



**APPENDIX E: CITIZEN PARTICIPATION – SUMMARY OF
HEARINGS AND CITIZEN COMMENTS**

Appendix E: Citizen Participation- Summary of Hearings and Citizen Comments

Following are citizens comments received on the drafts of the Consolidated Plan via Community Needs Hearings, online surveys, and letters. DHCD responses are listed below each comment.

1. Community Needs Hearings on the first draft: Community Needs Hearings were held in DC from September through November 2009. All hearings were properly noticed, including publication in *The DC Register* with at least two weeks' advance notice, and interpretation services were made available. Each hearing was held at a location accessible via public transportation.

September 17, 2009, 6:30 PM

441 4th St, NW, Old Council Chambers

- Need more housing for ex-offenders.
DHCD Response: DHCD's funding targets many residents that are categorized as "special needs" residents – and ex-offenders can be categorized in this fashion. Additionally, DHCD ensures that fair housing laws are not violated when residents seek places to live, and this applies to ex-offenders as well. Overall, DHCD supports the provision of housing for ex-offenders, and encourages its development partners to market available units to ex-offenders seeking out housing in the District as well.
- The current requirement for living in a home purchased with DHCD funds is too long. People have growing families and may need to upgrade to a larger home.
DHCD Response: The affordability covenants required by the U.S. Department of Housing and Urban Development (HUD) mandate that DHCD maintain the affordability of the specific housing units over a given timeframe. This is a requirement of the funds used to develop affordable housing in the District, and as a result, homebuyers must abide by these regulations in order to remaining compliant with the specific funding source.
- Waiting list of public housing is very long.
DHCD Response: While DHCD does not administer the public housing units in the District of Columbia, DHCD does coordinate with the D.C. Housing Authority (DCHA) to help make available low-income housing units for residents presently on the public housing waiting list. In the future, as DHCD continues to partner with DCHA, a greater number of low-income housing units will be made available so that those District residents awaiting housing will have the opportunity to find decent, safe, and affordable housing in the District.

October 14, 2009, 6:30 PM

1800 Martin Luther King Jr. Ave, SE, Housing Resource Center

- Long public housing waiting list; people on list for 10 years and if they move during that time, they don't receive notice when accepted, so they miss out.
DHCD Response: While DHCD does not administer the public housing units in the District of Columbia, DHCD does coordinate with the D.C. Housing Authority (DCHA) to help make available low-income housing units for residents presently on the public housing waiting list. In the future, as DHCD continues to partner with

DCHA, a greater number of low-income housing units will be made available, so that those District residents awaiting housing will have the opportunity to find decent, safe, and affordable housing in the District.

- Concerns about quality of DCHA's customer service.

DHCD Response: While DHCD does not administer the public housing units in the District of Columbia, DHCD works to ensure a high level of customer service across all of its program areas.

- Public Housing should have better recreational facilities like in the 1970s.

DHCD Response: While DHCD does not administer the public housing units in the District of Columbia, DHCD does coordinate with the D.C. Housing Authority (DCHA) in order to make low-income housing units available to residents presently on the public housing waiting list. High-quality recreational facilities for property residents use is typically available within these multifamily developments.

- Need to help people prevent foreclosures, particularly those people who aren't in trouble yet, but will be soon. Suggest expansive communication effort to raise awareness of issue.

DHCD Response: DHCD has increased its efforts in foreclosure prevention awareness. In FY2010, DHCD made \$1.2 million available to housing counseling providers to provide foreclosure prevention, mitigation and counseling to DC residents. This level of funding is expected to increase in FY 2011. In addition, for the past two years, we have held the DC Housing Expo and Foreclosure Clinic, that provided on-site foreclosure counseling and education to attendees. About 2,000 people attended these events. We have also conducted community foreclosure clinics in DC neighborhoods that have high foreclosure rates, and we provide foreclosure information and resources on our web site.

- Currently limited supportive housing and wrap-around services (case management, mental health, and substance abuse issues) for LGBT population. Effects HIV/AIDS rate, which is already too high in DC.

DHCD Response: The HIV/AIDS, Hepatitis, STD and TB Administration (HAHSTA) of the DC Department of Health administers the formula grant funding provided to the District under the HOPWA grant.

- Applaud HPAP program. Attention to Ward 8 is good, but even more attention needed. Development in Ward 8 can't lead to pushing current residents out.

DHCD Response: DHCD's HPAP Program funded 48 loans in Ward 8 in FY 2009. In FY 2010, HPAP is projected to fund 75 loans in that Ward. The Department is committed to making HPAP funds available in Ward 8 and throughout the city.

- Feel local workers not being used on publicly financed projects.

DHCD Response: DHCD, as a recipient of Federal and local housing and community development funds, is committed to providing opportunities for employment on projects that we fund, as required under Section 3 of the Housing and Urban Development Act of 1968. Section 3 requires that recipients of the HUD funds, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Section 3 is applicable to all projects and activities funded, in part or in whole, with DHCD funds for projects exceeding \$200,000.

- Concerned about lack of jobs for DC residents, especially black youth.

- DHCD Response:* Within any project funded via DHCD funds, steps are taken to ensure that low-to-moderate income District residents are given the opportunity to access job opportunities related to construction, as new projects are built and/or rehabilitated. See above comments on the Section 3 program.
- Need more public housing and more affordable housing.
DHCD Response: Over the last 5 years, DHCD has provided over \$500 million to finance the creation and preservation of affordable housing across the District through its multifamily development finance activities. As funds are available, DHCD will continue to finance the development of new affordable housing units at a similar pace.
 - Concerned that Barry Farms public housing is to be closed.
DHCD Response: While DHCD does not administer the public housing units in the District of Columbia, DHCD does coordinate with the D.C. Housing Authority (DCHA) in the preservation of affordable housing. Barry Farms is part of a “New Community,” but further inquiries about Barry Farm should be directed to DCHA.
 - Too many low and moderate income residents can’t find affordable housing.
DHCD Response: DCHousingSearch.org is available to assist residents in locating affordable housing. This online housing locator can be accessed via the internet, and can also be accessed by visiting the DHCD Housing Resource Center, located at 1800 Martin Luther King, Jr. Avenue SE. Over the last 5 years, DHCD has provided over \$500 million to finance the creation and preservation of affordable housing across the District through its multifamily development finance activities. As funds are available, DHCD will continue to finance the development of new affordable housing units at a similar pace.
 - Need to better advertise public hearings and use more creative methods.
DHCD Response: Public hearings are advertised and promoted to the public using a variety of methods. Hearing notices are placed in the DC Register, as well as published in mainstream local newspapers, including the Washington Times, and community newspapers, such as HillRag and East of the River. Notices are sent via email to DHCD’s extensive database of contacts and notices are distributed to approximately 60 community list-serves. The notice is also available on DHCD’s website. This year, we also conducted an online survey to further gain public opinion on DHCD’s Consolidated Plan.

October 28, 2009, 6:30 PM

Marshall Heights Community Development Organization, 3939 Benning Rd, NE

- Need more housing for all residents living with sexually transmitted diseases (not just those with HIV/AIDS). Might be best to have one building for that population that also provides wrap-around services.
DHCD Response: The HIV/AIDS, Hepatitis, STD and TB Administration (HAHSTA) of the DC Department of Health administers the formula grant funding provided to the District under the HOPWA grant. In addition, DHCD manages the Shelter Plus Care (S+C) Program, which is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities-- primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases, and

their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters.

- Developments should include community development space, including space and housing for artists, which are essential to the DC economy.

DHCD Response: DHCD has provided financing for a number of artist live-work spaces – most recently the Brookland Artspace project. DHCD will provide a total of \$3.1 million in development financing and \$1 million in Low Income Housing Tax Credits to fund the construction of 42 affordable artist live-work spaces in the Brookland neighborhood of Ward 5. Upon construction completion, this \$12 million project will be another example of DHCD playing a key role in the development of affordable artist live-work housing in the District.

- Projects at Nannie Helen Burroughs and Minnesota Avenues should include funding for small business owners. We have new facades, but now need interiors and programming.

DHCD Response: In FY 2010, DHCD made appropriated local funds available for business interior improvements. Several of our Community-Based Organizations took advantage of these funds and are working with local businesses to make the necessary improvements.

- Housing Counselor: Need to maintain funding for mortgage default intervention; huge increase in numbers last year; more housing counseling is needed in Ward 7.

DHCD Response: In FY2010, DHCD made \$1.2 million available to housing counseling providers that also provide foreclosure prevention, mitigation and counseling to DC residents. This level of funding is expected to increase in FY 2011.

- Will new census affect mapping of HUD Development Zones or affect DHCD's plan?

DHCD Response: DHCD funds projects that will benefit low and moderate income residents, based on household income, which is independent of development zones. More specifically, for the next five-year period, DHCD will target, in order of priority:

a). Projects that are already in the pipeline and tie into a regional vision of sustainability; projects that are of high priority and develop coordination with other District agencies;

b). Areas of the city that are in general poverty and in need of development and revitalization; and

c). The entire city to achieve economic integration of subsidized housing by providing mixed-income housing or by locating affordable housing in areas undergoing rapid gentrification.

- Better coordination between DHCD and DCHA is needed, especially regarding rent supplements for future development projects.

DHCD Response: While DHCD does not administer the public housing units in the District of Columbia, DHCD does coordinate with the D.C. Housing Authority (DCHA) in order to help make available low-income housing units for residents presently on the public housing waiting list. In the future, as DHCD continues to partner with DCHA, a greater number of low-income housing units will be made available, so the Department will coordinate with the rental supplement programs of DCHA so that low-to-moderate income residents can afford to reside in the District of

Columbia. DHCD works closely with its housing partners in the District, including the DC Housing Authority, the DC Housing Finance Agency, the Department of Mental Health, the Department of Human Services, the Office of the Deputy Mayor for Planning and Economic Development, and others so that we can best utilize limited funding for the creation and preservation of affordable housing.

- DHCD should encourage development companies to create meaningful community partnerships.

DHCD Response: DHCD works with its developers to ensure that the community is involved and has the opportunity to provide feedback on projects.

- Most families being evicted due to unemployment. Other causes include lack of education, substance abuse, mental health issues. We need more homeless shelters to help serve these populations.

DHCD Response: Currently, the District of Columbia, through DHCD and DHS, provides wrap-around services to meet the needs of individuals and families to address issues of surrounding homelessness. Specifically, DHCD and DHS offers the Homelessness Rapid Re-housing Program (HRRP), which seeks to prevent individuals from becoming homeless; the Rapid Re-Housing Program places those individuals who have become homeless.

November 19, 2009, 6:30 PM

Reeves Center, 2000 14th St, NW, 1st Floor Conference Room

- Increase funding for HPAP program, microloans, and foreclosure prevention services.

DHCD Response: Despite the real estate market crisis in the nation and the District, the District Government remains committed to funding the HPAP program to meet the real estate demand. In addition, DHCD made \$1.2 million available to housing counseling providers that also provide foreclosure prevention, mitigation and counseling to DC residents. This level of funding is expected to increase in FY 2011.

- LEDC: LEDC helped tenants this past year and should be funded at same level as last year.

DHCD Response: DHCD continues to fund LEDC at historic levels for its many programs that assist District residents. In FY 2011, LEDC's funding level is expected to remain the same.

- Need more long-term secure housing for people living with HIV/AIDS; DCHA should be made to publicly report on number of people on waiting list for public housing that would use HOPWA funds. Stable housing is key to people living with HIV/AIDS—can get healthy and will make less risky choices.

DHCD Response: The HIV/AIDS, Hepatitis, STD and TB Administration (HAHSTA) of the DC Department of Health administers the formula grant funding provided to the District under the HOPWA grant.

- Economically sustainable communities equally as important as affordable housing. This includes business development, job creation and training, and more money for façade/interior improvements.

DHCD Response: DHCD's Neighborhood Based Activities Program has funded the small business technical assistance program with \$1.7 million in FY 2010. This level of funding will remain in FY 2011. In FY 2010 DHCD made appropriated local funds available for business interior improvements. Several of our Community Based

Organizations took advantage of these funds and are working with local business to make the necessary improvements. DHCD has also made available \$1.5 million in FY 2010 for Storefront Façade Improvement.

- Increase funding for CHDOs, CDBG, ESG and HOPWA. Should also revise applications for CHDOs to make easier, including using an “apply when ready” system as opposed to RFPs.

DHCD Response: DHCD receives entitlement grants from the US Department of Housing and Urban Development (HUD) as well as the local Housing Production Trust Fund to support the agencies affordable housing efforts. Funding from these sources has decreased over the past several years. However, DHCD has worked diligently to do more with less and effectively utilize limited funding to further the creation and preservation of affordable housing.

- DHCD should work with local financial community to update RFP process; revise SAFI and bring back Land Acquisition for Housing Development Opportunities.

DHCD Response: DHCD adjusts its Request for Proposals process in accordance with funding availability on a fiscal year basis. Thus, as funds in the Department’s budget are made available, DHCD adjusts the timing of subsequent Requests for Proposals. In regards to the Site Acquisition Funding Initiative (SAFI), DHCD is conducting a program review in order to determine the manner in which to best adjust the program in accordance with changing real estate market conditions. In regards to the Land Acquisition for Housing Development Opportunities (LAHDO) program, DHCD is reviewing the best strategy in which to pair aspects of the LAHDO program with the forthcoming multifamily tax abatement program for fiscal year 2011. Overall, the coordination of these three initiatives provides DHCD with additional alternatives to support our service as a catalyst for affordable housing development in the District of Columbia.

- Support Home Purchase Assistance Program (HPAP), and NBO (Neighborhood-Based Organizations) grants.

DHCD Response: In FY 2010, the HPAP Program was funded with more than \$16.5 million dollars and the Neighborhood Based Organizations were funded with approximately \$7.5 million. The projected funding level of HPAP and NBO’s in FY 2011 is expected to remain the same.

- Increase coordination with DHCD, Department of Human Services (DHS), and DC Housing Authority (DCHA)

DHCD Response: DHCD works closely with its housing partners in the District, including the DC Housing Authority, the DC Housing Finance Agency, the Department of Mental Health, the Department of Human Services, the Office of the Deputy Mayor for Planning and Economic Development, and others so that we can best utilize limited funding for the creation and preservation of affordable housing.

- Strengthen the Continuum of Care (CoC), particularly the transition from homelessness to homeownership.

DHCD Response: DHCD is implementing the Homelessness Prevention and Rapid Re-housing Program (HPRP) along with the DC Department of Human Services (DHS). HPRP is designed to serve two eligible populations: persons who are still housed but are at risk of becoming homeless, and persons who are already homeless. HPRP does not, however, provide long term or permanent housing supports. The

anticipation is that those who are afforded the opportunity to participate in the HPRP Program can transition from homelessness to sustainable living conditions whether rental, homeownership, or otherwise. Resources will be targeted for those who are most at risk of homelessness or with barriers to housing, and who are committed to independently sustaining housing after the subsidy ends.

- Want to see reporting system to keep stakeholders informed.
DHCD Response: Stakeholders are encouraged to visit track.dc.gov to learn about the Department's performance. Information on DHCD programs and services is also available on DHCD's website, dhcd.dc.gov.
- Support programs for transitional housing for women in drug/alcohol treatment.
DHCD Response: DHCD manages the Shelter Plus Care (S+C) Program, which provides support for transitional housing for persons who may have issues associated with drug/alcohol treatment. The program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities-- primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases--and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters.
- Help people know rights, especially elderly and Latinos; investigate code violations more often.
DHCD Response: DHCD's Single Family Residential Rehabilitation Program assists low and moderate- income residents with addressing health, safety and building code violations. This program assists the District's Latino population as well as the Senior Population.
- DCHA waiting lists are inexcusably long; support Section 8 and (Tenant Opportunity to Purchase Act) TOPA to help.
DHCD Response: While DHCD does not administer the public housing units in the District of Columbia, DHCD does coordinate with the D.C. Housing Authority (DCHA) to help make available low-income housing units for residents presently on the public housing waiting list. In the future, as DHCD continues to partner with DCHA, a greater number of low-income housing units will be made available. DHCD will be sure to coordinate with the rental supplement programs of DCHA so that low-to-moderate income residents can afford to reside in the District of Columbia.
- Support small businesses on Georgia Ave.
DHCD Response: DHCD's Neighborhood Based Activities Program has funded the small business technical assistance program with \$1.7 million in FY 2010. This level of funding will remain in FY 2011. In addition, DHCD has funded several Storefront Façade Improvement projects along the Georgia Avenue corridor.

2. **ONLINE SURVEY:** In addition to the Needs Hearings in the community, DHCD also conducted an online survey of community members to hear their opinions on priority needs relative to housing and community development. Survey results can be found in Appendix F.

3. **CITIZEN COMMENTS ON THE FIRST DRAFT**

Two comments were received in response to DHCD's Five Year Consolidated Plan – First Draft, March 2010. The comments and DHCD responses are summarized below:

1). DC Language Access Coalition (DCLAC), letter dated 4/22/2010: In this letter, DCLAC requests that data on primary household language and demographics on the District's African immigrant community in DC is added to the Plan.

DHCD Response: Data on primary household language is not available in much detail. The Census reports on a category, "Language other than English spoken at home, pct age 5+, 2000." There is information on the specific language spoken at home but the categories include Spanish, Asian and Pacific Island, and Other Indo-European languages. There is no separate accounting for French or Amharic languages. Regarding the African immigrant demographics, a new section has been added to the Plan under the General Questions/Demographic Profile section. This section entitled "Foreign-Born" includes demographic data on this population in the District including African-born residents. Although there is a sizable African-born population of 114,000 in the Washington metropolitan area, about 16,000 reside in the District and 60 percent live in Prince George's and Montgomery counties in Maryland.

2). Capital Philanthropy Group (CPG), letter dated 4/29/2010: The CPG requests that that the community development activities in the Plan include utilization of the HUD Section 108 Loan Guarantee Program as a funding resource.

DHCD Response: As mentioned in the Plan, Section 108 loan guarantees remain a tool in the economic development toolkit of the District. However, at this time, DHCD does not foresee using this program for loan guarantees in the near future. In the current economic climate with shrinking entitlements, the potential for reduced future CDBG funding (as a result of the Section 108 program) would result in a lessened ability for the District to meet its affordable housing and community development goals. Within this framework, funding for non-profit organizations in the District is a priority for DHCD, and is translated through direct housing development, façade improvement and small business technical assistance – all of which are great economic development drivers in the District.

4. CITIZEN COMMENTS ON THE SECOND DRAFT

Two comments were received in response to the second draft of DHCD's Five Year Consolidated Plan that was published in May 2010. The comments and DHCD responses are summarized below:

1. Manna DC, email dated 7/12/2010: Strongly encourages DHCD to adopt reasonable affordability restrictions in the current Consolidated Plan and 2011 Action Plan through the use of a subsidy recapture method; HOME funds should not be treated differently in subsidizing the HPAP program versus the developer-assisted programs managed by DHCD's Development Finance Division (DFD).

DHCD Response: DHCD welcomes the input of all our partners as we work to strike the right balance between competing priorities. DHCD has a range of programs, both operational and regulatory, and a range of products within these programs that respond to the continuum of housing needs in the District of Columbia. By setting out priority objectives for each division, focusing on creating the necessary products to address specific needs and then matching eligible resources, DHCD has been able to achieve great scale and success in impact. For example, DHCD uses HOME funds along with several other federal and local resources to finance affordable housing transactions through DFD, where expertise in the highly complex arena of affordable housing and community facility financing has been developed and institutionalized. The major priority for this Division is the production and preservation of affordable housing units, in essence building and preserving the affordable housing stock of the District. In contrast, DHCD also uses HOME funds, along with several other federal and local resources, to catalyze and subsidize critical investments in individual and community stabilization and revitalization in its Residential and Community Services Division, where expertise is developed and institutionalized in the very different, but equally complex area of managing grant programs that target education, subsidies and services to individuals at all stages of life, as well as to small business that make up the fabric of a livable neighborhood. The major priority for this division is the revitalization of underserved communities in the District of Columbia.

2. Public Hearing: June 3, 2010 6:00 PM

DHCD's Housing Resource Center, 1800 Martin Luther King Jr. Avenue, SE

Robert Pohlman, Executive Director, CNHED stated that the full range of housing options are needed to prevent displacement and provide decent affordable housing in DC through a comprehensive focus on homelessness, supportive housing, and additional funding for the Housing Production Trust Fund.

DHCD Response: The primary objective of DHCD's community development strategy is to enhance the sustainability of the District within the regional context and holistically complete the fabric of existing neighborhoods. The Consolidated Plan incorporates the DC Strategic Action Plan to End Homelessness that was recently adopted by the Interagency Council on Homelessness (ICH), and DHCD continues to work closely with the Department of Human Services and the ICH. In addition, DHCD's Director, Leila Edmonds, is co-chair of a production subcommittee for permanent supportive housing.