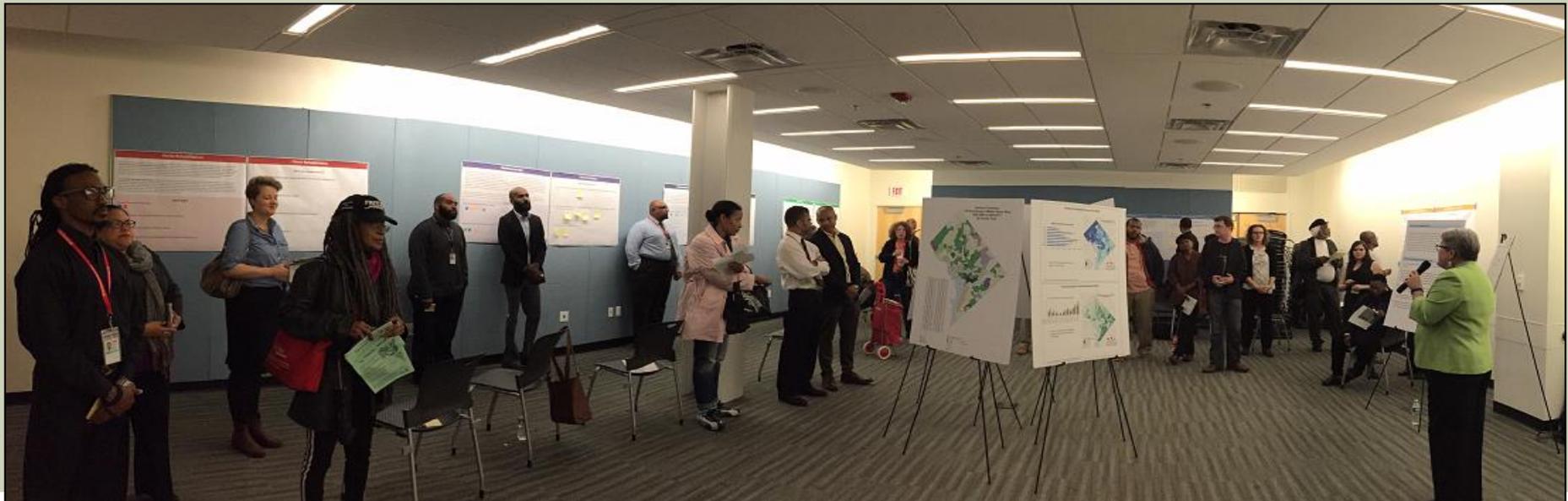


DC DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PUBLIC FORUM SUMMARY

FY16 – FY20
Consolidated
Plan Update

PUBLIC FORUM

The DC Department of Housing and Community Development (DHCD) held a Public Forum on October 27th at the Shaw/Watha T. Daniel Public Library for two hours. This informal event provided an opportunity for the community to learn about the consolidated planning process, engage with program managers and leadership, and provide feedback at seven topical stations: housing development finance, vacant/blighted properties, homeownership, home rehabilitation, green building, community economic development, and public infrastructure. About 30 people (outside of DHCD staff) visited the forum.

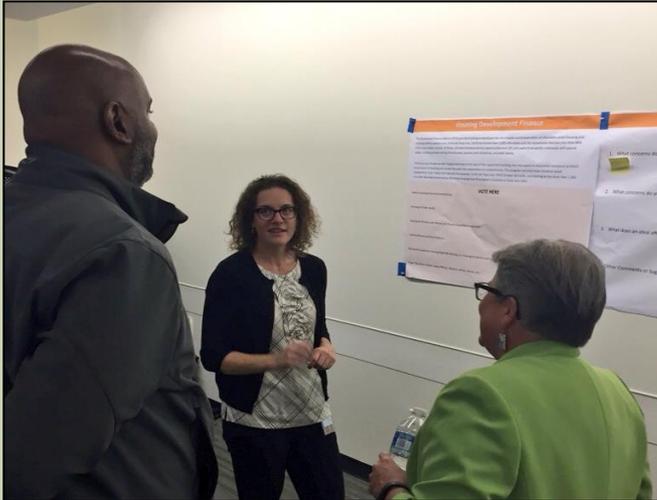


CONSOLIDATED PLAN EDUCATION

- Maps in the center of the room depicted socio-demographic and housing data
- Another poster board described the Consolidated Plan, its process, and the federal entitlement resources under consideration

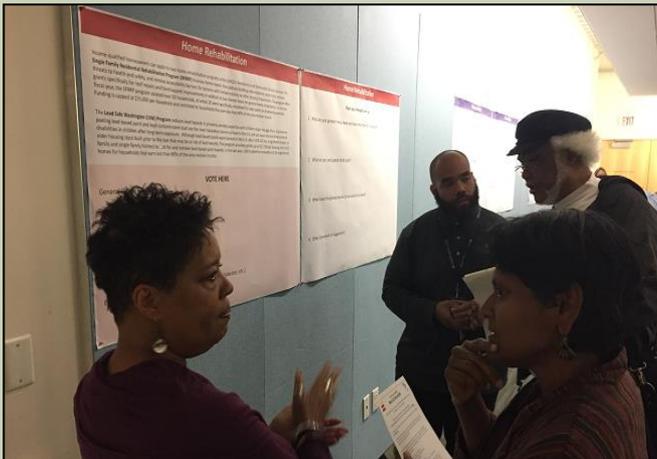


HOW DID WE CAPTURE COMMUNITY INPUT?



Each station had **three components**:

- 1) **Description about the topic and how DHCD currently uses program funds**
- 2) **3 to 5 thought-provoking questions to encourage idea generation - Participants wrote their ideas directly at each station**
- 3) **Voting mechanism to capture priorities - each participant received 7 stickers that could be assigned to one or more priorities around the room**



MAIN THEMES OF THE FORUM

Green Building

+ Green Building Incentives for Developers

+ Solar - residential/non-residential

Housing Development Finance

+ Affordable housing across city
+ Mental Health Housing/Services

+ Larger units
+ Mixed-income buildings
+ Set asides for targeted population

Homeownership

+ Housing Counseling

+ Closing Cost Assistance

Home Rehabilitation

+ Home Maintenance Education

+ Rehab Assistance

Community Economic Development

+ Access to capital

+ Community Farms/organic markets East of the River
+ Invest in local cooperatives

Vacant and Blighted Properties

+ Community Gardens
+ Permanent Supportive Housing

+ Community Land Trust
+ Adjacent owner education

Community Facilities/Infrastructure

+ Infrastructure upgrades in underserved neighborhoods

+ Community Gardens
+ Recreation Centers

Vacant and Blighted Properties

The **Property Acquisition and Disposition Division (PADD)** focuses on community development by revitalizing blighted, vacant, and abandoned properties into community assets, including homeownership opportunities, rental housing, commercial spaces, and other neighborhood amenities. PADD acquires properties through negotiated friendly sales, donations, eminent domain, and tax foreclosures. Currently, PADD's portfolio is comprised of 156 properties, of which 80% are small single-family lots in Wards 7 and 8. PADD transforms vacant and blighted properties into community benefits using a few key tools, including solicitation for offers, auctions, lotteries, turn-key (site development prior to disposition), and transfers to other government agencies.

VOTE HERE

Commercial/Retail/Business Development

Historic Preservation and Restoration

New Housing

Open/Green Space (Community Gardens, Basketball Courts, Playgrounds, Public Art, etc.)

Vacant and Blighted Properties

Share your thoughts with us!

1. What is your greatest concern for vacant and blighted properties in DC?
2. How would you like to see vacant and blighted properties transformed?
3. Other Comments or Suggestions?

Home Rehabilitation

Income-qualified homeowners can apply to two home rehabilitation programs within DHCD's Residential and Community Services Division. 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 offers grants specifically for roof repairs and handicapped improvements in addition to low-interest loans for general home rehabilitation. In the last fiscal year, the SFRRP program assisted over 50 households, of which 20 were specifically rehabbed for older adults or disabled households. Funding is capped at \$75,000 per household and restricted to households that earn less than 80% of the area median income.

The **Lead Safe Washington (LSW) Program** reduces lead hazards in privately owned properties with children under the age of six. Exposure to peeling lead-based paint and lead contaminated dust are the most hazardous sources of lead in the U.S, and can cause serious developmental disabilities in children after long-term exposure. Although lead-based paints were banned in the U.S. after 1978, DC has a significant amount of older housing stock built prior to the ban that may be at risk of lead hazards. The program provides grants up to \$17,500 per housing unit (multi-family and single-family homes) to test for and remove lead-based paint hazards. In the last year, LSW funded the renovation of 24 single-family homes for households that earn less than 80% of the area median income.

VOTE HERE

General Home Rehabilitation

Rehab to Improve Accessibility for Persons with Disabilities

Rehab to Improve Accessibility for Older Adults

Environmental Hazard Removal (Lead-Based Paint, Mold, Asbestos, etc.)

Home Rehabilitation

Share your thoughts with us!

1. What are your greatest rehab needs and ideal time frame for completion?
2. What are your anticipated rehab costs?
3. What is/was the greatest barrier to pursuing home rehab?
4. Other Comments or Suggestions?

Community Facilities and Infrastructure

Community Development Block Grant (CDBG) funds can help support infrastructure and facility projects that meet at least one of three program objectives: (1) benefit low and moderate-income persons, (2) prevent or eliminate blight, or (3) remove threats to the health and welfare of communities. Some examples of eligible infrastructure or facility projects include improvements, repairs, or expansions of streets, drainage systems, water and sewer systems, sidewalks, playgrounds, community gardens, and community or recreation centers. DHCD has provided funding for the Town Hall Educational Arts Cultural Facility (THE ARC) in Ward 8, Atlas Theater in Ward 6, Dance Institute of Washington in Ward 1, and Edgewood Arts Center/Dance Place in Ward 5.

Recognizing lead in drinking water can cause a variety of health effects, particularly among babies and children, DHCD, through a partnership with DC Water and Sewer Authority (DC Water), funded lead service pipe replacements. DC Water replaced the lead services pipes in public spaces and DHCD provided micro-grants to income-qualified homeowners for the replacement of lead service pipes on private property.

VOTE HERE

Community Centers (Recreation, Meeting Spaces, Libraries, Etc.)

Community Gardens

Playgrounds

Public Art

Infrastructure (Streets, Sidewalks/Alleys, Lighting, Etc.)

Community Facilities and Infrastructure

Share your thoughts with us!

1. What infrastructure improvements would you like to see in your community?
2. What community amenities would you like to see and why?
3. Other Comments or Suggestions?

Community Economic Development

Through a network of non-profit organizations, DHCD provides storefront improvement grants as well as business support services to small businesses in low/moderate income commercial areas of DC. Business support services improve the overall economic viability of neighborhood commercial corridors by spurring new private investment and increasing business attraction and retention. These services include business planning assistance, tax preparation assistance, and other collective business support activities. In fiscal year 2015, DHCD provided 36 storefront improvement grants and 3,365 technical assistance services across the District.

VOTE HERE

Access to Capital for Small Businesses

Small Business Technical Assistance

Community Economic Development

Share your thoughts with us!

1. What types of community economic development would you like to see?
2. What is/was the biggest barrier to starting a business?
3. What types of business technical assistance are important to you?
4. What is the biggest barrier to growing or operating your business?
5. Other Comments or Suggestions?

Green Building

Green building is an approach to design and construction that maximizes energy and resource efficiency, protects the environment, and promotes healthier places to live and work. Green building is important not just for its environmental benefits, but also for its economic and health benefits, as it reduces everyday energy costs for owners and renters and provides significantly better indoor air quality for occupants. DHCD requires that all projects submitted to the department for financial consideration achieve minimum green building standards. Residential developments must certify with the most recent Enterprise Green Communities Criteria, and non-residential are required to certify with Leadership in Energy and Environmental Design (LEED) at the Silver level or above standard.

The District of Columbia is an international leader in green building and DHCD is leading by example. DHCD has been selected for a cutting-edge affordable housing pilot project focused on sustainability. In partnership with the Department of Energy and Environment (DOEE), DHCD is the only jurisdiction on the east coast to be selected by International Living Future Institute's Living Building Challenge Affordable Housing Pilot program. DHCD and DOEE will turn a formerly vacant site in the Deanwood neighborhood into an equitable, mixed-income, and sustainable development of 10-15 for-sale townhouses with an emphasis on cutting edge environmentally restorative design. The project aims to attain a rigorous green building performance standard certification, the Living Building Challenge. This certification focuses on net-positive energy and water construction built with non-toxic, sustainably sourced materials, which will have a positive impact on the environment, its occupants, and the surrounding community.

VOTE HERE

Financial incentives for developers to make energy-efficiency improvements

Financial incentives for homeowners to make energy-efficiency improvements

Green Building

Share your thoughts with us!

1. What green building projects should DHCD pursue?
2. What are your barriers to making energy improvements?
3. Other Comments or Suggestions?

Housing Development Finance

The Development Finance Division (DFD) provides funding to developers for the creation and preservation of affordable rental housing and homeownership opportunities. In the last fiscal year, DHCD has funded over 1,000 affordable units for households that earn less than 80% of the area median income. Of these, 163 were homeownership opportunities and 197 units were financed for individuals with special needs, including persons exiting homelessness, persons with disabilities, and older adults.

Tenant groups threatened with displacement due to the sale of their apartment building may also apply for acquisition assistance at DHCD to purchase the building and convert the units into cooperatives or condominiums. This program not only helps residents avoid displacement, but it helps them become homeowners. In the last fiscal year, DHCD funded 141 units, contributing to the more than 1,000 units that have been preserved as affordable housing since the program's inception in fiscal year 2002.

VOTE HERE

Family-Sized Apartments/Condominiums

Housing for Older Adults

Housing for Persons with Mental and Physical Disabilities or HIV/AIDS

Families/Persons at Risk of Violence

Permanent Supportive Housing/Rapid Re-Housing (i.e. Housing for persons exiting homelessness)

Target Populations (Public Safety Officers, Teachers, Artists, Nurses, etc.)

Housing Development Finance

Share your thoughts with us!

1. What concerns do you have about rental housing in your community?
2. What concerns do you have about homeownership development?
3. What does an ideal affordable housing development look like to you?
4. Other Comments or Suggestions?

Homeownership

With assistance from the Greater Washington Urban League, DHCD manages three homeownership programs to provide greater opportunities for first-time homebuyers in the District. In fiscal year 2015, DHCD assisted 214 first-time homebuyers with down payment and closing cost assistance. The Home Purchase Assistance Program offers up to \$4,000 in closing cost assistance and no-interest loans up to \$50,000 to households that earn 80% of the area median income or less. The Employer Assisted Housing Program offers up to \$1,500 in closing assistance and a deferred loan up to \$10,000 for District of Columbia Government employees. The Negotiated Employee Assistance Home Purchase Program is another incentive for DC Government employees whose position is covered by a collective bargaining agreement. All three programs can be used with the federal 203(k) rehabilitation mortgage, which allows homeowners or new homebuyers to rehabilitate or repair single-family homes. These programs may also be used for participants wishing to locate housing as part of the Inclusionary Zoning and Affordable Dwelling Unit programs.

DHCD partners with community-based organizations (CBOs) to provide housing counseling and educational programs. In fiscal year 2015, CBOs across the District provided nearly 20,000 housing counseling sessions, including foreclosure prevention, credit score counseling, home/budget management, financial assistance education, homeowner training, and other sessions that assist residents with housing needs

VOTE HERE

Housing Counseling/Financial Literacy

Home Purchase/Down Payment Assistance

Homeownership

Share your thoughts with us!

1. What types of housing counseling are important to you (e.g. Credit counseling, financial counseling, etc.)
2. What is/was your greatest barrier to purchasing a home (e.g. credit score, down payment, closing costs, overall financing, etc.)?
3. Other Comments or Suggestions?