordable housing covenants that were set to expire by 2020. As a result of deliberations and research, the Strike Force concluded that for the District to remain a diverse, inclusive, and vibrant city, it needs a more urgent and systematic response to preserving affordable housing. More specifically, the Strike Force provided six recommendations to the mayor: 1) Establish a "Preservation Unit" located within a designated District agency that is tasked with being the District's central resource to (a) preserve existing assisted affordable housing in the city, (b) identify opportunities to place "naturally affordable," unassisted units under covenant or to otherwise preserve their affordability, and (c) maintain comprehensive data on all affordable housing in the city; 2) Provide seed funding to a Public-Private Preservation Fund to facilitate early investments while leveraging greater amounts of private capital to preserve affordable housing; (3) Develop a Small Properties Preservation and Affordability Program within DHCD to assist properties with five to 50 units with funds for renovations and repairs; 4) Implement DOPA (District Opportunity to Purchase Act) by releasing draft regulations that will allow the District to take greater advantage of DOPA through the transfer of ownership to pre-qualified developers; 5) Improve Preservation under TOPA (Tenant Opportunity to Purchase Act) and TOPA exemptions by providing financial incentives for preservation in TOPA transactions, including predevelopment work, legal services, third party reports, and acquisition bridge financing. This

assistance also should also be a mechanism for collecting accurate data about the outcomes of TOPA transactions; 6) Establish programs to facilitate low-income senior renters aging in place by formulating strategies for older residents to remain in place. Examples include tenant-based vouchers or other rental assistance to older adults on fixed incomes or funds for renovation of multi-unit buildings, individual apartments, and single-family homes to create appropriate housing options for them to age in place. (<https://dhcd.dc.gov/page/dc-housing-preservation-strike-force>)

DHCD answered the Strike Force's recommendations and created a Preservation Unit, a DOPA unit, and expanded TOPA.

### **Vacant and Blighted Property Removal**

DHCD operates the Vacant to Vibrant DC Program in the Property Acquisition and Disposition Division (PADD) to transform vacant and blighted properties citywide. The five action points below are the guiding principles of this program:

- **Action 1—Auctioning Off to Gain Affordability:** In 2018, 32 sites located in neighborhoods, such as Bellvue (Ward 8), Carver/Langston (Ward 5), Deanwood (Ward 7), and Park View (Ward 1) were auctioned by Alex Cooper Auctioneers to produce approximately 50 moderate-income housing units. On May 10 - May 15 2019, an online auction of 10 sites is occurred.
- **Action 2—Supporting Small Business to Spur Homeownership:** Participants in the District's Certified Business Enterprise (CBE) program bid on contracts to turn four sites, located in neighborhoods that include Anacostia (Ward 8) and Deanwood (Ward 7), into moderate-income housing.
- **Action 3—Building Homes Through HIP:** The Housing Investment Platform (HIP), an innovative program from DCHFA will turn two sites in Anacostia (Ward 8) and Carver/Langston (Ward 5), into affordable housing.
- **Action 4—Expanding Green Space:** This partnership with Casey Trees expanded and preserved green space in four locations in the District.
- **Action 5—Seeing a Tiny House in Action:** A site in the Deanwood neighborhood (Ward 7) has a tiny home demonstration and community education project in partnership with the DC Students Construction Trades Foundation, featuring a tiny house and a Minim House built by students in the Academy of Construction and Design at IDEA Public Charter School in the Northeast quadrant of the District.

### **Rental Housing Conversion and Sale Amendment Act of 2005**

The District continues to enforce the *Rental Housing Conversion and Sale Amendment Act of 2005*, also known as TOPA. Prior to the sale of both multi-family and single-family properties, tenants have the opportunity, to purchase their building or assign their rights to a third-party. Low-interest loans are available to tenant groups that want to purchase- and in many cases rehabilitate their building – when their landlord decides to sell. Without financial and technical assistance provided by this program, many tenant groups are unable to take advantage of the important right they have in the District to potentially purchase and preserve their housing and retain its affordability when their apartment building is being

sold.

### **District Opportunity to Purchase Act**

DOPA gives the mayor the opportunity to purchase rental housing consisting of five or more rental units in which at least 25 percent or more of the rental units are deemed affordable (i.e., equal to or less than 30 percent of the monthly income of a household with an income of 50 percent of the area median income for the Washington metropolitan area). In the event tenants decline to exercise their opportunity to purchase, the mayor may elect to purchase the property with the objective of increasing affordable units in the building. DHCD is working internally on draft regulations and plans to complete and publish regulations early in the consolidated planning period.

### **Disposition of District Land for Affordable Housing Act of 2013**

The Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project for affordable dwelling units—30 percent in locations within a half-mile of a metro station or a quarter-mile from a bus priority corridor/streetcar line, and 20 percent in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents making 30 percent or less of Area Median Income (AMI). The rest of the affordable units shall be restricted to residents making 50 percent of AMI or less. In homeownership buildings, half of the affordable units shall be restricted for residents earning 50 percent of AMI or less, and the other half would be for those earning 80 percent of AMI or less.

### **Property Tax Credits**

Eligible homeowners, nonprofit organizations, and shared equity investors may receive a five-year tax abatement and be exempt from paying recordation and transfer taxes. To qualify, the property owner must earn less than 50 percent of AMI and the home value must be less than \$356,000.00. Property tax relief is also available for older adults over the age of 65 and disabled property owners. The benefit reduces a qualified homeowner's property tax by 50 percent. To qualify, the homeowner must own over 50 percent of the property/unit and earn less than \$127,100.00 in the prior calendar year.

### **Inclusionary Zoning**

In August of 2009, the District implemented its Inclusionary Zoning (IZ) program, which affords private sector development companies the right to additional density for their projects in exchange for making 8-10 percent of units in the project affordable to households who earn less than 50-80 percent of AMI. IZ is an important part of the District's affordable housing strategy, producing new affordable units often in locations that are high cost and highly competitive. The housing is created without using subsidies from the Housing Production Trust Fund or federal resources. DHCD, in collaboration with OP, will continue to evaluate the effectiveness of this program and propose zoning amendments as needed.

### **Homebuyer Programs**

DHCD will continue to manage homeownership programs to provide greater opportunities to low- and moderate-income homebuyers in the District and District government employees. All three programs can be used with the FHA 203(k) rehabilitation mortgage, which allows homeowners or new homebuyers to rehabilitate single-family homes. These programs may also be used for participants wishing to locate in housing as part of the IZ and Affordable Dwelling Unit (ADU) programs.

### **Home Rehabilitation Programs**

DHCD will continue to administer and enhance existing rehabilitation programs for income-qualified homeowners within the Residential and Community Services Division (RCS). The Single-Family Residential Rehabilitation Program (SFRRP) finances home repairs that address building code violations, repair roofs, remove threats to health and safety, and remove accessibility barriers for persons with limited mobility or other physical impairments. The program currently offers grants specifically for roof repairs and handicapped improvements in addition to low-interest loans for general home rehabilitation.

The Department On Aging and Community Living (DACL) and DHCD partnered in FY2016 to develop and implement a new home adaptation program called Safe at Home. The program promotes aging-in-place for older adults (60 years and older) and people with disabilities (18 to 59 years old) by providing up to \$10,000 in home accessibility adaptation grants to reduce the risk of falls and reduce barriers that limit mobility. Program participants work with an Occupational Therapist (OT) to identify potential fall risks and mobility barriers in their homes and then work with a general contractor to begin installing modifications and equipment to address them. The pilot program plans to serve 100 District residents through the Safe at Home Program. After program completion, DACL and DHCD will evaluate the success of the program and determine its future plans.

The Lead Safe Washington Program, operated by the Department of Energy and Environment (DOEE), reduces lead hazards in privately owned properties with children under the age of six. Exposure to peeling lead-based paint and lead contaminated dust are the most hazardous sources of lead in the U.S. and can cause serious developmental disabilities in children after long-term exposure. Although lead-based paints were banned in the U.S. after 1978, the District has a significant amount of older housing stock built prior to the ban that may be at risk of lead hazards.

### **Rent Supplement Programs**

The Local Rent Supplement Program (LRSP) was created in 2007 to help decrease the number of families currently on the Housing Authority tenant-based voucher waiting list. The program is funded locally by the District government and administered by DCHA. Modeled after the federal Housing Choice Voucher program, the LRSP provides monthly rental subsidies that cover the difference between 30 percent of income in rent, with the voucher covering the difference between that amount and the cost of rent on the open market. LRSP provides rental subsidies in the following three ways: 1) individual tenant-based vouchers to individuals and families using the same criteria as the Housing Choice Voucher Program. The

voucher stays with the household, even if they decide to move to another rental unit within the District; 2) project-based vouchers to for-profit and nonprofit developers who agree to make a number of units affordable to low-income families, and sponsor-based vouchers that are given to nonprofit developers and landlords who agree to provide supportive services. Sponsor-based vouchers are portable and can be moved to another project managed by the nonprofit organization. The District will continue to use the LRSP and consider other tenant-based rental assistance programs to reduce the Housing Authority waitlist and target extremely low-income households at high-risk of homelessness.

### **Continue to Streamline Processes**

The District will continue to find opportunities through engagement with residents, community-based partners, and developers to streamline processes whereby funds and projects are delivered or selected more quickly, data is cloud-based and more readily available, and doing business with the District becomes easier.

### **Housing Education/Capacity Building**

*Fair Housing Activities:* To raise awareness about fair housing rights and responsibilities, DHCD, along with partner District agencies and civil rights organizations, will hold educational events across Washington, DC during National Fair Housing Month in April. The three-event series – hosted by the DHCD, The Equal Rights Center, the DC Office of Human Rights (OHR), and the DC Developmental Disabilities Council – is open to all residents -- tenants, housing advocates, housing providers, industry policymakers, and members of the public interested in understanding equal housing opportunity, fair housing choice, and housing discrimination issues.

DHCD continues to hold an annual mandatory Section 504 accessibility compliance training program for all recipients of federal and local monies. The training covers practical and regulatory actions concerning accessible housing according to local building codes and its parallels to federal regulations and laws, multifamily projects compliance with the Section 504 accessibility rules and regulations of the Rehabilitation Act of 1973 and the Fair Housing Act as Amended.

In addition, mandatory affirmative marketing training is held at least once per year for all grantees. This training ensures that program service grantees understand discriminatory practices and how to avoid them in the delivery of services and programs. This capacity building workshop provides greater opportunity for a more diverse group of recipients to reflect the District's demographics. Affirmative marketing training is required by all of DHCD's contracted community-based partners, who are required to further communicate and perform affirmative marketing goals.

OHR conducts presentations and outreach efforts that teach community members about non-discrimination laws in the District and how to file discrimination complaints with OHR. Topics include an explanation of OHR's cost-free process for investigating complaints, the damages complaints can receive, and how to identify discriminatory incidents when they occur.

The latest Analysis of Impediments to Fair Housing Choice provides resident interviews and lending data that demonstrably reveals that Black residents encounter racially discriminatory real estate and lending practices in the District, which is in part responsible for the severe racial segregation in Washington, DC. In order for the District to fully commit to affirmatively furthering fair housing, DHCD and its government partners shall expand upon the policies, programs, and outreach above with additional proactive solutions, including but not limited to, private landlord education not only about local and federal laws, but also about the benefits of renting to Housing Choice Voucher holders, fair housing testing that indicates an ongoing source of income discrimination in housing with subsequent fair housing enforcement, and data analysis and policy coordination with the DCHA on how to provide greater housing choice for voucher holders in higher opportunity areas.

*Resident Education from Community-based Partners:* DHCD partners with nonprofit and private sector housing advocates, tenant organizers, and practitioners to provide greater education about housing and fair housing issues to a racially and ethnically diverse community. Community-based organizations (CBOs) provide outreach and education for tenants on purchase programs, comprehensive homeownership and housing counseling, and assistance for relocation and location of apartments. Fair housing education for residents is critical to increase awareness about tenant rights and protections. To date, DHCD has contracts with ten organizations, of which some have multiple locations across the District, to provide housing services in neighborhood-based settings in every ward.

*Housing Expo:* Over the last eight years, DHCD has hosted a housing expo as part of the National Homeownership Month in June, providing hands on demonstrations, classes on financial and homeownership issues, presentations about DHCD programs and how to access them, and an exhibitor hall with private companies, government agencies, and community-based organizations showcasing products, services, and programs for District residents. The Housing Expo is a well-attended event that drew over 3,000 residents in FY 2015 and is a vital component to highlighting the wide range of housing programs and counseling available to District residents.

*Department of Insurance, Securities, and Banking (DISB):* Part of DISB's mission is to protect District residents from financial fraud and abuse by providing fair and efficient supervision of financial-service entities. Through education, training, and outreach, DISB works to protect the interests of District consumers from unfair and abusive practices, including predatory lending practices.

*Aging and Disability Resource Center (ADRC):* ADRC provides a single, coordinated system of information for older adults over 60 years of age, individuals with disabilities, and their caregivers. ADRC facilitates the acquisition of services individualized to the unique needs expressed by each person.

*Housing Regulation Education:* DHCD, through its Housing Regulation Administration, holds informational seminars on the agency's regulatory programs that impact affordable housing – rent control, rental conversion and sales, IZ, and ADUs. The events are held quarterly and targeted to both residents and property owners. Topics include general program overviews, allowable rent increases under rent control,



a tenant bill of rights, processes to register for an IZ or ADU unit and the upcoming pipeline of available units, an overview of new notices to vacate, and a step-by-step process of what happens when a landlord decides to sell its property.

*Office of the Tenant Advocate (OTA)*: Tenants often are unaware of their legal rights as renters, frequently are unable to pay for legal representation, and do not know how to use lower cost court mediation and adjudication services - OTA was started to respond to these needs of District tenants. This office advocates for, educates, and provides outreach for tenants in Washington, DC.

During the 2016-2021 Consolidated Plan (Con Plan) cycle, DHCD developed a capacity-building agenda for residents, developers, and community-based partners that identified available resources, federal and local compliance requirements, tenant rights, and it included efforts to grow both existing and new nonprofit organizational capacity. DHCD will continue to enhance and expand upon these existing activities.

### **Barriers - Cost to Develop**

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

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

### **Barriers - Process for Obtaining Funding**

The timeliness of receiving funding from DC agencies was cited as the next most common challenge to affordable housing development. Sellers want to close on a property within 90 days, but it typically takes much longer to obtain financing from DC Government. Affordable housing developers compete with other developers interested in the land for other uses, who may be able to close on financing more quickly if they are not dependent on public subsidy. Many non-profit organizations cannot afford to hold a property for the amount of time it takes for an application to move through public review. Since the last consolidated planning period, however, DC Government has made significant strides to ease the funding process, including combining funding availability announcements for the primary affordable housing funding programs into a single annual competitive application, developing a new online application portal, and for the first time in 2016, releasing a second Notice of Funding Availability within the same year.

### **Barriers - Process for Obtaining Permits**

Another major barrier, according to one-fifth of respondents to the Urban Institute survey of affordable housing developers is the time-consuming and confusing permitting process that can lengthen and complicate development projects and drive up carrying costs. The District lacks an expedited permitting

process to move affordable housing projects forward more quickly than market-rate projects through building permitting and zoning requests and variances; other jurisdictions, including Houston and San Francisco, have already implemented a fast-track process. Better coordination between District agencies would help expedite the affordable housing development process.

**FY 2022-2026**  
**SP-60 Homelessness Strategy - 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Department of Human Services (DHS) provides outreach services to engage individuals that are living on the streets and experiencing homelessness. Outreach efforts include sharing information on homeless services; encampment assessments; vulnerability assessments; distribution of blankets, water, fruit, and warming supplies; and planning with the community and sister agencies to ensure the wellbeing of the District's homeless. In FY21, DHS continued to support the District-wide coordinated outreach network developed in FY20.

The Comprehensive Street Outreach Network provides strategic support to unsheltered individuals living on the street or in locations not fit for human habitation. The network engages unaccompanied adults who are unsheltered - to provide case management that facilitates connections to shelter and housing supports, public benefits, physical and behavioral health care, harm reduction interventions, and other resources.

DHS has divided the District into three geographic clusters representing approximately the equivalent number of unsheltered individuals. DHS selected three grantees to provide services, one in each cluster: Miriam's Kitchen, Pathways to Housing DC, and Community Connections. These service providers work closely with DHS and other agency partners, such as the Department of Behavioral Health (DBH).

**Addressing the emergency and transitional housing needs of homeless persons.**

*Available Emergency Shelters*

The District uses four types of shelter for adult individuals:

*Low-barrier Shelter for Individuals:* primarily short-term shelter for individuals. The low-barrier shelter is designed to keep people safe, is often open only 12 hours a day, and is often in a congregate setting. This type of program is provided, on a first-come, first-served basis. The District has four women's shelters, three men's shelters, and one family shelter that is open 24-hours a day.

*Seasonal Shelters:* opens the first night a hypothermia alert is issued and is open every night thereafter through March 31 of the following year.

*Hypothermia Shelters:* open only on nights when a hypothermia alert has been issued; District recreation centers and other community sites function as hypothermia shelters. District recreation centers are open to the public during daytime hours so residents experiencing homelessness may remain at recreation centers if they choose. Houses of worship and other community-based sites will not be used as shelter during daytime hours, even if an alert is still in effect, as these sites are contracted only for use as alert-night shelters and are used for other purposes during the daytime hours.

*Overflow Shelters:* operate only when all other shelters are at or near capacity. These facilities have standby staff called in to operate these shelters as needed. DHS, in collaboration with the District's Continuum of Care Provider (CoC), The Community Partnership for the Prevention of Homelessness (TCP), carefully monitors capacity levels and determines when and if additional sites need to be activated. When these shelters are activated, the District provides transportation to these locations.

### *Shelter Redevelopment*

The DC General Family Shelter (DC General) was the primary placement site for families seeking emergency shelter in Washington, DC. The District released a plan in early 2016 to permanently close DC General in 2018 and replace it with smaller, service-enriched neighborhood shelters that will each accommodate no more than 50 families. In addition, between FY19 and early FY21, the District established eight Short Term Family Housing (STFH) shelters within each ward as part of the plan to end homelessness and ensure families have access to safe and dignified housing. These short-term family housing sites provide onsite wrap-around services and connections to offsite supports designed to reduce the length of stay and quickly stabilize families with the goal of transitioning families to permanent housing within 90 days. The new STFH Program has successfully met a primary goal of maintaining an average length of stay of 90 days in all programs that have been open for a full year. As these new facilities have opened, the District has seen first-hand the importance building design can have on the ability to provide the right types of services to help families exit homelessness and secure housing of their own. In addition, during FY20, the District successfully exited out of the last three motels/hotels that were being used as temporary shelters for families experiencing homelessness.

The District and its nonprofit partners operate more than two dozen emergency shelters providing more than 3,000 beds for individuals experiencing homelessness in congregate settings. In addition to the significant maintenance costs of these aged buildings, the shelters are too large to provide appropriate programming to meet client needs. DHS, along with the Interagency Council on Homelessness (ICH), is working on plans to redesign the low barrier shelter system, beginning with the 801 East Men's Shelter. In the spring of 2020, the District began to design and construct a new shelter facility to replace the existing 801 East Shelter, including an access road; it anticipates the project to be complete by winter of 2021. The new shelter will provide a health clinic; daytime service center; medical respite beds; beds for older

adults, b for those who are medically frail, and working people; and dormitory-style housing. In FY22, the District will continue its investments to bolster the Harriet Tubman Shelter replacement, the New York Avenue Men's Shelter replacement, seasonal shelter and swing space projects, and other small capital project renovations. The District is also investing new resources to enhance safety and security at existing shelter sites.

### Daytime Center

In an effort to further enhance service connectivity for unaccompanied adults, and in partnership with the Downtown DC Business Improvement District and Pathways to Housing DC, DHS opened a Downtown Day Services Center for individuals experiencing homelessness in February 2019. The Center offers a variety of supportive services including from the District Department of Employment Services (DOES), the Department of Health's (DC Health) Office of Vital Records and Department of Motor Vehicles (DMV), DHS's Economic Security Administration (ESA), Unity Health Care, and the Washington Legal Clinic for the Homeless. The center also provides meals and access to laundry and shower facilities. The center builds on the services offered at the Adams Place Day Center, which DHS opened in 2016.

DHS is also actively working with regional partners to identify additional strategies to improve collaboration and is supporting reentry partners to improve discharge planning for returning citizens. All of these efforts are critical to the slow inflow of individuals experiencing homelessness into the system.

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

### Increase the Supply of Affordable Housing

Increasing the supply of supportive and affordable housing is central to the District's efforts to preventing and ending homelessness. Reducing the length of stay in the shelter is key to the District's ability in meeting the annual demand for shelter, while at the same time reducing spending on shelters. The Homeward DC plan outlines several steps to meet annual permanent housing inventory targets. During this consolidated planning period, the District will:

- Continuously align the Housing Production Trust Fund (HPTF) investments to help meet the Permanent Supportive Housing (PSH) inventory needs specified in Homeward DC;
- Work with funders to ensure all new and turnover opportunities are filled via the Coordinated Assessment and Housing Program (CAHP) system; and
- Develop a common protocol to assist with the identification of individuals and families ready to "move on" from Permanent Supportive Housing.

### Increase Economic Security of Households

Households are more stable when resources are in place to pay for basic necessities, such as food, transportation, and medical care. Helping households increase income is critical for the homeless services system as a whole. In Permanent Supportive Housing, the household pays no more than 30 percent of their income towards housing costs. To the extent that the District can increase income, the homelessness system can serve more households and spread resources more broadly. Economic security is particularly important for households provided with Rapid Re-Housing assistance, a tool that moves persons experiencing homelessness more quickly into safe, stable housing, but is not intended to be a long-term affordable housing solution. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, the District will increase efforts to provide targeted employment assistance to these households both quickly and intentionally. The FY22 proposed budget takes into account the critical importance of preventing deeper economic and social catastrophes among residents by expanding existing programs and launching new programs that help renters meet their housing costs and stay in their homes, increase nutrition assistance to households, and meet the increasing need for cash assistance among residents.

The District's Temporary Assistance for Needy Families (TANF) program provides cash assistance to families in need, along with a suite of services to facilitate their path to success. Families enrolled in the District's TANF program may receive benefits so long as they are income eligible and have a child in the home. TANF also offers access to a variety of supportive services they can bundle together to meet their individual needs. DHS employs a Two-Generation Approach to reaching and serving families so children and parents can rise together. Two-generation, or "2 Gen," is a nationally recognized framework that works with parents and their children to build and support the entire family's ability to achieve goals. Through the TANF program recipients gain access to supportive services, including but not limited to: TANF Employment Program (TEP), which provides coaching towards education and employment goals. The District has made several updates to the TANF program to ensure families increase and maintain economic stability:

- **Discontinuing Time Limits** – families can now receive benefits beyond the federal 60-month lifetime limit.
- **Increasing Cash Benefits** – benefit levels received a cost of living adjustments (COLA), the cash grant was split between parents and child(ren), and sanctions were redesigned.
- **Enhancing Employment and Training Services** – TEP providers engage in individualized coaching to reach employment and education goals, while also providing support to reach personal and family goals that facilitate success in the classroom and job market.
- **Providing Bonuses** – offering financial rewards (in addition to the monthly cash grant) when education and employment goals are achieved and for engaging in the TEP in a meaningful way.

In addition, DC piloted a new approach, the DC Flexible Rent Subsidy Program (DC Flex), to test whether shallow (smaller than the average subsidy, over a defined period) and flexible subsidies can help more families maintain affordable, adequate housing. The goal of this type of program is to provide families with a sense of self-sufficiency and allow them to adapt their assistance to their specific needs. The DC Flex program allocates \$7,200 a year to each family, via a program-specific bank account, for up to four years (the term of the pilot), or longer if the program is continued. These subsidies could distribute scarce housing resources among more families that are on the cusp of housing stability, for whom a small subsidy could yield a large increase in instability. In theory, shallow subsidies would add another layer to the housing safety net, easing the transition from housing instability and relieving some of the demand on housing programs with deeper subsidies. These requirements are designed to assist low-income working families whose earnings and expenses may fluctuate from month to month. These families might not require the long-term deep subsidy provided by a voucher but need a cushion to prevent them from becoming homeless and to help them maintain financial stability.

#### *Increase Homelessness Prevention Efforts*

The Inter-Agency Council on Homelessness and The Community Partnership have been evaluating existing prevention programs to both prevent new individuals from becoming homeless, particularly individuals transitioning out of other systems, including adult and juvenile justice systems, child welfare, and foster care systems, and behavioral health systems.

Homeless Prevention Services are available to assist households with maintaining and preserving their current housing situation. Diversion Services are also available to assist families who have been displaced from their homes by securing emergency housing outside of shelter while receiving supportive services to help stabilize their housing or until permanent housing placement. Since 2016, the count of persons in families has decreased by 73.4 percent. The sharp decrease is attributable to rigorous efforts at prevention and the increased availability of housing resources for families since the adoption of Homeward DC. In FY22, the District will continue to make new investments in prevention for individuals and families.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

#### *Stronger Together by Assisting You (STAY DC)*

In FY21, the District launched a new program supported by \$352M in Treasury Emergency Rental Assistance funding available through the American Rescue Plan Act of 2021 to provide financial assistance to District residents struggling to make rent and utility payments due to the COVID-19 pandemic. Through the program, renters and housing providers can apply for grant funding to cover past and future rental payments in addition to utilities.



## *Saving DC's Rental Housing Market Strike Force*

Mayor Bowser established the Saving the District's Rental Housing Strike Force with Mayor's Order 2020-129 on December 29, 2020. A report of the strike force's work was issued on May 21, 2021. The strike force made 10 recommendations, which are summarized below.

### **Near-Term Recommendations**

1. Prioritize rental assistance for those with the highest eviction risk, supplemented by distinct outreach strategies of rent relief programs for low- and moderate-income residents, as well as traditionally marginalized population subgroups.
2. Allow notices to cure new eviction case filings and evictions against residents who present current and substantial threats to health and safety to tenants, on-site agents or employees of the housing provider, or household members or guests of other tenants because of unlawful possession of firearms, serious threats, or acts of violence.
3. Determine ways to phase in the end of the eviction moratorium to manage the immediate impact of its end on the courts and service providers and to provide safeguards for vulnerable populations.
4. Seek ways to address the challenges pandemic-related emergency measures put on housing providers in ways that do not harm vulnerable residents.

### **Mid-Term Recommendations**

1. Convene a Commission to re-examine rent stabilization goals, outcomes, and policy recommendations.
2. Review the requirements, limitations, and prioritizations of the existing Nuisance Abatement Fund and explore how to better target funds to quickly address housing violations without displacing residents.
3. Support the Tennant Opportunity to Purchase Act (TOPA) by increasing funding to target the creation of affordable housing and tenant ownership and strengthen the use of the District Opportunity to Purchase Act (DOPA) to preserve existing affordable housing.

### **Long-Term Recommendations**

1. Leverage federal funding to create more rent- and income-restricted housing to meet the Mayor's housing and Homeward DC goals through improved acquisition programs for land, commercial buildings, and unassisted, naturally occurring affordable housing (NOAH) buildings.
2. Support increased density to produce more housing across all types of land use and explore procedural improvements to advance equity by spurring affordable housing production.
3. Create incentives to produce or preserve extremely low- to moderate-income affordable housing High-Opportunity Neighborhoods.

### Emergency Rental Assistance Program (ERAP)

ERAP helps low-income District residents facing housing emergencies by providing funding for overdue rent if a qualified household is facing eviction (including late costs and court fees). The program also supports security deposits and the first month's rent for residents moving to new homes. ERAP serves low-income District households with children, households of older adults (age 60 or older), and people with disabilities. The amount paid on behalf of eligible families depends on a household's income and available resources and is subject to certain limitations. ERAP payments can only be used once per year for eligible households.

### Homeless Prevention Program

The Homeless Prevention Program (HPP) is designed to prevent a recipient from the imminent risk of losing housing and becoming homeless by offering services that stabilize the customer in the community. Through Prevention Services, families are connected to the following (based on need):

- Mediation
- Case Coordination
- TANF Engagement
- Connection to mainstream/community resources
- ERAP
- Food/clothing banks, etc.
- Financial Assistance
- Utility Assistance
- Housing Search assistance

HPP's case management is targeted toward addressing the family's immediate housing instability. Eligible families are assessed, case plans are created, and immediate housing barriers are resolved. HPP providers also make referrals to other District agencies and community service providers for long-term case management services. HPP aims to provide required housing stability services to families within a 90-day timeframe. HPP connects families at risk of becoming homeless to housing and financial assistance programs that provide short and long-term assistance to allow households to remain in their current housing.

Diversion services are also available to assist families who have been displaced from their homes by securing emergency housing outside of shelter while receiving supportive services to help stabilize their housing or until permanent housing placement. If the recipient has been staying with someone within their support system (a host family or friend), then the HPP Prevention Specialist will work to resolve the conflict through mediation efforts. With the intended purpose to stabilize housing with prevention supports. Once a recipient has secured stable housing (where they can remain for 90-days or more), the HPP Prevention Specialist will connect the customer to mainstream services and close the HPP case.

In FY 2019, the District launched Project Reconnect, a new shelter diversion program that helps individuals who are newly homeless find alternatives to shelter, such as reuniting with friends and families. By working with clients in an open and strengths-focused conversation, diversion experts at one of the District's daytime services centers, along with partners, can help clients avoid and/or reduce their utilization of emergency shelters.

### Homeless Services Program

DHS funds Rapid Re-Housing (RRH) programs for both individuals and families that are experiencing homelessness or at-risk of homelessness. Both programs provide short- to medium-term rental assistance and supportive services with the goal of helping people exit shelters to stable housing and more quickly connect to employment and/or other long-term stabilization strategies.

### Discharge Coordination Policy

The District has a comprehensive Discharge Coordination Policy comprised of policies and protocols for the discharge of persons from publicly funded institutions and systems of care, including foster care, health care, behavioral health, and corrections.

#### **Discharge Policy - Foster Care**

The foster care system is managed by the Child and Family Services Agency (CFSA). Twelve months prior to exiting the foster care system, an individual emancipation plan is written for each child. The plan is reviewed at a quarterly conference that includes the youth, their social worker, an adolescent coordinator, foster parent/caregiver/biological parent (as applicable), community-based after-care representative, and any other significant individuals requested by the youth. The conference addresses any concerns the youth has about their imminent discharge, difficulties with transitioning to independence, expectations regarding the continuation with any services within the system, public benefits, and additional aftercare services that may be needed to prepare for a successful discharge.

#### **Discharge Policy - Health Care**

Hospitals serving homeless persons who are eligible for Medicaid are required to provide health-related case management and create a discharge plan for the individual by a case manager. Physicians are not allowed to discharge a homeless person from a hospital without a discharge plan or if, in the physician's opinion, the discharge would pose an unreasonable risk to the treatment or safety of the individual. Additionally, if a homeless person is, in need of a Recuperative Care Facility, they are to be transferred immediately. If a Recuperative Care Facility is not immediately available, a homeless person cannot be discharged until a space in the facility is made available.

#### **Discharge Policy - Behavioral Health**

The DBH's discharge protocol focuses on a close partnership with its contracted private, nonprofit Core Services Agencies (CSAs). Every consumer DBH is connected to a CSA as their "clinical home" for DMH services. The CSA enters into a Human Care Agreement to provide treatment and rehabilitative services within the community. Before a patient is released from the District's behavioral health care hospital, St. Elizabeths, he or she is evaluated by his or her doctor and connected to a CSA. At such time, a conference is scheduled with the consumer's CSA community support specialist and appropriate treatment and follow-up are arranged. Consumers must be discharged with enough medication until their next scheduled CSA appointment.

### **Discharge Policy - Corrections**

The DC Department of Corrections (DOC) works closely with the Court Services and Offender Supervision Agency (CSOSA), the federal agency that supervises men and women on probation, parole, and supervised release in the District. One of CSOSA's major policy priorities is to operate a comprehensive re-entry strategy to ensure public safety and reduce recidivism for returning citizens from federal prisons and offenders exiting the DOC. The District's Discharge Planning Committee and CSOSA acknowledge that both unmet behavioral health needs and homelessness are two major causes of recidivism. Therefore, CSOSA developed the Transitional Intervention for Parole Supervision unit (TIPS). This office is dedicated to ensuring the successful return of ex-offenders to the community. Preparation for discharge begins with pre-release planning managed by a TIPS case manager. Each returning citizen's discharge plan addresses critical areas of need from incarceration, through community supervision, to independent living in the community.

The READY Center, located on the grounds of the Central Detention Facility (CDF/DC Jail) engages returning citizens from the DC Jail and Federal Bureau of Prisons (BOP) by providing information about available District services. The READY Center staff assist returning citizens to apply for: Supplemental Nutritional Assistance Program (SNAP) and Medicaid through DHS, linkages to behavioral health services through DBH, identification cards and driving record information from DMV, employment and job training services through Department of Employment Services (DOES), and ongoing case management through Mayor's Office on Returning Citizens Affairs (MORCA). In addition to these services, the READY Center staff also make referrals to community-based organizations (CBOs) that provide access to additional District resources and services. The READY Center provides release planning coordination for returning citizens.

## **FY 2022-2026**

### **SP-65 Lead-based Paint Hazards - 91.215(i)**

#### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The [Department of Energy and the Environment \(DOEE\) Lead Program](#) conducts lead-safe abatement activities across the District. The [Lead Safe and Healthy Housing Program \(LSHH\)](#) administers both a Lead Hazard Control Grant and a [Lead Hazard Reduction Grant](#), competitively awarded through the U.S. Department of Housing and Urban Development's (HUD) Healthy Homes and Lead Hazard Control Program. The Department of Housing and Community Development (DHCD), as the responsible entity, is charged by HUD with conducting the environmental reviews under the grant. Lead-abatement activities are targeted to low- and moderate-income families with at least one child under six years old. Implementation involves approving and monitoring the full range of lead-hazard reduction activities: disclosure verification, risk assessment completion, lead scope-of-work development, finance for the lead-based paint reduction work, construction inspection, and verification of clearance. Once DOEE reviews and approves a permitted project's clearance examination report, a notification is issued to the appropriate party. DOEE issues a Notice of Compliance to the property owner if an enforcement action was issued prior to the clearance examination and issues a Notice of Permit Completion to the property owner and permitting company if no enforcement action was issued prior to the clearance examination.

DOEE works with the District's Child and Family Services Agency (CFSA) to inspect the homes of prospective foster parents to ensure they do not contain lead-based paint hazards, and takes enforcement actions to ensure any identified hazards are eliminated prior to a child being allowed to move into the home. DOEE also oversees contractors and others whose activities disturb painted surfaces in pre-1978 residential properties and child-occupied facilities to ensure lead-based paint hazards are not generated by those activities and to require remediation measures should hazards be identified.

The District requires that children get screened twice by the time they are two years old – once between the ages of 6 and 14 months, and a second time between the ages of 22 and 26 months. To help this initiative, DOEE performs outreach efforts to pediatricians, health fairs, and residents. DOEE also works in close collaboration with the District's Medicaid agency, the Department of Health Care Finance, the District's managed care organizations, and DC Public Schools to actively promote screening of all children less than six years of age.

The [District's Lead-Hazard Prevention and Elimination Act](#) (Act), codified May 15, 2021, contains several health-protective provisions, including a requirement that contractors working on properties built before 1978 use lead-safe work practices when disturbing painted surfaces. It also requires that property owners maintain residential properties free of lead-based paint hazards. DOEE and the Department of Consumer and Regulatory Affairs (DCRA) will continue to enforce this law, in

collaboration with the DC Housing Authority (DCHA).

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

More than 90 percent of the District's housing stock was built before 1978 when the federal government banned the use of lead-based paint; thus, the majority of homes are at high risk of having lead-based paint, even if paint has been covered by newer paint or enclosed behind new walls. Paint dust from deteriorated lead-based paint or from home rehabilitation is the most common source of exposure.

Regulations, outreach and education, elevated blood-level testing, home assessments, and home rehabilitation programs all contribute to providing lead-safe homes and raising awareness about harmful health effects of lead poisoning.

### **How are the actions listed above integrated into housing policies and procedures?**

The Act mandates that property owners maintain lead-safe properties. It requires owners of pre-1978 housing to provide full disclosure to their tenants of the presence of lead-based paint, hazards, and any pending actions ordered by the mayor pursuant to this Act. The law also requires owners of rental properties built before 1978 to provide households of prospective tenants with a completed disclosure form before the tenant is obligated to lease the dwelling unit, as well as a copy of the District's Tenant Lead Rights form. In addition to these forms, the owner must also submit a clearance report, documenting that no lead-based paint hazards are in the unit, when the prospective tenant household contains or will frequently be visited by a pregnant woman or a child less than six years old. Contractors who work on properties built before 1978 must use lead-safe work practices when disturbing painted surfaces.

In 2019 the Sustainable DC Plan became the [Sustainable DC 2.0 Plan](#) (SDC 2.0), incorporating economic and social needs of Districts residents into the original plan. SDC 2.0 requires improved sustainability performance in the existing building stock and elimination of environmental health threats, including mold, lead, and carbon monoxide, in 100 percent of the District's public housing stock.

SDC 2.0 calls for an audit and elimination of environmental threats through the Healthy Homes Program (Healthy Homes) and the Lead-Safe Washington Program (LSW). Healthy Homes targets households with children suffering from severe asthma or with a blood-lead concentration of concern, as well as older properties where a young child or pregnant women is present. After homes are assessed for threats such as mold, lead, and carbon monoxide, the District works with property owners to reduce risks and provide an interim care plan. LSW provides funds to identify and reduce lead-based paint hazards in low-income homes. Homeowners and investor-owners of pre-1978 housing can receive up to \$17,500 per housing unit to address lead-based paint hazards. To be eligible, the homeowner or tenant must earn less than 80 percent of the area median income and have at least one child under the age of six or a pregnant woman present.

The Housing Production Trust Fund (HPTF) is another resource for lead hazard abatement and can fund activities not eligible for HUD grant funds that can contribute towards property clearance. These activities include home repairs to correct structural or physical defects, eliminate sources of excessive moisture and water infiltration, safety concerns and asthma triggers that may not meet the criteria for entry into the Single-Family Residential Rehabilitation Program (SFRRP).

### **DOEE integration into policies/procedures**

DOEE works to identify homes containing lead-based hazards in several ways:

- DOEE performs lead-risk assessments in the homes of prospective foster care families on behalf of CFSA.
- DOEE responds to notifications of children with elevated blood-lead levels by conducting environmental investigations in the homes of such children, as well as in other locations that could be sources of lead for these children.
- DOEE responds to complaints by tenants and others about the presence of peeling paint in pre- 1978 homes.
- DOEE conducts proactive initiatives in geographic hotspots for lead resulting in the identification of properties in need of lead hazard control.
- DOEE launched an initiative seeking voluntary compliance with the District's lead laws, targeting nuisance properties with lead-based paint hazards that are visible from the public right of way.
- DOEE has implemented a program to audit files of rental property owners and managers in order to verify that they contain appropriate documentation of adherence with lead disclosure and notification requirements.

### **Action Goals**

During this Consolidated Planning period, the District will use its local resources to:

- Perform lead hazard reduction interventions.
- Conduct lead inspections/risk assessments for owners to identify lead hazards.
- Complete Healthy Homes interventions.
- Conduct outreach and education events that support ongoing dissemination of lead-safe information.
- Provide contractor training to promote and hone lead-remediation trades.
- Initiate proactive contact with property owners and their tenants who are reported to DOEE as having lead-based paint hazards. In collaboration with DOEE, educate first-time homebuyers on the District's lead-paint laws.
- Increase the distribution of lead-poisoning educational material by 20 percent through

leveraging past and current collaborative efforts between DHCD and DOEE.

- Host an annual conference for health organizations, contractors, government agencies, and others groups involved with lead safety and children's health.
- Work with appropriate groups in the public and private sectors to ensure that lead-poisoned children receive appropriate medical, environmental, and social services follow-up.



## **FY 2022-2026**

### **SP-70 Anti-Poverty Strategy - 91.215(j)**

#### **Jurisdiction Goals, Programs, and Policies for Reducing the Number of Poverty-Level Families**

DC Department of Housing and Community Development (DHCD) contributes to these anti-poverty strategies by providing individuals and families with stable housing and a means to build wealth for the future. Fair housing outreach and education is provided in several languages to ensure that laws are understood and that all residents are provided with information on their rights to access housing.

Through a network of community-based organizations (CBOs), DHCD helps residents improve their financial stability by providing tenants and prospective homeowners with household/home management and maintenance, improving credit, household budgeting, and foreclosure prevention all geared toward improving residents' opportunities to obtain and retain decent housing options with the prospect of moving toward ownership and the development of equity. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options and are introduced to the DHCD-sponsored Tenant First Right to Purchase Program to move toward ownership.

Tenant Opportunity to Purchase Act (TOPA) provides technical and financial assistance to tenant groups to help them organize so they are prepared to take advantage of their first right of refusal when their building is up for sale. This program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding.

DHCD provides funds to CBOs to assist small businesses with technical assistance to retain and expand neighborhood job opportunities. Other agencies play a key role in the reduction of poverty. The Department of Human Services (DHS) administers income support, welfare to work, and a range of programs to support families and individuals. Department of Aging and Community Living (DACL) provides support services to older adults, as well as partners with DHCD in the development of housing for older adults.

Lastly, DHCD's Section 3 requires recipients of U.S. Department of Housing and Urban Development (HUD) funds, to the greatest extent feasible, provide job and other economic opportunities to low- and very-low income persons and businesses and monitors these requirements accordingly.

Department of Human Services' (DHS) Homeward DC identifies a series of action items across five strategies: develop a more effective crisis response system, increase the supply of affordable and supportive housing, remove barriers to affordable and supportive housing, increase the economic security of households in the District's system, and increase prevention efforts to stabilize households before housing loss occurs. These strategies contribute to the vision of that homelessness is rare, brief, and non-recurring experience.

The Department of Employment Services (DOES) provides extensive job training opportunities through its “One Stop Service Centers.” The Workforce Investment Council develops strategies to increase employment opportunities for District residents and to support and assist DOES in its employment mission. The DC Public School(DCPS) administration has created career-oriented high schools in a number of specialized areas, including the technology and hospitality industries to facilitate students progressing from school to real jobs in the metropolitan Washington market.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable, housing plan?**

DHCD will continue to manage the District’s Consolidated Notice of Funding Availability (NOFA) process. NOFA announces available funds from a variety of federal and local funding sources, including Housing Protection Trust Fund (HPTF), Home Investments Partnerships Program (HOME), Community Development Block Grant (CDBG) Program, Housing Trust Fund (HTF), Low-Income Housing Tax Credit (LIHTC), Department of Behavioral Health (DBH) funds, Local Rent Supplement Program (LRSP), Housing Opportunities for Persons with AIDS (HOPWA ), the Annual Contributions Contract Program (ACC), as well as DHS’ supportive services funds for Permanent Supportive Housing (PSH). This streamlined approach consolidates multiple funding requests into one competitive funding application; making the project development timeline more efficient and bringing units onto the market more expeditiously.

The Inter-Agency Council on Homelessness (ICH) is another coordinated effort, comprised of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders, that informs and guides the District’s strategies and policies for meeting the needs of individuals and families who are experiencing homelessness or at imminent risk of becoming homeless in Washington, DC. In 2015, the District released Homeward DC, its strategic plan for ending chronic homelessness by 2020. ICH has proposed Homeward 2.0, which will continue the current goals and expand where gaps are identified. The plan implemented action items across strategic areas and discuss and develops new policy and program recommendations to reduce poverty.

**FY 2022 – 2026  
SP-80 Monitoring**

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

Department of Housing and Community Development (DHCD) monitoring is conducted in compliance with the Office of Management and Budget's (OMB) Uniform Administrative Requirements (24 CFR Part 84), Cost Principles (2 CFR Part 200), and A-133 Audit Requirements for Federal Awards ("Uniform Guidance"). DHCD has incorporated these requirements in its Administrative Instructions, grant agreements, and loan documents. Monitoring of federal grants is divided between the three administrators (DHCD, DC Department of Health, DC Department of Human Services) that receive their respective funding from the U.S. Department of Housing and Urban Development (HUD). Monitoring of Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grant (ESG) programs is conducted by staff from the DC Department of Human Services (DHS) and the DC Department of Health (DC Health).

Compliance monitoring is performed by the Office of Program and Monitoring (OPM), the Portfolio and Asset Management Division (PAMD), Office of the Chief Financial Officer (OCFO), Project Managers from Neighborhood Based Activities (NBAP), and Homeownership Purchase Assistance Program (HPAP).

Long- and short-term compliance monitoring ensures projects developed by DHCD through the Housing Production Trust Fund (HPTF), CDBG (authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383 as amended 41 U.S.C. -530.1), HOME (Title II of the Cranston – Gonzalez National Affordable Housing Act 1998, amended 2013 24 CFR Part 92), HTF (Title I of the Housing and Economic Recovery Act of 2008, Section 1131 Public Law 110-289) Low Income Housing Tax Credit (LIHTC), Section 108 Loan Program (Section 108) programs remain in compliance with federal and local program requirements throughout the project's period of affordability.

DHCD compliance requires all federally funded projects to submit an Affirmative Action Plan (AAP). The plan ensures that projects and programs funded using federal dollars will be marketed and advertised to low-income and minority communities and businesses in the District. All grantees must submit an APP that is reviewed in the OPM compliance checklist process by DHCD staff and final approval by DHCD's Housing Compliance Officer.

**District Sister Agency Monitoring Standards and Procedures from DHS and DC Health**

Monitoring of HOPWA and ESG grant programs and any emergency funding are conducted by staff from DHS and DC Health.

**DHS Monitoring**

DHS works closely with OCFO, Office of Contracting and Procurement (OCP), Office of General Counsel (OGC), and the Office of Program Review, Monitoring, and Investigation (OPRMI) to assist with the monitoring of all DHS funded programs, to include ESG and ESG emergency authorizations:

- Contracting Compliance: OCP is responsible for both establishing procurement processing standards that conform to regulations, as well as monitoring the effectiveness of procurement service delivery.
- Financial Compliance: OCFO Agency Fiscal Officer's Finance Team and the Grant Administrator monitor the grant activities and expenditures throughout the year. OCFO Agency Fiscal Officer's Finance Team provides monthly financial reports and reviews grant expenditures with the Grant Administrator to ensure sound financial management practices. In addition, periodic analytic reviews, i.e., comparison of budget to the actual or prior year to current year, as well as comparisons with budget and expectations of allowable costs. All federal grants received by DHS are recorded and closely tracked in the OCFO's System of Accounting and Records (SOAR).
- Monitoring: The DHS grant team is responsible for ESG monitoring and all activities of ongoing projects are monitored by the team through periodic site visits and performance tracking through Homeless Management Information System (HMIS).

In addition, the OPRMI team is responsible for shelter monitoring and evaluating District programs and services within the continuum that are covered by the Homeless Services Reform Act (HSRA) of 2005, as amended. These programs and services include the resolution of complaints, grievances, and concerns. The team also receives suggestions for improvement and coordinates the resolution of complaints related to DHS programs and services.

- Policy and Procedures: DHS has developed comprehensive policy and procedures and written standards to all projects meet full regulatory compliance, verify contractual requirements, and ensure funds spent are in line with the District's homeless system goals.

### **DC Health Monitoring**

Compliance Monitoring and Performance takes place through DC Health's HOPWA program managers and grant monitors track project progress and performance, work with the sub-grantee to adjust assignments tasks and goals as needed, ensure the timeline incorporated in the proposal is progressing. In cases where the sub-grantee is unable to deliver and/or perform, DC Health's HIV/AIDS, Hepatitis, STD and TB Administration (HAHSTA) provides written issuance of notifications highlighting deficiencies and cure notices, working to ensure the sub-grantee and program/projects are successful.