

Aggregated Comments on the DRAFT Consolidated Plan,
FY2017 Annual Action Plan and National Housing Trust
Fund Allocation Plan

Public Hearing: July 27, 2016

Open Comment Period: June 27 – August 10, 2016

GOVERNMENT OF THE DISTRICT OF COLUMBIA

+ + + + +

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT

+ + + + +

PUBLIC HEARING

+ + + + +

WEDNESDAY
JULY 27, 2016

+ + + + +

The Forum convened at 815 Florida
Avenue, N.W., Washington, D.C., at 6:00 p.m.,
Polly Donaldson, Director, presiding.

PRESENT

POLLY DONALDSON, Director
MICHAEL KHARFEN
JENNIFER SKOW

C-O-N-T-E-N-T-S

Opening Comments:

Director Polly Donaldson 3
 Michael Kharfen, HAHSTA. 7

Speakers:

Abel Nunez, CARECEN.10
 Nathan Davis, CARECEN.14
 Marla Bilonick, LEDC19
 Jose Hernandez, CARECEN client26
 Leonardo Contreras, Wapa Cafe.28
 Thomas Dawes, DCCH31
 Tim Hampton, WACIF34
 Chet Bennett, Bennett Career Institute . . .40
 Art Johnson, Capital City Community
 Development Corporation.45
 John Mainz, SB Works47
 Zachary Grieman, SB Works.50
 Harold Pettigrew, WACIF.51
 June Everett, business owner56
 Andre Byers, DCCH.59

Adjourn

1 P-R-O-C-E-E-D-I-N-G-S

2 6:30 p.m.

3 DIRECTOR DONALDSON: Good evening. It
4 is 6:30 p.m. and I am here to welcome you to the
5 beginning of the public hearing that we are
6 holding tonight on the Consolidated Plan.

7 I'm Polly Donaldson. I am the
8 Director of the D.C. Department of Housing and
9 Community Development. I'm delighted to see so
10 many people here. I do want to say I'm very
11 grateful also for our partners at D.C. Housing
12 Finance Agency for letting us meet in this space,
13 and in this cool space.

14 You'll feel it in a moment, Michael,
15 I know.

16 Anyhow, I wanted to officially welcome
17 you to DHCD's public hearing on the Draft five-
18 Year Consolidated Plan. Yes, I got a notebook
19 but I know the rest of you read it online.

20 Not only to look at the consolidated
21 plan, our FY17 Action Plan, and the first ever
22 National Housing Trust Fund Allocation Plan

1 reflecting a new source of HUD funding for
2 affordable housing for families and individuals
3 at under 30 percent of the area median income so
4 at \$35,000 for a family of four or under. That's
5 a great new source and we have a plan for how we
6 want to allocate that that also was distributed.

7 These plans, all three of them, are a
8 requirement, a federal requirement, by the U.S.
9 Department of Housing and Urban Development.
10 It's an order for us to then as a city receive
11 five entitlement resources that are part of the
12 federal budget.

13 The five sources are the Community
14 Development Block Grant; the HOME Investment
15 Partnership; Housing Opportunities for Persons
16 with AIDS, also known as HOPWA; the Emergency
17 Solutions Grant, which is administered by the
18 Department of Human Services as part of its
19 homeless services program; and the National
20 Housing Trust Fund, the new fund that I just
21 mentioned coming online in this coming fiscal
22 year.

1 These documents lay out our intended
2 use for these resources and serve as the District
3 of Columbia's application for these resources.
4 Public input has been an important component to
5 this process. To develop the plan DHCD reached
6 out to community members through an online
7 survey, through focus groups, public events, and
8 formal hearings.

9 Now that the plan is drafted and has
10 been available for public review for the last
11 month, this hearing is an opportunity for you to
12 give us feedback on whether we captured the right
13 goals, priorities, and focus, or if the plan
14 should be changed prior to submission to HUD for
15 final approval. Your voice will help refine the
16 draft to ensure that the plan is an accurate
17 representation of the city's needs.

18 I want to remind everybody your
19 comments, and this is part of the HUD process,
20 require -- we must respond to your comments in
21 the plan that goes to HUD so your comments not
22 only will be heard tonight, but we must then

1 prepare a written commentary or response to HUD
2 as part of the final piece of the consolidated
3 plan. I think that's an important point that I
4 wanted to make sure everybody understood.

5 I know that we have a representative
6 coming from HUD. I don't believe she's here just
7 yet but I know she's someone who has been very
8 supportive of our work out of the D.C. field
9 office.

10 I know also that the Department of
11 Human Services many of them are attending the
12 National Alliance to End Homelessness conference
13 that is going on right now in the District. We
14 will be taking notes on their behalf on the
15 Emergency Solutions Grant commentary that may
16 happen and we will certainly consult with them as
17 we prepare the responses for the formal plan to
18 HUD.

19 And then I'm really delighted that my
20 friend Michael Kharfen is here as Deputy Director
21 of the HIV/AIDS, Hepatitis, STD, and Tuberculosis
22 Administration at the District's Department of

1 Health. He's going to say a few words of welcome
2 right now.

3 Michael. It's live.

4 MR. KHARFEN: It's live. Thank you
5 Director Donaldson. Thank you for this
6 opportunity and thank you for all attending this
7 afternoon -- this evening. It's a great turnout.
8 And how important this is in terms of our plans
9 for the next five years as a framework for
10 affordable housing in the District of Columbia.

11 I would just like to add to Director
12 Donaldson's comments in that HOPWA, the Housing
13 Opportunity for Persons with AIDS component of
14 this plan is somewhat unique from the rest of the
15 other program components in that we also cover
16 services for persons living with HIV in Northern
17 Virginia, suburban Maryland, and actually one
18 county in West Virginia.

19 In this plan we really do create a
20 framework for a vision for a new HIV housing
21 program in our region that creates a regional
22 housing system that supports individuals so that

1 affordable options are within the entire area,
2 and that we support a continuum for people to be
3 successful in their HIV care, but also successful
4 in their housing plans towards independence and
5 self sufficiency.

6 Our objective is to be able to help
7 individuals along towards their housing success
8 mirroring Mayor Bowser's goals for success for
9 residents of the city to do that for the region
10 and for persons living with HIV. I have team
11 members here; Anthony Fox and Andre Taybron.

12 We look forward if you have comments
13 for us. If not, we also have done some
14 consultation with partners and community members,
15 and also very much open to your insights as to
16 ways to improve our plans and program. Thank
17 you.

18 DIRECTOR DONALDSON: Thank you so
19 much.

20 I want to also note if I could a
21 couple things. Also we're still accepting
22 written comments. To be clear, if you are not

1 necessarily planning to testify tonight but have
2 comments or hear something that might stimulate a
3 comment, written comments are being accepted
4 until August 10th.

5 The reason I asked the person to my
6 right, this is Jennifer Skow who has been heading
7 the effort at DHCD, leading the staff team, doing
8 the outreach with all the agencies that had input
9 into this. She's done a terrific job. She
10 worked with other team members on drafting the
11 document and she's here in a couple roles.

12 One, because you've got to feature the
13 person who really put heart and soul into this.
14 But also as timekeeper because I'll be calling up
15 the witnesses two at a time to join at the table.
16 We will ask you to please limit your oral remarks
17 to three minutes, if you could, so that we give
18 time for the whole witness list.

19 If you did not sign up but you do want
20 to testify, there will be an open period at the
21 end of the witness list where I will ask for
22 additional witnesses, or those who want to

1 testify or speak in any way. So we hope to have
2 a very robust set of testimonies and look forward
3 to that. Again, please know your written
4 comments also are open and on the record until
5 August 10th.

6 Without further ado, I'm going to
7 start by calling the first two witnesses; Abel
8 Nunez from CARECEN, and Nathan Davis, also, I
9 believe, from CARECEN.

10 Good evening and please proceed.

11 MR. NUNEZ: Thank you, Director
12 Donaldson, and thank you everyone for being here.

13 My name is Abel Nunez and I'm the
14 Executive Director of the Central American --

15 DIRECTOR DONALDSON: Speak directly
16 into the mic so everybody can hear you.

17 MR. NUNEZ: My name is Abel Nunez and
18 I'm the Executive Director of the Central
19 American Resource Center, CARECEN. CARECEN was
20 founded in 1981 and fosters a comprehensive
21 development of the Latino community by providing
22 direct services in immigration, housing,

1 citizenship while promoting empowerment, civil
2 rights advocacy, and civic training for Latinos.

3 The estimated Latino population in the
4 District of Columbia is 65,560, or approximately
5 10 percent of the overall population. Fifty
6 percent of the working population in the District
7 identify as limited English proficient, or
8 Spanish speaking. Those workers tend to earn 25
9 to 40 percent less than the English proficient
10 workers.

11 In addition to having low income,
12 CARECEN participates are more likely to rent than
13 home their homes, 63.8 percent of Central
14 American immigrants are renters compared to 33.9
15 of native born persons, and 39.3 of other
16 immigrants.

17 Additionally, unfair and abusive
18 credit card policies and practices trap Latinos
19 in a cycle of debt. Latinos carry the highest
20 credit card balances. 75 percent of Latinos
21 carry debt compared to 54 percent of Caucasian
22 households.

1 These facts strongly support the need
2 for continued funding for organizations that have
3 the language and cultural competencies for
4 individuals that have limited English proficiency
5 or are immigrants that have settled in D.C.

6 In the year 2000 CARECEN salvaged its
7 housing program and launched tenant organizing
8 efforts in the city to fight landlord abuses for
9 thousands of immigrants. The program continues
10 to be supported by funding from DHCD Community
11 Development Block Grant.

12 The focus of our program was initially
13 to improve the living conditions but expanded as
14 CARECEN staff noticed trends and community needs
15 or gaps in services. Currently we focus the
16 program on preventing displacement and promoting
17 financial sustainability leading to the creation
18 of wealth for low-income immigrant residents.

19 CARECEN offers individual counseling
20 and educational workshops on topics such as
21 foreclosure prevention, credit, financial
22 management, and tenant rights. CARECEN also

1 helps homeowners avoid losing their homes to
2 foreclosure and counsels them on how to negotiate
3 with banks, avoid foreclosure, rescue scams, and
4 improve their financial management skills.

5 CARECEN is here today to support
6 DHCD's five-year consolidated plan and ensure
7 that Latino immigrant residents in D.C. have a
8 resource that educates, navigates, and
9 anticipates housing issues to help them integrate
10 into the D.C. community.

11 Although the Latino population is only
12 10 percent of the overall population, it is
13 disproportionately impacted by housing programs.
14 Given this reality, the plan must ensure that
15 resources are allocated to organizations with
16 language and cultural competencies to assist
17 Latino and immigrant residents.

18 These organizations are in the best
19 position to also address emerging needs to
20 alleviate housing problems. An example is a
21 continued influx of unaccompanied children from
22 Central America to the D.C. area. Given the

1 makeup of the Latino population, this flow will
2 continue to come and it will have an impact on
3 the housing conditions for their families and the
4 community as a whole.

5 Finally, I would like to applaud the
6 efforts of Director Polly Donaldson and her
7 staff. As the Latino community in D.C. continues
8 to grow and evolve, it is critical that its
9 members access the D.C. government through a
10 culturally-competent office by ensuring that our
11 community's needs are incorporated to the
12 consolidated plan that enables funding for the
13 programming of CARECEN and other Latino community
14 organizations.

15 DHCD helps to guarantee that the
16 Latino immigrant community is educated about
17 their housing rights and take advantages of the
18 resources provided by the city. Thank you for
19 the opportunity to testify today.

20 DIRECTOR DONALDSON: Thank you.

21 Mr. Davis.

22 MR. DAVIS: Thank you for the

1 opportunity to testify. My name is Nathan Davis
2 and I'm tenant counselor intern at CARECEN, the
3 Central American Resource Center. Today I want
4 to share CARECEN's experience as a community
5 development block grantee of DHCD.

6 CARECEN's housing department is a
7 wide-reaching program which offers services
8 ranging from foreclosure prevention to credit and
9 debt counseling to technical assistance for
10 tenant's associations and to basic one-on-one
11 rental counseling. All this work and more is
12 handled by a staff which is three full-time
13 employees.

14 CARECEN's housing department is able
15 to employ the staff and maintain its day-to-day
16 operations thanks in part to the invaluable
17 support received from DHCD's Community
18 Development Block Grant Program.

19 Over the past three months I've been
20 working with the staff's tenant counselor. Every
21 day I listen to story after story from Latino
22 tenants living in the area on unjust evictions,

1 illegal rent increases, lead paint and
2 infestations left untreated. The list goes on
3 and on.

4 The individual stories and the
5 similarities each bear into the others. It takes
6 only a few days with CARECEN to see that the
7 abuses and the mistreatment this community faces
8 are distinctive.

9 Low income, non-English speaking
10 tenants are in a uniquely vulnerable position
11 from the get-go. They are unlikely to know their
12 rights and even less likely to have the resources
13 to exercise these rights.

14 This is compounded by the fact that
15 the neighborhood in which they occupy are in
16 Wards 1 and 4 which are experiencing rapid
17 development and soaring property values.

18 Landlords and property managers are aching to
19 vacate rooms that were rented at '80s prices in
20 order to rent them at 2016 rates. Low-income
21 Latinos are a large target that are easiest to
22 take advantage of.

1 Take, for example, Jose Roberto
2 Ramirez who has lived in the same 13th Street
3 apartment with his family for over 12 years. He
4 came to CARECEN earlier this month looking for
5 help finding a new apartment.

6 When I asked why he wanted to move, he
7 said that after he started asking for repairs
8 earlier in the month, he was told by the building
9 manager that he was better off just leaving.
10 Then later in the week, the building owner
11 himself called and told him he had a month to
12 leave. He was given no written notice, no
13 justification, and no further explanation.

14 What is so striking about Jose's case
15 is that not only were his rights being violated,
16 he was not even aware they were being violated.
17 He didn't come to us to ask if what was happening
18 was legal. He just assumed that it was and
19 wanted help following instructions of his
20 building manager.

21 Jose is far from the exception. Many
22 tenants who come to us to ask for help have no

1 idea they had so many legal protections in the
2 first place. Due to this, CARECEN's housing
3 projects have to do double duty to fight back
4 against the abuses once they have taken place,
5 but also to educate tenants of their rights so
6 they can prevent the abuses themselves.

7 We have to both defend and empower to
8 be both reactive and proactive. For the staff
9 this means working themselves to the bone. It's
10 not a 9:00 to 5:00 workday. If my clients need
11 immediate help, it means late-night tenant
12 association meetings, Saturdays spent holding
13 Know Your Rights workshops, and phone calls
14 organizing people to come to meetings like this
15 one.

16 Day after day I've seen how long and
17 hard this staff works and how careful they are to
18 stretch every single dollar in the Department's
19 budget. They do so because they care deeply
20 about preserving an important but imperative part
21 of the D.C. community. Support and funding to
22 CARECEN allows them to uphold such a demanding

1 commitment and pursue such a worthy mission.

2 Thank you for your time.

3 DIRECTOR DONALDSON: Thank you so much
4 for your testimony, both of you. This is being
5 recorded so there will be a transcript. If you
6 have written copies, that's helpful, too, as
7 well. Thank you.

8 MR. DAVIS: Thank you so much.

9 DIRECTOR DONALDSON: Next I would like
10 to call Marla Bilonick from the Latino Economic
11 Development Center. Is Christine Books-Proper
12 here, president of the D.C. Fashion Foundation?
13 Then I'm going to move to the next name on the
14 list. If she comes later, she can certainly
15 testify. Jose Hernandez with CARECEN. Come on
16 up. We'll add another chair.

17 Please go right ahead. Thank you.

18 MS. BILONICK: Director Donaldson, my
19 name is Marla Bilonick and I am the Executive
20 Director of the Latino Economic Development
21 Center, LEDC. We're a 25-year-old D.C. based
22 organization that provides comprehensive

1 community development services for both housing
2 and small business development.

3 I also serve on the Board of Directors
4 of the Coalition for Non-Profit Housing and
5 Economic Development, CNHED. Over the past three
6 years, as you know, CNHED has expanded to adopt a
7 more holistic view of equitable neighborhood
8 development that encompasses housing and economic
9 development initiatives starting with small
10 business services.

11 Both LEDC and CNHED share a vision for
12 equitable communities in D.C. that relies on
13 balance and complementary services that address
14 multiple gaps in under-served communities.

15 Specifically, these are services that address the
16 need for affordable housing, as well as the need
17 for expanded small-business driven economic
18 opportunity for self employment and job creation.

19 We are concerned that the Draft
20 Consolidated Plan does not meaningful include
21 small business development as a primary component
22 to creating strong equitable neighborhoods in

1 Washington, D.C.

2 Small businesses are the undisputed
3 economic engine in the District creating the
4 majority of jobs in our city. These very jobs
5 lifts D.C. residents out of poverty and allow
6 them to access stable housing and a viable
7 pathway toward economic equality.

8 Yet, the Draft Consolidated Plan
9 allocates slightly over \$6 million over the
10 course of five years to small and local
11 development out of an overall budget of \$284
12 million in funding.

13 This means that only two percent of
14 the overall funding and just four percent of the
15 CDBC funding outlined in the Draft Consolidated
16 Plan is allocated to small business services.
17 Yet, DHCD's Consolidated Plan Goal No. 12 to
18 foster small and local business development is
19 critical to HUD's objective to create economic
20 opportunities.

21 Every year Small Business Technical
22 Assistance, SBTA, provide technical assistance

1 training and financing to help thousands of low
2 to moderate income and minority entrepreneurs to
3 start and grow businesses in the District. SBTA
4 providers create significant impact in the area
5 of new business creation and job creation and in
6 turn promote local spending every time a resident
7 engages in these new and growing establishments.

8 According to the SBA 48 percent of
9 D.C. employees are employed by D.C. small
10 businesses. These small businesses were
11 responsible for creating 3,589 jobs in 2013 in
12 the District. In 2014 start-up small businesses
13 generated 3,625 new jobs. Firms with fewer than
14 100 employees have the largest share of small
15 business employment in the District.

16 For low to moderate income individuals
17 entrepreneurship can be one of very few income-
18 generating options. Issues such as legal status,
19 prior incarceration, the high cost of child care,
20 disabilities, or low levels of education impede
21 some D.C. residents from accessing traditional
22 employment models.

1 Entrepreneurship provides self
2 employment for D.C. residents and small
3 businesses are more likely to employ at-risk
4 individuals from their communities than larger
5 firms are. With improved economic standing our
6 clients can invest in businesses and homes in the
7 District and they can ignite a virtuous circle of
8 investment and opportunity in the communities
9 where they live and work.

10 The number of minority-owned
11 businesses in the District is rising. From 2,000
12 in 2012 the number of African American-owned
13 firms in the District grew by 40 percent.
14 Hispanic-owned firms grew by 22 percent.
15 Asian/Pacific Islander-owned firms grew by 21
16 percent.

17 While the number of minority-owned
18 firms is growing, they do not access equitable
19 levels of revenue. For example, African-American
20 firms in D.C. make up 35 percent of total
21 businesses, yet only account for 1 percent of
22 overall D.C. business revenue. 6.6 percent of

1 D.C. businesses are Latino owned but only account
2 for .5 percent of overall D.C. business revenue.

3 These businesses need the support of
4 SBTA providers to improve their operations,
5 finance their growth, and access opportunity such
6 as government procurement so they can build
7 wealth for themselves, their families, and the
8 individuals they employ.

9 96 percent of LEDC's clients who
10 participated in our 2015 impact evaluation
11 indicated that LEDC improved their business
12 performance in some way and provided an average
13 rating of 5 on a 5-point scale regarding their
14 perceived impact of loan and/or services they
15 received from LEDC.

16 Our clients paid themselves an average
17 of \$52,221 a year through their business revenue.
18 While our services allow most of our clients to
19 establish an income source, 41 percent indicated
20 they had also seen an increase in their income as
21 a result of the performance of their business.

22 97 percent of those sampled were still

1 in operation when we reached out to them two
2 years after receiving our services. We know our
3 services produce many services to our clients and
4 to our city. This work merits support.

5 Without undermining the value of how
6 the intervention is a key element of equitable
7 community development, we feel compelled to point
8 out a gap in the drafting of the Consolidated
9 Plan. There seems to have been an oversight of
10 the complementary role the economic development
11 focused on fostering the start and extension of
12 small businesses in the District played in
13 poverty alleviation in our community.

14 An imbalanced approach will not serve
15 D.C.'s low to moderate-residents well. We
16 support a comprehensive approach to equitable
17 community development and LEDC walks the walk on
18 providing a comprehensive suite of services that
19 addresses housing needs while equipping residents
20 with tools to improve their financial position.

21 Our clients are investing in D.C. and
22 we hope that you can invest in their potential by

1 supporting small and local business development
2 in a more robust manner in the consolidated plan.

3 I know I'm out of time. I actually
4 have in the written testimony specific points
5 about the plan like sentences or places where
6 there could be adjustments made but I know I went
7 over my time so I will be respectful of that. I
8 think that is probably the most useful piece of
9 my testimony if you want to take a look at it in
10 the written.

11 DIRECTOR DONALDSON: Thank you. We
12 will obviously -- yes, we will take a look at it.
13 I have it right here. Thank you very much.

14 MS. BILONICK: Thank you so much.

15 DIRECTOR DONALDSON: Mr. Hernandez.

16 MR. HERNANDEZ: (Speaking in Spanish.)

17 MR. GARCIA: I'll translate that.

18 DIRECTOR DONALDSON: Gracias senor.

19 MR. GARCIA: I'm Michael Garcia, the
20 tenant and outreach specialist at CARECEN. I'll
21 translate what he read.

22 Good afternoon. My name is Jose T.

1 Hernandez and I'm a client of CARECEN. I have
2 been living in Mount Pleasant for over 26 years.
3 As the neighborhood changes and house prices rise
4 it has become more difficult to maintain the
5 lifestyle I have come to know and love in this
6 community.

7 These changes have affected me
8 directly as the makeup of my building has become
9 more and more affluent. Just a few months ago
10 the tenants in my building voted to instate a
11 voluntary rent increase. At the time I had no
12 idea what that was or what it meant. All I knew
13 was that I had received a letter stating that my
14 rent was rising by almost 9 percent.

15 I brought the letter to CARECEN and
16 they helped me file a petition for relief from
17 the increase. More importantly, the staff was
18 able to teach me about the voluntary increase
19 process. Now I am capable of telling friends of
20 mine who live in similar buildings what the
21 process is and when it can be avoided.

22 I'm been coming to CARECEN for almost

1 five years. Whether they are helping me prevent
2 eviction, request inspections, or just translate
3 a document, I have always been treated with
4 respect and dignity. More than that, they make
5 sure that I am educated on the law so that I can
6 address these issues on my own in the future.
7 Thank you for your time.

8 DIRECTOR DONALDSON: Thank you all for
9 your testimony. If you haven't given us copies,
10 please do. Thank you.

11 Next I would like to call Alvavaro
12 Leonardo Contreras. Then also Tom Dawes.

13 Please proceed. Thank you.

14 MR. CONTRERAS: Hello and good
15 afternoon. Thank you for the opportunity to
16 testify this evening. My name is Leonardo
17 Contreras and I'm a Latino business owner and
18 operator of Wapa Cafe located at 6230 Georgia
19 Avenue, N.W. in Washington, D.C.

20 As of this year I worked with the loan
21 officers and technical assistance providers of
22 the Latino Economic Development Center to help

1 expand Wapa Cafe operations. I received a
2 \$20,000 loan from LEDC and I was able to create
3 additional staff positions, as well as remodel
4 the structural layout improving the look of my
5 business, the look of the location, and the block
6 overall.

7 These changes allowed me to expand the
8 menu and operate evenings and weekend brunches.
9 This, ultimately, has led to larger revenue for
10 Wapa Cafe and has raised my personal household
11 income. I am here this evening because it
12 concerned me to see such a drastic reduction in
13 small business development in the Draft
14 Consolidated Plan for small business development.

15 This makes it seem that the small
16 business development is not seen as a critical
17 component to our communities. This reduction I
18 fear will cause the goal of equitable
19 neighborhoods to become even harder to achieve.

20 According to the United States the
21 Small Business Administration, SBA, 47.6 percent
22 of D.C. employers are employed by D.C. small

1 business. More importantly, on this topic the
2 number of minority-owned small business in the
3 District is increasing. Access to critical
4 levels of revenue for these businesses is not
5 increasing.

6 6.6 percent of D.C. business are
7 Latino owned but only account for .5 percent of
8 all D.C. business revenue. I am proud to say
9 that I am a Latino business owner in Washington,
10 D.C. that employs six people in the District.

11 However, as I stated before, because
12 I could not access back to business help, I
13 received a technical assistance and a business
14 loan from the Latino economic development center.
15 Due to their services, I have been able to
16 increase my own financial stability, create jobs,
17 and have a positive impact on the economy and my
18 community in Washington, D.C.

19 I feel my experience with the Latino
20 Economic Development Center demonstrates the need
21 for a balanced and comprehensive approach to
22 serving low to moderate income residents in the

1 local small business economy. I do not mean to
2 reduce the importance of housing interventions in
3 the community development but the current drop in
4 the Draft Consolidated Plan must be addressed.

5 I strongly encourage you to increase
6 the level of funding that would cover small
7 business development activities as they are
8 critical to provide individuals like me and the
9 people I hire with opportunities for economic
10 advancement. Thank you.

11 DIRECTOR DONALDSON: Thank you very
12 much.

13 Mr. Dawes.

14 MR. DAWES: Good evening.

15 DIRECTOR DONALDSON: Good evening.
16 Speak right into it.

17 MR. DAWES: Good evening, Director
18 Donaldson. My name is Thomas Dawes. I'm the
19 Business Development Director for Development
20 Corporation of Columbia Heights.

21 The Development Corporation of
22 Columbia Heights is a place for neighborhood

1 community development whose mission is to lead
2 physical, economic, and social organization in
3 the Columbia Heights and Pleasant Plains
4 communities.

5 We have been involved with the
6 Columbia Heights community for over three decades
7 and I'm now located at 2604 Georgia Avenue, N.W.,
8 which is one of the District's most significant
9 historic avenues.

10 As a community partner DCCH has
11 received several small business technical
12 assistance grants for the Columbia Heights and
13 Pleasant Plains communities. DCCH staff has
14 provided small business assistance to business
15 merchants and property owners on 14th Street,
16 11th Street, and the lower Georgia Avenue
17 business corridor.

18 DCCH also has been very instrumental
19 in assisting business merchants and property
20 owners in applying for the Great Streets
21 Initiative and the Department of Housing and
22 Community Development Facade Improvement Program

1 for the 1400 block of Park Road and the lower
2 Georgia Avenue business corridor.

3 Many of the business merchants and
4 property owners were able to receive a multitude
5 of small business technical assistance including
6 planning, legal, accounting, and loan referrals
7 for their businesses. As a result of these grant
8 funds received from DHCD, in the 1400 block of
9 Park Road is now a lot more appealing and the
10 business merchants and property owners are seeing
11 a significant increase in business.

12 DCCH also works very closely with the
13 Georgia Avenue Community Development Task Force
14 in combining small business technical assistance
15 to business merchants, residents, community
16 partners, and property owners on the lower
17 Georgia Avenue business corridor.

18 We have been very successful in
19 providing economic development in the Columbia
20 Heights community and providing small business
21 technical assistance to businesses along the 14th
22 Street, 11th Street, and the lower Georgia Avenue

1 business corridor.

2 DCCH would hope DHCD will continue to
3 provide funding for small business technical
4 assistance grants as a part of the fiscal year
5 2016 consolidated plan because these funds are
6 very critical for small businesses throughout
7 both communities. We look forward to a continued
8 strong relationship with DHCD.

9 DIRECTOR DONALDSON: Thank you both.
10 If you have written testimony, please make sure
11 we get a copy of it. Thank you very much.

12 I would now like to call up Tim
13 Hampton and Chet Bennett. We'll hear from Mr.
14 Hampton first.

15 MR. HAMPTON: Thank you. Good evening
16 Director Donaldson, DHCD staff, and my fellow
17 D.C. residents. My name is Tim Hampton and I am
18 a small business coach at WACIF. I'm here to
19 talk about the Small Business Technical
20 Assistance Program which is funded through DHCD.

21 In reading through the five-year plan
22 I didn't see a lot about what we do and how it

1 supports housing so I just wanted to say a few
2 words today about what is small business
3 technical assistance, why is it valuable.

4 I took a few notes on some people I
5 talked to over the last week. In one instance
6 someone called and their landlord is selling the
7 building. They need to make a move. They need
8 to understand where should they be moving, how is
9 it gong to affect their business, what do they
10 do.

11 We work with them to organize the data
12 they have and set up a survey to their current
13 clients to get information, as well as setting
14 them up with a commercial realtor who can help
15 them so very quickly providing service and
16 referrals and sort of a deep dive at their site
17 working with their data helping them.

18 Someone called in with a common
19 situation. Their subcontractor and prime
20 contractor is very, very late in paying and it's
21 really affecting their ability to make payroll to
22 pay their own rent or mortgage.

1 We help them work through the process
2 the way we've helped people before and get to a
3 place where they are not in a situation where
4 they're closing their business or they're missing
5 their commitments and they're getting a black
6 mark and they can't get new business.

7 Multiple people wanted help with
8 business plans who are hoping to start
9 businesses. Or, in one case, somebody who is
10 changing their business model and needs help with
11 that so we're working with them.

12 Another person calling about available
13 market research. I met with one person at their
14 site who wanted to move their business from
15 Maryland to D.C. and what do they need to do to
16 do that and how can they understand what impact
17 it will have so we work with them.

18 As well as one person who is trying to
19 start a business who has worked really hard, has
20 a marketable skill, but hasn't been able to get a
21 job as an ex-offender but wants to start their
22 own business to be able to work with clients

1 directly.

2 That's someone we can definitely help
3 and work with them through the process as well as
4 knowing already partners who work with folks in
5 that situation and who have been through it
6 before.

7 Those are just a few of the folks I've
8 worked with over the past five days and there's
9 many more over time. It's hard to -- it's hard
10 to really put a number on it. I know the goal
11 says to give help to 150 businesses in a year for
12 the whole portion of goal number 12. I was
13 surprised at first because that's many fewer than
14 we work with in a year and we're just one of the
15 providers.

16 But also just those numbers of
17 counting up doesn't begin to tally up the impact
18 that Small Business Technical Assistance has. I
19 think of one situation, a business on 14th. They
20 took an empty attic over a furniture store and
21 had this dream of turning it into an 8,000 foot
22 dance studio for practices and performance.

1 We helped them through every step of
2 the process for over a year to get through that.
3 The person who started it had been a dancer but
4 had never owned a business before. Now they're
5 at the point -- the most recent conversation
6 we're having with them is, "Now we're doing so
7 well how do we have a growth plan? How do we
8 have a succession plan? How do we do hiring and
9 make sure we have the right work plan?"

10 Right now people -- hundreds of people
11 come there every week. Of course, after a
12 performance they go downstairs out in the
13 commercial corridor and buy food and go to a
14 restaurant and it's spurring economic activity in
15 the area. It's increasing the property value of
16 the place which increases taxes. Every business
17 we help has this ripple effect across their area
18 of the city.

19 In particular one person I worked with
20 recently called me from the hospital. She found
21 out she has a terminal illness. What she wants
22 more than anything else is to keep her business

1 running.

2 She said, "That is what gets me up in
3 the morning. How can you help me continue
4 working with my clients and not let anything
5 fall?" She's going to be out of her second round
6 of chemo very soon and she'll be out but it's the
7 small -- we're the person she's calling and
8 talking to.

9 Given her situation right now she
10 could easily qualify for one of the many
11 supports, and perhaps she may need to at some
12 point but she does not want to go there until she
13 really needs to. The Small Business Technical
14 Assistance Program she said so far as helped her
15 pay her rent through the process so far. People
16 have told me that so many times.

17 Small Business Technical Assistance is
18 not just about local economic development. It's
19 about giving people the hope and meaning that
20 when they decide to help out the local economy
21 and create jobs that someone is there to answer
22 the phone and help them achieve their dream.

1 Thank you.

2 DIRECTOR DONALDSON: Thank you very
3 much for your testimony and your stories. Again,
4 everything is being recorded so we'll have a
5 transcript of that. Thank you.

6 Mr. Bennett.

7 MR. BENNETT: Yes. Good evening,
8 everyone. I want to first take an opportunity to
9 thank you guys for allowing me to speak today.
10 My name is Chet Bennett. I'm the founder and CEO
11 of the Bennett Career Institute, also Bennett
12 Babies 1 and 2. And I have the salon down the
13 street at 705 Florida Avenue which is the Sea
14 Island Signature Salon.

15 I'm here today and I've been in
16 business -- I am a small business owner. I've
17 been in business for 20 years. We have a little
18 over 30 employees at the Bennett Babies 1 and 2,
19 30 employees at the Bennett Career Institute. I
20 have ten staffers down the hall -- down the
21 street at the Sea Island Signature Salon.

22 A short quick story. I don't take too

1 much of your time but I found myself in a place
2 where my salon was struggling financially. The
3 Bennett Career Institute and Bennett Babies could
4 give me the financial assistance that I needed.

5 I started looking all over the place
6 to try to figure out where do businesses go for
7 assistance and help. I found WACIF, the
8 Washington Area Community Investment fund. I
9 went into the office. It was a little small
10 office. I was like I don't even think these
11 people are going to help me. I've been in
12 business 20 years. I'm like I don't know what's
13 going on.

14 The problem was I was in a really bad
15 financial situation with the salon. When I met
16 Janice Stuppe at WACIF and the people at WACIF,
17 it completely changed my life. I'm here today
18 talking about the technical assistance piece to
19 your project.

20 If it wasn't for WACIF, I don't even
21 think that my salon would be open today. It was
22 the technical assistance that I received from

1 Janice not just -- because you have the thing
2 someone like me who has 70-some employees now. I
3 have a master's degree but that was 20 years ago.
4 I'm not up to date with all the financial
5 business and all that kind of stuff because I'm
6 in the beauty industry so my goal is to make
7 people beautiful.

8 Janice comes into my life and my life
9 completely changed. Not only did WACIF assist me
10 with the funding that I needed to pay my past
11 rent and all of that at the salon, but the
12 technical assistance was the most important
13 thing. It was because of her sending the email.
14 First she said -- she told me the truth. She
15 said, "Your stuff is a mess. You need to do
16 something about it."

17 She sent me to different places. She
18 gave me resources where I can go and learn more
19 about the financial aspect of the business. Not
20 only did she do that but then -- I'm not going to
21 say a nuisance but then she'll pop up at the
22 salon and say, "Hey, I came to check out your

1 books. I want to see what's going on. How are
2 you doing? I teach 22 salon owners in the city
3 how to own and operate their business through a
4 leadership course."

5 She comes to the school and give that
6 kind of technical support to all of those people
7 even though she mentioned to me in reference to
8 the funding it's not like it's a lot there to
9 help those people but they were able to help me.
10 So, in return, the technical assistance was
11 helping so many other people.

12 I really want you guys to kind of look
13 at my business, I have three, and how the
14 technical assistant not only did she make it a
15 reality check for me because I have all these --
16 there's a vision and you have all these goals and
17 dreams and all of that.

18 She said, "Baby, it's not going to
19 mean anything if you don't have any money, if you
20 don't know what you're doing with your money."
21 Because of her coming into the door, it has
22 completely changed our life drastically.

1 Most of my employees live in the
2 District. Most of my employees have housing and
3 all of those things because of the business that
4 we have. I just want to make sure that for the
5 record that WACIF is an organization that not
6 only did they save our life and saved the beauty
7 industry, but we need them to continue to get
8 that technical assistant support so they can help
9 so many other people.

10 My final thing I wanted to say was
11 because of what WACIF did last year, if you go
12 down to my salon now, my salon was the salon that
13 had the boarded-up windows. My salon was the
14 salon that had graffiti on it. The people kept
15 busting in and doing all kinds of stuff.

16 Because of the technical assistance
17 and her help in assisting me from a financial
18 point of view, now we have a full flourishing
19 salon. If you walk right down the street now,
20 you will see a multi-cultural beautiful
21 environment where things are really, really
22 striving. If it wasn't WACIF, I don't even think

1 I would be in business. Thank you.

2 DIRECTOR DONALDSON: Thank you, Mr.
3 Bennett. Appreciate your testimony very much.
4 Thank you both.

5 Next I'd like to call Art Johnson and
6 John Mainz. We'll start with Mr. Johnson.

7 MR. JOHNSON: Thank you. Good
8 evening. I thank you guys for allowing us to
9 come here and testify.

10 I am with Capital City Community
11 Development Corporation. We are a non-profit
12 organization and we are a small business
13 technical assistance provider. We work with
14 veterans. We focus on veterans in the community.

15 Veterans face a lot of challenges out
16 there from homelessness to PTSD to all types of
17 things. What we do is we focus on them and help
18 them to become entrepreneurs. We give them
19 training. We give them business concepts,
20 business plans. We help them to register their
21 businesses.

22 We help them to put together legal

1 formations so that they can become an LLC or SCOR
2 or CCOR. We work with them from a comprehensive
3 standpoint because there are a lot of
4 organizations out there who do one thing or
5 another with veterans but nobody does a
6 comprehensive thing with them.

7 From a business perspective we take
8 our veterans from cradle to grave. We work with
9 them. We offer them business support through
10 capability statements, marketing plans, and all
11 types of things that they need in order to
12 promote themselves.

13 We help them with networking. We help
14 them with other organizations and we work with
15 other organizations to help veterans to get there
16 and find these opportunities.

17 As we know, it's a tough transition
18 for some veterans as they come out of the
19 military and they have to transition into
20 civilian life. They don't know which way to go
21 or how to do that so we're an organization that
22 steps up and helps them to find their footing,

1 helps them to transition into civilian life once
2 again and help them to move forward and help them
3 to become economic forces in their community.

4 I thank you for the opportunity to
5 talk about our veterans. I thank you for the
6 funding that you offer with your Small Business
7 Technical Assistance Program.

8 DIRECTOR DONALDSON: Thank you very
9 much for your testimony.

10 Mr. Mainz.

11 MR. MAINZ: Good evening. Thank you
12 for the opportunity to speak with you. My name
13 is John Mainz. I'm the Executive Director at SB
14 Works, another one of the District's small
15 business development groups.

16 As you've heard personal stories and
17 rather daunting statistics from other groups like
18 DCCH, LEDC, and Cap City, I'm going to stay a
19 little more general with you to talk to you about
20 the importance of small business technical
21 assistance in the District.

22 Simply put, the budget for small

1 business technical assistance as is is not large
2 enough for what we need to do. I really want to
3 emphasize that money spent on small business
4 assistance now is an investment in the future
5 that has a return on that investment that is hard
6 to match with any other programs.

7 You've heard people talk about
8 opportunities that came from their business
9 improvement, how they stayed in their housing
10 because their businesses have improved, how they
11 hired people because their businesses have
12 improved.

13 Small business investment now is going
14 to make everyone's job easier in the future,
15 everyone's job in terms of providing housing and
16 accommodations, providing other types of
17 assistance.

18 Even though SB Works, my particular
19 nonprofit, is only eight months old, we've
20 already had requests for or assisted businesses
21 in Districts 1, 4, 5, 6, 7, and 8. Clearly
22 listening to me and listening to the other SBTA

1 providers here, there is much more demand than
2 there is supply for small business technical
3 assistance and small business promotion in
4 general.

5 As places like Georgia Avenue continue
6 to change and the demographics, the identifies,
7 the cost of those areas adjust, it's important to
8 remember that small businesses are the
9 cornerstones of those communities. They give the
10 communities the character they have. They give
11 the communities the identifies they have. Often
12 a small business is the first, last, and
13 sometimes best opportunity to employ people in
14 those communities.

15 CBDG funds are unfortunately the
16 primary and sometimes exclusive source of funding
17 for groups like ours. While I know you have a
18 very difficult and daunting task ahead of you of
19 splitting up limited funds and cutting up a very
20 small pie for a very large amount of demand.

21 I just want to encourage you to, like
22 I said, invest in the future and to reflect in

1 the budget the understanding that improving
2 business assistance programs today will, like I
3 said, ultimately make your jobs easier in the
4 future and reflect in a stronger District. Thank
5 you.

6 DIRECTOR DONALDSON: Thank you, Mr.
7 Mainz.

8 Thank you both very much. If you want
9 to share, again, it will be in the transcript so
10 we'll have it. Thank you.

11 Next I would like to call up Zachary
12 Grieman. Is that right? Did I say it right?

13 MR. GRIEMAN: Yes.

14 DIRECTOR DONALDSON: Oh, wow. Okay.
15 Good.

16 And then Harold Pettigrew. We'll
17 start with Mr. Grieman, please.

18 MR. GRIEMAN: Hi. Thank you for this
19 opportunity. I work with Mr. Mainz who just
20 spoke at SB Works. I'm going to discuss the
21 overall importance of small business development
22 funding in the five-year plan.

1 Small businesses are the main economic
2 opportunity for many people. They offer someone
3 often their first job. They are economic safety
4 nets during hard times. For disadvantaged people
5 they represent economic independence.

6 Small businesses have been engines of
7 economic recovery in the past and especially
8 today. Small businesses are responsible for
9 three-fourths of the jobs created after the
10 recession and small business funding remains only
11 at about 90 percent of pre-recession amounts.

12 Funding for SBTA helps small
13 businesses create jobs, drive local economies
14 toward greater community development. Any
15 reduction in funding threatens community
16 development and local economic growth. Thank
17 you.

18 DIRECTOR DONALDSON: Thank you so
19 much.

20 Mr. Pettigrew.

21 MR. PETTIGREW: Good evening, Director
22 Donaldson. My name is Harold Pettigrew,

1 Executive Director for WACIF. I wanted to share
2 with you some thoughts. You've heard from our
3 team a little, as well as one of our clients.
4 It's important for me and today I'm coming from a
5 little different perspective.

6 I used to serve as the director for
7 DSLBD, Department of Small Local Business
8 Development, for the city and have worked in
9 entrepreneurship and small business development
10 for the last 10 or 15 years between New York City
11 and here in D.C.

12 For me today it's coming from the
13 ecosystem standpoint of why it's important to
14 support small business technical assistance.
15 Around my different posts and throughout the work
16 that we all do in entrepreneurship is a central
17 guiding principle in that income helps you get by
18 but assets help you get ahead.

19 When you think about the two most
20 critical assets that most people, particularly
21 unbanked or under-banked populations that we deal
22 with, or the under-served, it's either buying a

1 home or creating a business specifically when you
2 think about the income needs of the city.

3 I couldn't think of a guiding principle that is
4 more aligned with DHCD, quite frankly.

5 You've heard today a lot of the impact
6 in the work. It's always more important to hear
7 from a business owner directly so it's not just
8 us talking about that impact but you see it
9 firsthand. It's important for us to note and to
10 articulate that the impact that we have is a
11 direct reflection of our partnership with DHCD.

12 In 2015 through our loan fund 108 jobs
13 were created and we closed \$1.7 million in
14 capital that supported housing but primarily
15 small business development. Those 108 jobs were
16 a direct reflection of the investments by DHCD.

17 The capital that went toward those
18 businesses were a direct reflection of our
19 partnership with DHCD. I think you will hear
20 that as well with the impact of LEDC, the impact
21 of the DCCH, and the many other organizations
22 that are certainly supported by the funding

1 that's provided through DHCD.

2 The reason why I mention I used to be
3 the director for DSLBD is that it's important to
4 note that DHCD is actually the biggest funder for
5 technical assistance in the city. Not DIMHED,
6 not DSLBD, not the other organizations that touch
7 small business technical assistance providers.

8 It's important that you hear the
9 impact of those dollars on the organizations that
10 help to support the businesses that are important
11 for job creation as well as income preservation
12 and creation throughout the city.

13 You show me a business that's been
14 successful in the city, chances are they've been
15 touched by the dollars that you put forward.
16 It's important that impact is also reflected in
17 the plan.

18 I think that's the consistent thread
19 that you hear from all of us today in making sure
20 that entrepreneurship and small business focus
21 for DHCD is not only practiced which we, of
22 course, think it is through the wonderful team

1 that you have in place as realized through your
2 work, Director Donaldson.

3 But also it's reflected in the plan
4 because I think it's the longer-term concern that
5 either the funding won't be there as we move
6 forward, but ultimately it will have an impact on
7 our ability to have impact. I wanted to share
8 that.

9 One final stat I will share that
10 wasn't touched on and it's by the Aspen
11 Institute. For every dollar that's invested in
12 small business technical assistance, it
13 translates into \$9 worth of impact to every small
14 business. That's really hard for us to
15 articulate when you hear the stories of Tim
16 Hampton earlier and some of the small business
17 owners.

18 It's hard to capture that but this is
19 one that certainly I would like to leave with you
20 as you begin to look back at the technical
21 assistance component of the investments of DHCD.
22 I wanted to share those thoughts. We fully

1 support DHCD. You are a wonderful and your great
2 leadership is certainly the plan that's coming.
3 We want to make sure that feedback is heard as
4 well.

5 DIRECTOR DONALDSON: Thank you both
6 for your testimony. Appreciate it.

7 I have now two more witnesses; Julian
8 Everett and June Everett. Then actually those
9 are the last two witnesses whose names I have.
10 If anybody else would like to testify after the
11 Everetts, just indicate so and we will call you
12 up.

13 MS. EVERETT: Hi. I'm the other half.
14 I'm the mother and I apologize but my son is
15 opening up a business down the street today so he
16 came and he had to leave.

17 DIRECTOR DONALDSON: That's fine.

18 MS. EVERETT: I represent --

19 DIRECTOR DONALDSON: Pull the mic
20 closer.

21 MS. EVERETT: Okay. I represent both
22 of us.

1 DIRECTOR DONALDSON: Okay, great.

2 Thank you.

3 MS. EVERETT: Director Donaldson and
4 company, thank you for having me here today. My
5 name is June Everett and I have been a business
6 owner in Washington, D.C. since 1995. With the
7 help of LEDC I was able to acquire a loan that
8 helped me financially and helped me with a
9 facelift on my business front and interior on
10 Georgia Avenue.

11 Recently my son and I expanded our
12 business venture. Currently we have established
13 a new business on U Street, 10th and U which will
14 be open up it doors this week, Friday. WACIF and
15 LEDC worked hand in hand with me and my son to be
16 able to accomplish this. They provided technical
17 guidelines on marketing, locations, how to
18 establish a LLC, advertising, business plans,
19 etc.

20 They guided us through each step of
21 the way, even how to sign the lease. Without
22 their financial help we would not be able to pay

1 rent and funding for this new venture. They are
2 educators and financial genuses, and they take
3 time to make sure you succeed.

4 Thank you for helping me accomplish my
5 dreams. When I learned the funding for these
6 organizations could be cut 70 percent, I was
7 alarmed. Alarms went off in my head and I
8 thought how many young people will never be able
9 to fulfill their dreams without their help.
10 I thought to myself they would not be able to
11 accomplish what my son and I have accomplished.

12 Whatever it takes to continue the
13 funding at the maximum rate for these
14 organizations, I beseech you on behalf of the
15 future of our young people and our young
16 entrepreneurs that small businesses are the
17 backbone of America. God bless you. Thank you.

18 DIRECTOR DONALDSON: Thank you.
19 Appreciate your testimony very much.

20 Is there anybody else who would like
21 to testify who has not? Please come forward and
22 identify yourself.

1 MR. BYERS: Good evening. My name is
2 Andre Byers, President and CEO of Development
3 Corporation of Columbia Heights. I'll keep this
4 brief. I wasn't going to provide testimony
5 tonight but I so compelled given all the
6 tremendous impactful stories that have been told.
7 I just wanted to add one additional angle for
8 Director Donaldson and staff to look at.

9 We understand that this is a very
10 critical time. It is not the time to reduce
11 funding for small business technical assistance.
12 I say that because we're all looking at the same
13 numbers.

14 We know that there are about a 1,000
15 people moving into the District a month. We
16 understand that. We understand on the housing
17 side why you try to do your best to continue to
18 work hard to mitigate the impact of the influx of
19 people moving into the District. We understand
20 that.

21 However, that is only one side of the
22 coin. When you look at where jobs are being

1 generated in the District it's mostly
2 hospitality. No matter how much affordable
3 housing is being built, we don't know if there's
4 affordability covenants for 35 or 40 years.

5 If you are a server in a hotel or you
6 are working at a restaurant, you still run the
7 risk of being misplaced. Even with the herculean
8 efforts that you're doing on the housing side
9 with the allocated money on the housing side,
10 they will still run the risk of being misplaced.

11 How do you then try to figure out a
12 way to prevent that from happening? You look at
13 the other side of the coin. If there is the
14 opportunity for people to receive increased
15 income because if you're receiving a 1,000 people
16 moving into the District a month, that has
17 increased the amount of leakage in the District.

18 About 10 years ago Social Compact did
19 a study that said there was a billion dollars
20 worth of leakage in the District. It is now \$3
21 billion worth of leakage. You do have to figure
22 out how to mitigate the impact but you look at it

1 from a different angle.

2 We can't be so fearful of people
3 moving into the District. Don't only look at it
4 as the problem that needs to be mitigated. Look
5 at that as an opportunity. That is \$3 billion
6 being spent on District residents and Maryland
7 and Virginia.

8 We are not doing an adequate job of
9 positioning people to earn that revenue that is
10 continuing to increase. This technical
11 assistance is that. If we don't fund it
12 properly, we still will have collectively -- this
13 is my story as well. We are all partners.

14 We will have collectively failed at
15 this critical juncture of providing people with
16 opportunities to advance themselves. Not just
17 stay in the District for more years but to
18 advance themselves. Thank you.

19 DIRECTOR DONALDSON: Thank you so
20 much, Mr. Byers.

21 Is there anybody else who would like
22 to testify at this point? Again, I would like to

1 stress that the record is open until August 10th
2 and we appreciate written comments. There are
3 instructions on the website about who to direct
4 them to. I'm pointing at her.

5 I also want you to know that there is
6 also a general address as well. Our website is
7 DHCD.DC.GOV. I encourage you to take a look and
8 obviously be able to access that.

9 This concludes the public hearing. I
10 appreciate the feedback that all of our witnesses
11 provided tonight. Our comments period has been
12 opened since the plan was released for public
13 comment on June 27, 2016. We will continue to
14 accept written comments until August 10th.

15 If you have questions about submitting
16 written comments for the record, please talk with
17 Jennifer after this session is closed. We will
18 take these written comments plus all comments
19 received tonight into consideration, update the
20 plan as necessary, and submit a final document to
21 HUD before our deadline of August 16th. We are
22 on a fast pace here so get those comments in.

1 Thank you all for coming. Thank you
2 all for your really wonderful and inspiring
3 testimony. The stories are important for all of
4 us to hear. I, again, thank you all for coming.
5 Have a good evening.

6 (Whereupon, the above-entitled matter
7 went off the record at 7:40 p.m.)
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

A

Abel 2:6 10:7,13,17
ability 35:21 55:7
able 8:6 15:14 27:18
 29:2 30:15 33:4 36:20
 36:22 43:9 57:7,16,22
 58:8,10 62:8
above-entitled 63:6
abuses 12:8 16:7 18:4
 18:6
abusive 11:17
accept 62:14
accepted 9:3
accepting 8:21
access 14:9 21:6 23:18
 24:5 30:3,12 62:8
accessing 22:21
accommodations
 48:16
accomplish 57:16 58:4
 58:11
accomplished 58:11
account 23:21 24:1
 30:7
accounting 33:6
accurate 5:16
achieve 29:19 39:22
aching 16:18
acquire 57:7
Action 3:21
activities 31:7
activity 38:14
add 7:11 19:16 59:7
addition 11:11
additional 9:22 29:3
 59:7
Additionally 11:17
address 13:19 20:13,15
 28:6 62:6
addressed 31:4
addresses 25:19
adequate 61:8
Adjourn 2:22
adjust 49:7
adjustments 26:6
administered 4:17
Administration 6:22
 29:21
ado 10:6
adopt 20:6
advance 61:16,18
advancement 31:10
advantage 16:22
advantages 14:17
advertising 57:18
advocacy 11:2
affect 35:9
affluent 27:9

affordability 60:4
affordable 4:2 7:10 8:1
 20:16 60:2
African 23:12
African-American
 23:19
afternoon 7:7 26:22
 28:15
agencies 9:8
Agency 3:12
ago 27:9 42:3 60:18
ahead 19:17 49:18
 52:18
AIDS 4:16 7:13
alarmed 58:7
Alarms 58:7
aligned 53:4
alleviate 13:20
alleviation 25:13
Alliance 6:12
allocate 4:6
allocated 13:15 21:16
 60:9
allocates 21:9
Allocation 3:22
allow 21:5 24:18
allowed 29:7
allowing 40:9 45:8
allows 18:22
Alvavaro 28:11
America 13:22 58:17
American 10:14,19
 11:14 15:3
American-owned 23:12
amount 49:20 60:17
amounts 51:11
and/or 24:14
Andre 2:20 8:11 59:2
angle 59:7 61:1
answer 39:21
Anthony 8:11
anticipates 13:9
anybody 56:10 58:20
 61:21
apartment 17:3,5
apologize 56:14
appealing 33:9
applaud 14:5
application 5:3
applying 32:20
appreciate 45:3 56:6
 58:19 62:2,10
approach 25:14,16
 30:21
approval 5:15
approximately 11:4
area 4:3 8:1 13:22
 15:22 22:4 38:15,17
 41:8
areas 49:7
Art 2:14 45:5
articulate 53:10 55:15
Asian/Pacific 23:15
asked 9:5 17:6
asking 17:7
aspect 42:19
Aspen 55:10
assets 52:18,20
assist 13:16 42:9
assistance 15:9 21:22
 21:22 28:21 30:13
 32:12,14 33:5,14,21
 34:4,20 35:3 37:18
 39:14,17 41:4,7,18,22
 42:12 43:10 44:16
 45:13 47:7,21 48:1,4
 48:17 49:3 50:2 52:14
 54:5,7 55:12,21 59:11
 61:11
assistant 43:14 44:8
assisted 48:20
assisting 32:19 44:17
association 18:12
associations 15:10
assumed 17:18
at-risk 23:3
attending 6:11 7:6
attic 37:20
August 9:4 10:5 62:1
 62:14,21
available 5:10 36:12
Avenue 1:10 28:19 32:7
 32:16 33:2,13,17,22
 40:13 49:5 57:10
avenues 32:9
average 24:12,16
avoid 13:1,3
avoided 27:21
aware 17:16

B

Babies 40:12,18 41:3
Baby 43:18
back 18:3 30:12 55:20
backbone 58:17
bad 41:14
balance 20:13
balanced 30:21
balances 11:20
banks 13:3
based 19:21
basic 15:10
bear 16:5
beautiful 42:7 44:20
beauty 42:6 44:6
beginning 3:5
behalf 6:14 58:14
believe 6:6 10:9
Bennett 2:13,13 34:13
 40:6,7,10,11,11,18,19
 41:3,3 45:3
beseech 58:14
best 13:18 49:13 59:17
better 17:9
biggest 54:4
billion 60:19,21 61:5
Bilonick 2:8 19:10,18
 19:19 26:14
black 36:5
bless 58:17
block 4:14 12:11 15:5
 15:18 29:5 33:1,8
Board 20:3
boarded-up 44:13
bone 18:9
books 43:1
Books-Proper 19:11
born 11:15
Bowser's 8:8
brief 59:4
brought 27:15
brunches 29:8
budget 4:12 18:19
 21:11 47:22 50:1
build 24:6
building 17:8,10,20
 27:8,10 35:7
buildings 27:20
built 60:3
business 2:19 20:2,10
 20:21 21:16,18,21
 22:5,15 23:22 24:2,11
 24:17,21 26:1 28:17
 29:5,13,14,16,21 30:1
 30:2,6,8,9,12,13 31:1
 31:7,19 32:11,14,14
 32:17,19 33:2,3,5,10
 33:11,14,15,17,20
 34:1,3,18,19 35:2,9
 36:4,6,8,10,14,19,22
 37:18,19 38:4,16,22
 39:13,17 40:16,16,17
 41:12 42:5,19 43:3,13
 44:3 45:1,12,19,20
 46:7,9 47:6,15,20
 48:1,3,8,13 49:2,3,12
 50:2,21 51:10 52:7,9
 52:14 53:1,7,15 54:7
 54:13,20 55:12,14,16
 56:15 57:5,9,12,13,18
 59:11
businesses 21:2 22:3
 22:10,10,12 23:3,6,11
 23:21 24:1,3 25:12

30:4 33:7,21 34:6
36:9 37:11 41:6 45:21
48:10,11,20 49:8 51:1
51:6,8,13 53:18 54:10
58:16
busting 44:15
buy 38:13
buying 52:22
Byers 2:20 59:1,2 61:20

C

C-O-N-T-E-N-T-S 2:1
Cafe 2:10 28:18 29:1,10
call 19:10 28:11 34:12
45:5 50:11 56:11
called 17:11 35:6,18
38:20
calling 9:14 10:7 36:12
39:7
calls 18:13
Cap 47:18
capability 46:10
capable 27:19
capital 2:14 45:10
53:14,17
capture 55:18
captured 5:12
card 11:18,20
care 8:3 18:19 22:19
CARECEN 2:6,7,9 10:8
10:9,19,19 11:12 12:6
12:14,19,22 13:5
14:13 15:2 16:6 17:4
18:22 19:15 26:20
27:1,15,22
CARECEN's 15:4,6,14
18:2
Career 2:13 40:11,19
41:3
careful 18:17
carry 11:19,21
case 17:14 36:9
Caucasian 11:21
cause 29:18
CBDG 49:15
CCOR 46:2
CDBC 21:15
center 10:19 15:3 19:11
19:21 28:22 30:14,20
central 10:14,18 11:13
13:22 15:3 52:16
CEO 40:10 59:2
certainly 6:16 19:14
53:22 55:19 56:2
chair 19:16
challenges 45:15
chances 54:14
change 49:6

changed 5:14 41:17
42:9 43:22
changes 27:3,7 29:7
changing 36:10
character 49:10
check 42:22 43:15
chemo 39:6
Chet 2:13 34:13 40:10
child 22:19
children 13:21
Christine 19:11
circle 23:7
citizenship 11:1
city 2:14 4:10 8:9 12:8
14:18 21:4 25:4 38:18
43:2 45:10 47:18 52:8
52:10 53:2 54:5,12,14
city's 5:17
civic 11:2
civil 11:1
civilian 46:20 47:1
clear 8:22
Clearly 48:21
client 2:9 27:1
clients 18:10 23:6 24:9
24:16,18 25:3,21
35:13 36:22 39:4 52:3
closed 53:13 62:17
closely 33:12
closer 56:20
closing 36:4
CNHED 20:5,6,11
coach 34:18
Coalition 20:4
coin 59:22 60:13
collectively 61:12,14
Columbia 1:1 7:10 11:4
31:20,22 32:3,6,12
33:19 59:3
Columbia's 5:3
combining 33:14
come 14:2 17:17,22
18:14 19:15 27:5
38:11 45:9 46:18
58:21
comes 19:14 42:8 43:5
coming 4:21,21 6:6
27:22 43:21 52:4,12
56:2 63:1,4
comment 9:3 62:13
commentary 6:1,15
comments 2:2 5:19,20
5:21 7:12 8:12,22 9:2
9:3 10:4 62:2,11,14
62:16,18,18,22
commercial 35:14
38:13
commitment 19:1

commitments 36:5
common 35:18
communities 20:12,14
23:4,8 29:17 32:4,13
34:7 49:9,10,11,14
community 1:3 2:14 3:9
4:13 5:6 8:14 10:21
12:10,14 13:10 14:4,7
14:13,16 15:4,17 16:7
18:21 20:1 25:7,13,17
27:6 30:18 31:3 32:1
32:6,10,22 33:13,15
33:20 41:8 45:10,14
47:3 51:14,15
community's 14:11
Compact 60:18
company 57:4
compared 11:14,21
compelled 25:7 59:5
competencies 12:3
13:16
complementary 20:13
25:10
completely 41:17 42:9
43:22
component 5:4 7:13
20:21 29:17 55:21
components 7:15
compounded 16:14
comprehensive 10:20
19:22 25:16,18 30:21
46:2,6
concepts 45:19
concern 55:4
concerned 20:19 29:12
concludes 62:9
conditions 12:13 14:3
conference 6:12
consideration 62:19
consistent 54:18
consolidated 3:6,18,20
6:2 13:6 14:12 20:20
21:8,15,17 25:8 26:2
29:14 31:4 34:5
consult 6:16
consultation 8:14
continue 14:2 34:2 39:3
44:7 49:5 58:12 59:17
62:13
continued 12:2 13:21
34:7
continues 12:9 14:7
continuing 61:10
continuum 8:2
contractor 35:20
Contreras 2:10 28:12
28:14,17
convened 1:10

conversation 38:5
cool 3:13
copies 19:6 28:9
copy 34:11
cornerstones 49:9
Corporation 2:15 31:20
31:21 45:11 59:3
corridor 32:17 33:2,17
34:1 38:13
cost 22:19 49:7
counseling 12:19 15:9
15:11
counselor 15:2,20
counsels 13:2
counting 37:17
county 7:18
couple 8:21 9:11
course 21:10 38:11
43:4 54:22
covenants 60:4
cover 7:15 31:6
cradle 46:8
create 7:19 21:19 22:4
29:2 30:16 39:21
51:13
created 51:9 53:13
creates 7:21
creating 20:22 21:3
22:11 53:1
creation 12:17 20:18
22:5,5 54:11,12
credit 11:18,20 12:21
15:8
critical 14:8 21:19
29:16 30:3 31:8 34:6
52:20 59:10 61:15
cultural 12:3 13:16
culturally-competent
14:10
current 31:3 35:12
Currently 12:15 57:12
cut 58:6
cutting 49:19
cycle 11:19

D

D.C 1:10 3:8,11 6:8 12:5
13:7,10,22 14:7,9
18:21 19:12,21 20:12
21:1,5 22:9,9,21 23:2
23:20,22 24:1,2 25:21
28:19 29:22,22 30:6,8
30:10,18 34:17 36:15
52:11 57:6
D.C.'s 25:15
dance 37:22
dancer 38:3
data 35:11,17

date 42:4
daunting 47:17 49:18
Davis 2:7 10:8 14:21,22
 15:1 19:8
Dawes 2:11 28:12
 31:13,14,17,18
day 15:21 18:16,16
day-to-day 15:15
days 16:6 37:8
DCCH 2:11,20 32:10,13
 32:18 33:12 34:2
 47:18 53:21
deadline 62:21
deal 52:21
debt 11:19,21 15:9
decades 32:6
decide 39:20
deep 35:16
deeply 18:19
defend 18:7
definitely 37:2
degree 42:3
delighted 3:9 6:19
demand 49:1,20
demanding 18:22
demographics 49:6
demonstrates 30:20
department 1:3 3:8 4:9
 4:18 6:10,22 15:6,14
 32:21 52:7
Department's 18:18
Deputy 6:20
develop 5:5
development 1:3 2:15
 3:9 4:9,14 10:21
 12:11 15:5,18 16:17
 19:11,20 20:1,2,5,8,9
 20:21 21:11,18 25:7
 25:10,17 26:1 28:22
 29:13,14,16 30:14,20
 31:3,7,19,19,21 32:1
 32:22 33:13,19 39:18
 45:11 47:15 50:21
 51:14,16 52:8,9 53:15
 59:2
DHCD 5:5 9:7 12:10
 14:15 15:5 33:8 34:2
 34:8,16,20 53:4,11,16
 53:19 54:1,4,21 55:21
 56:1
DHCD's 3:17 13:6 15:17
 21:17
DHCD.DC.GOV 62:7
different 42:17 52:5,15
 61:1
difficult 27:4 49:18
dignity 28:4
DIMHED 54:5

direct 10:22 53:11,16
 53:18 62:3
directly 10:15 27:8 37:1
 53:7
director 1:11,13 2:3 3:3
 3:8 6:20 7:5,11 8:18
 10:11,14,15,18 14:6
 14:20 19:3,9,18,20
 26:11,15,18 28:8
 31:11,15,17,19 34:9
 34:16 40:2 45:2 47:8
 47:13 50:6,14 51:18
 51:21 52:1,6 54:3
 55:2 56:5,17,19 57:1
 57:3 58:18 59:8 61:19
Directors 20:3
disabilities 22:20
disadvantaged 51:4
discuss 50:20
displacement 12:16
disproportionately
 13:13
distinctive 16:8
distributed 4:6
District 1:1 5:2 6:13
 7:10 11:4,6 21:3 22:3
 22:12,15 23:7,11,13
 25:12 30:3,10 44:2
 47:21 50:4 59:15,19
 60:1,16,17,20 61:3,6
 61:17
District's 6:22 32:8
 47:14
Districts 48:21
dive 35:16
document 9:11 28:3
 62:20
documents 5:1
doing 9:7 38:6 43:2,20
 44:15 60:8 61:8
dollar 18:18 55:11
dollars 54:9,15 60:19
Donaldson 1:11,13 2:3
 3:3,7 7:5 8:18 10:12
 10:15 14:6,20 19:3,9
 19:18 26:11,15,18
 28:8 31:11,15,18 34:9
 34:16 40:2 45:2 47:8
 50:6,14 51:18,22 55:2
 56:5,17,19 57:1,3
 58:18 59:8 61:19
Donaldson's 7:12
door 43:21
doors 57:14
double 18:3
downstairs 38:12
draft 3:17 5:16 20:19
 21:8,15 29:13 31:4

drafted 5:9
drafting 9:10 25:8
drastic 29:12
drastically 43:22
dream 37:21 39:22
dreams 43:17 58:5,9
drive 51:13
driven 20:17
drop 31:3
DSLBD 52:7 54:3,6
Due 18:2 30:15
duty 18:3

E

earlier 17:4,8 55:16
earn 11:8 61:9
easier 48:14 50:3
easiest 16:21
easily 39:10
economic 19:10,20
 20:5,8,17 21:3,7,19
 23:5 25:10 28:22
 30:14,20 31:9 32:2
 33:19 38:14 39:18
 47:3 51:1,3,5,7,16
economies 51:13
economy 30:17 31:1
 39:20
ecosystem 52:13
educate 18:5
educated 14:16 28:5
educates 13:8
education 22:20
educational 12:20
educators 58:2
effect 38:17
effort 9:7
efforts 12:8 14:6 60:8
eight 48:19
either 52:22 55:5
element 25:6
email 42:13
Emergency 4:16 6:15
emerging 13:19
emphasize 48:3
employ 15:15 23:3 24:8
 49:13
employed 22:9 29:22
employees 15:13 22:9
 22:14 40:18,19 42:2
 44:1,2
employers 29:22
employment 20:18
 22:15,22 23:2
employs 30:10
empower 18:7
empowerment 11:1
empty 37:20

enables 14:12
encompasses 20:8
encourage 31:5 49:21
 62:7
engages 22:7
engine 21:3
engines 51:6
English 11:7,9 12:4
ensure 5:16 13:6,14
ensuring 14:10
entire 8:1
entitlement 4:11
entrepreneurs 22:2
 45:18 58:16
entrepreneurship
 22:17 23:1 52:9,16
 54:20
environment 44:21
equality 21:7
equipping 25:19
equitable 20:7,12,22
 23:18 25:6,16 29:18
especially 51:7
establish 24:19 57:18
established 57:12
establishments 22:7
estimated 11:3
evaluation 24:10
evening 3:3 7:7 10:10
 28:16 29:11 31:14,15
 31:17 34:15 40:7 45:8
 47:11 51:21 59:1 63:5
evenings 29:8
events 5:7
Everett 2:19 56:8,8,13
 56:18,21 57:3,5
Everetts 56:11
everybody 5:18 6:4
 10:16
everyone's 48:14,15
eviction 28:2
evictions 15:22
evolve 14:8
ex-offender 36:21
example 13:20 17:1
 23:19
exception 17:21
exclusive 49:16
Executive 10:14,18
 19:19 47:13 52:1
exercise 16:13
expand 29:1,7
expanded 12:13 20:6
 20:17 57:11
experience 15:4 30:19
experiencing 16:16
explanation 17:13
extension 25:11

F

Facade 32:22
face 45:15
facelift 57:9
faces 16:7
fact 16:14
facts 12:1
failed 61:14
fall 39:5
families 4:2 14:3 24:7
family 4:4 17:3
far 17:21 39:14,15
Fashion 19:12
fast 62:22
fear 29:18
fearful 61:2
feature 9:12
federal 4:8,12
feedback 5:12 56:3
 62:10
feel 3:14 25:7 30:19
fellow 34:16
fewer 22:13 37:13
field 6:8
Fifty 11:5
fight 12:8 18:3
figure 41:6 60:11,21
file 27:16
final 5:15 6:2 44:10
 55:9 62:20
Finally 14:5
finance 3:12 24:5
financial 12:17,21 13:4
 25:20 30:16 41:4,15
 42:4,19 44:17 57:22
 58:2
financially 41:2 57:8
financing 22:1
find 46:16,22
finding 17:5
fine 56:17
firms 22:13 23:5,13,14
 23:15,18,20
first 3:21 10:7 18:2
 34:14 37:13 40:8
 42:14 49:12 51:3
firsthand 53:9
fiscal 4:21 34:4
five 4:11,13 7:9 21:10
 28:1 37:8
five- 3:17
five-year 13:6 34:21
 50:22
Florida 1:10 40:13
flourishing 44:18
flow 14:1
focus 5:7,13 12:12,15
 45:14,17 54:20

focused 25:11
folks 37:4,7
following 17:19
food 38:13
foot 37:21
footing 46:22
Force 33:13
forces 47:3
foreclosure 12:21 13:2
 13:3 15:8
formal 5:8 6:17
formations 46:1
Forum 1:10
forward 8:12 10:2 34:7
 47:2 54:15 55:6 58:21
foster 21:18
fostering 25:11
fosters 10:20
found 38:20 41:1,7
Foundation 19:12
founded 10:20
founder 40:10
four 4:4 21:14
Fox 8:11
framework 7:9,20
frankly 53:4
Friday 57:14
friend 6:20
friends 27:19
front 57:9
fulfill 58:9
full 44:18
full-time 15:12
fully 55:22
fund 3:22 4:20,20 41:8
 53:12 61:11
funded 34:20
funder 54:4
funding 4:1 12:2,10
 14:12 18:21 21:12,14
 21:15 31:6 34:3 42:10
 43:8 47:6 49:16 50:22
 51:10,12,15 53:22
 55:5 58:1,5,13 59:11
funds 33:8 34:5 49:15
 49:19
furniture 37:20
further 10:6 17:13
future 28:6 48:4,14
 49:22 50:4 58:15
FY17 3:21

G

gap 25:8
gaps 12:15 20:14
Garcia 26:17,19,19
general 47:19 49:4 62:6
generated 22:13 60:1

generating 22:18
genuses 58:2
Georgia 28:18 32:7,16
 33:2,13,17,22 49:5
 57:10
get-go 16:11
getting 36:5
give 5:12 9:17 37:11
 41:4 43:5 45:18,19
 49:9,10
given 13:14,22 17:12
 28:9 39:9 59:5
giving 39:19
go 19:17 38:12,13
 39:12 41:6 42:18
 44:11 46:20
goal 21:17 29:18 37:10
 37:12 42:6
goals 5:13 8:8 43:16
God 58:17
goes 5:21 16:2
going 6:13 7:1 10:6
 19:13 39:5 41:11,13
 42:20 43:1,18 47:18
 48:13 50:20 59:4
gong 35:9
good 3:3 10:10 26:22
 28:14 31:14,15,17
 34:15 40:7 45:7 47:11
 50:15 51:21 59:1 63:5
government 1:1 14:9
 24:6
Gracias 26:18
graffiti 44:14
grant 4:14,17 6:15
 12:11 15:18 33:7
grantee 15:5
grants 32:12 34:4
grateful 3:11
grave 46:8
great 4:5 7:7 32:20 56:1
 57:1
greater 51:14
grow 23:13,14,15
Grieman 2:17 50:12,13
 50:17,18
groups 5:7 47:15,17
 49:17
grow 14:8 22:3
growing 22:7 23:18
growth 24:5 38:7 51:16
guarantee 14:15
guided 57:20
guidelines 57:17
guiding 52:17 53:3
guys 40:9 43:12 45:8

H

HAHSTA 2:3
half 56:13
hall 40:20
Hampton 2:12 34:13,14
 34:15,17 55:16
hand 57:15,15
handled 15:12
happen 6:16
happening 17:17 60:12
hard 18:17 36:19 37:9,9
 48:5 51:4 55:14,18
 59:18
harder 29:19
Harold 2:18 50:16
 51:22
head 58:7
heading 9:6
Health 7:1
hear 9:2 10:16 34:13
 53:6,19 54:8,19 55:15
 63:4
heard 5:22 47:16 48:7
 52:2 53:5 56:3
hearing 1:5 3:5,17 5:11
 62:9
hearings 5:8
heart 9:13
Heights 31:20,22 32:3,6
 32:12 33:20 59:3
Hello 28:14
help 5:15 8:6 13:9 17:5
 17:19,22 18:11 22:1
 28:22 30:12 35:14
 36:1,7,10 37:2,11
 38:17 39:3,20,22 41:7
 41:11 43:9,9 44:8,17
 45:17,20,22 46:13,13
 46:15 47:2,2 52:18
 54:10 57:7,22 58:9
helped 27:16 36:2 38:1
 39:14 57:8,8
helpful 19:6
helping 28:1 35:17
 43:11 58:4
helps 13:1 14:15 46:22
 47:1 51:12 52:17
Hepatitis 6:21
herculean 60:7
Hernandez 2:9 19:15
 26:15,16 27:1
Hey 42:22
Hi 50:18 56:13
high 22:19
highest 11:19
hire 31:9
hired 48:11
hiring 38:8
Hispanic-owned 23:14

historic 32:9
HIV 7:16,20 8:3,10
HIV/AIDS 6:21
holding 3:6 18:12
holistic 20:7
home 4:14 11:13 53:1
homeless 4:19
homelessness 6:12
 45:16
homeowners 13:1
homes 11:13 13:1 23:6
hope 10:1 25:22 34:2
 39:19
hoping 36:8
HOPWA 4:16 7:12
hospital 38:20
hospitality 60:2
hotel 60:5
house 27:3
household 29:10
households 11:22
housing 1:3 3:8,11,22
 4:2,9,15,20 7:10,12
 7:20,22 8:4,7 10:22
 12:7 13:9,13,20 14:3
 14:17 15:6,14 18:2
 20:1,4,8,16 21:6
 25:19 31:2 32:21 35:1
 44:2 48:9,15 53:14
 59:16 60:3,8,9
HUD 4:1 5:14,19,21 6:1
 6:6,18 62:21
HUD's 21:19
Human 4:18 6:11
hundreds 38:10

I

idea 18:1 27:12
identifies 49:6,11
identify 11:7 58:22
ignite 23:7
illegal 16:1
illness 38:21
imbalanced 25:14
immediate 18:11
immigrant 12:18 13:7
 13:17 14:16
immigrants 11:14,16
 12:5,9
immigration 10:22
impact 14:2 22:4 24:10
 24:14 30:17 36:16
 37:17 53:5,8,10,20,20
 54:9,16 55:6,7,13
 59:18 60:22
impacted 13:13
impactful 59:6
impede 22:20

imperative 18:20
importance 31:2 47:20
 50:21
important 5:4 6:3 7:8
 18:20 42:12 49:7 52:4
 52:13 53:6,9 54:3,8
 54:10,16 63:3
importantly 27:17 30:1
improve 8:16 12:13
 13:4 24:4 25:20
improved 23:5 24:11
 48:10,12
improvement 32:22
 48:9
improving 29:4 50:1
incarceration 22:19
include 20:20
including 33:5
income 4:3 11:11 16:9
 22:2,16 24:19,20
 29:11 30:22 52:17
 53:2 54:11 60:15
income- 22:17
incorporated 14:11
increase 24:20 27:11
 27:17,18 30:16 31:5
 33:11 61:10
increased 60:14,17
increases 16:1 38:16
increasing 30:3,5 38:15
independence 8:4 51:5
indicate 56:11
indicated 24:11,19
individual 12:19 16:4
individuals 4:2 7:22 8:7
 12:4 22:16 23:4 24:8
 31:8

industry 42:6 44:7
infestations 16:2
influx 13:21 59:18
information 35:13
initially 12:12
Initiative 32:21
initiatives 20:9
input 5:4 9:8
insights 8:15
inspections 28:2
inspiring 63:2
instance 35:5
instatue 27:10
Institute 2:13 40:11,19
 41:3 55:11
instructions 17:19 62:3
instrumental 32:18
integrate 13:9
intended 5:1
interior 57:9
intern 15:2

intervention 25:6
interventions 31:2
invaluable 15:16
invest 23:6 25:22 49:22
invested 55:11
investing 25:21
investment 4:14 23:8
 41:8 48:4,5,13
investments 53:16
 55:21
involved 32:5
Island 40:14,21
Islander-owned 23:15
issues 13:9 22:18 28:6

J

Janice 41:16 42:1,8
Jennifer 1:14 9:6 62:17
job 9:9 20:18 22:5
 36:21 48:14,15 51:3
 54:11 61:8
jobs 21:4,4 22:11,13
 30:16 39:21 50:3 51:9
 51:13 53:12,15 59:22
John 2:16 45:6 47:13
Johnson 2:14 45:5,6,7
join 9:15
Jose 2:9 17:1,21 19:15
 26:22
Jose's 17:14
Julian 56:7
JULY 1:8
junction 61:15
June 2:19 56:8 57:5
 62:13
justification 17:13

K

keep 38:22 59:3
kept 44:14
key 25:6
Kharfen 1:14 2:3 6:20
 7:4
kind 42:5 43:6,12
kinds 44:15
knew 27:12
know 3:15,19 6:5,7,10
 10:3 16:11 18:13 20:6
 25:2 26:3,6 27:5
 37:10 41:12 43:20
 46:17,20 49:17 59:14
 60:3 62:5
knowing 37:4
known 4:16

L

landlord 12:8 35:6
Landlords 16:18

language 12:3 13:16
large 16:21 48:1 49:20
larger 23:4 29:9
largest 22:14
late 35:20
late-night 18:11
Latino 10:21 11:3 13:7
 13:11,17 14:1,7,13,16
 15:21 19:10,20 24:1
 28:17,22 30:7,9,14,19
Latinos 11:2,18,19,20
 16:21
launched 12:7
law 28:5
lay 5:1
layout 29:4
lead 16:1 32:1
leadership 43:4 56:2
leading 9:7 12:17
leakage 60:17,20,21
learn 42:18
learned 58:5
lease 57:21
leave 17:12 55:19 56:16
leaving 17:9
led 29:9
LEDC 2:8 19:21 20:11
 24:11,15 25:17 29:2
 47:18 53:20 57:7,15
LEDC's 24:9
left 16:2
legal 17:18 18:1 22:18
 33:6 45:22
Leonardo 2:10 28:12
 28:16
letter 27:13,15
letting 3:12
level 31:6
levels 22:20 23:19 30:4
life 41:17 42:8,8 43:22
 44:6 46:20 47:1
lifestyle 27:5
lifts 21:5
limit 9:16
limited 11:7 12:4 49:19
list 9:18,21 16:2 19:14
listen 15:21
listening 48:22,22
little 40:17 41:9 47:19
 52:3,5
live 7:3,4 23:9 27:20
 44:1
lived 17:2
living 7:16 8:10 12:13
 15:22 27:2
LLC 46:1 57:18
loan 24:14 28:20 29:2
 30:14 33:6 53:12 57:7

local 21:10,18 22:6 26:1
31:1 39:18,20 51:13
51:16 52:7
located 28:18 32:7
location 29:5
locations 57:17
long 18:16
longer-term 55:4
look 3:20 8:12 10:2
26:9,12 29:4,5 43:12
55:20 59:8,22 60:12
60:22 61:3,4 62:7
looking 17:4 41:5 59:12
losing 13:1
lot 33:9 34:22 43:8
45:15 46:3 53:5
love 27:5
low 11:11 16:9 22:1,16
22:20 25:15 30:22
low-income 12:18
16:20
lower 32:16 33:1,16,22

M

main 51:1
maintain 15:15 27:4
Mainz 2:16 45:6 47:10
47:11,13 50:7,19
majority 21:4
makeup 14:1 27:8
making 54:19
management 12:22
13:4
manager 17:9,20
managers 16:18
manner 26:2
mark 36:6
market 36:13
marketable 36:20
marketing 46:10 57:17
Marla 2:8 19:10,19
Maryland 7:17 36:15
61:6
master's 42:3
match 48:6
matter 60:2 63:6
maximum 58:13
Mayor 8:8
mean 31:1 43:19
meaning 39:19
meaningful 20:20
means 18:9,11 21:13
meant 27:12
median 4:3
meet 3:12
meetings 18:12,14
members 5:6 8:11,14
9:10 14:9

mention 54:2
mentioned 4:21 43:7
menu 29:8
merchants 32:15,19
33:3,10,15
merits 25:4
mess 42:15
met 36:13 41:15
mic 10:16 56:19
Michael 1:14 2:3 3:14
6:20 7:3 26:19
military 46:19
million 21:9,12 53:13
mine 27:20
minority 22:2
minority-owned 23:10
23:17 30:2
minutes 9:17
mirroring 8:8
misplaced 60:7,10
missing 36:4
mission 19:1 32:1
mistreatment 16:7
mitigate 59:18 60:22
mitigated 61:4
model 36:10
models 22:22
moderate 22:2,16 30:22
moderate-residents
25:15
moment 3:14
money 43:19,20 48:3
60:9
month 5:11 17:4,8,11
59:15 60:16
months 15:19 27:9
48:19
morning 39:3
mortgage 35:22
mother 56:14
Mount 27:2
move 17:6 19:13 35:7
36:14 47:2 55:5
moving 35:8 59:15,19
60:16 61:3
multi-cultural 44:20
multiple 20:14 36:7
multitude 33:4

N

N.W 1:10 28:19 32:7
name 10:13,17 15:1
19:13,19 26:22 28:16
31:18 34:17 40:10
47:12 51:22 57:5 59:1
names 56:9
Nathan 2:7 10:8 15:1
National 3:22 4:19 6:12

native 11:15
navigates 13:8
necessarily 9:1
necessary 62:20
need 12:1 18:10 20:16
20:16 24:3 30:20 35:7
35:7 36:15 39:11
42:15 44:7 46:11 48:2
needed 41:4 42:10
needs 5:17 12:14 13:19
14:11 25:19 36:10
39:13 53:2 61:4
negotiate 13:2
neighborhood 16:15
20:7 27:3 31:22
neighborhoods 20:22
29:19
nets 51:4
networking 46:13
never 38:4 58:8
new 4:1,5,20 7:20 17:5
22:5,7,13 36:6 52:10
57:13 58:1
non-English 16:9
non-profit 20:4 45:11
nonprofit 48:19
Northern 7:16
note 8:20 53:9 54:4
notebook 3:18
notes 6:14 35:4
notice 17:12
noticed 12:14
nuisance 42:21
number 23:10,12,17
30:2 37:10,12
numbers 37:16 59:13
Nunez 2:6 10:8,11,13
10:17,17

O

objective 8:6 21:19
obviously 26:12 62:8
occupy 16:15
offer 46:9 47:6 51:2
offers 12:19 15:7
office 6:9 14:10 41:9,10
officers 28:21
officially 3:16
Oh 50:14
Okay 50:14 56:21 57:1
old 48:19
once 18:4 47:1
one-on-one 15:10
online 3:19 4:21 5:6
open 8:15 9:20 10:4
41:21 57:14 62:1
opened 62:12
opening 2:2 56:15

operate 29:8 43:3
operation 25:1
operations 15:16 24:4
29:1
operator 28:18
opportunities 4:15
21:20 31:9 46:16 48:8
61:16
opportunity 5:11 7:6,13
14:19 15:1 20:18 23:8
24:5 28:15 40:8 47:4
47:12 49:13 50:19
51:2 60:14 61:5
options 8:1 22:18
oral 9:16
order 4:10 16:20 46:11
organization 19:22
32:2 44:5 45:12 46:21
organizations 12:2
13:15,18 14:14 46:4
46:14,15 53:21 54:6,9
58:6,14
organize 35:11
organizing 12:7 18:14
outlined 21:15
outreach 9:8 26:20
overall 11:5 13:12
21:11,14 23:22 24:2
29:6 50:21
oversight 25:9
owned 24:1 30:7 38:4
owner 2:19 17:10 28:17
30:9 40:16 53:7 57:6
owners 32:15,20 33:4
33:10,16 43:2 55:17

P

P-R-O-C-E-E-D-I-N-G-S
3:1
p.m 1:10 3:2,4 63:7
pace 62:22
paid 24:16
paint 16:1
Park 33:1,9
part 4:11,18 5:19 6:2
15:16 18:20 34:4
participated 24:10
participates 11:12
particular 38:19 48:18
particularly 52:20
partner 32:10
partners 3:11 8:14
33:16 37:4 61:13
partnership 4:15 53:11
53:19
pathway 21:7
pay 35:22 39:15 42:10
57:22

paying 35:20
payroll 35:21
people 3:10 8:2 18:14
 30:10 31:9 35:4 36:2
 36:7 38:10,10 39:15
 39:19 41:11,16 42:7
 43:6,9,11 44:9,14
 48:7,11 49:13 51:2,4
 52:20 58:8,15 59:15
 59:19 60:14,15 61:2,9
 61:15
perceived 24:14
percent 4:3 11:5,6,9,13
 11:20,21 13:12 21:13
 21:14 22:8 23:13,14
 23:16,20,21,22 24:2,9
 24:19,22 27:14 29:21
 30:6,7 51:11 58:6
performance 24:12,21
 37:22 38:12
period 9:20 62:11
person 9:5,13 36:12,13
 36:18 38:3,19 39:7
personal 29:10 47:16
persons 4:15 7:13,16
 8:10 11:15
perspective 46:7 52:5
petition 27:16
Pettigrew 2:18 50:16
 51:20,21,22
phone 18:13 39:22
physical 32:2
pie 49:20
piece 6:2 26:8 41:18
place 18:2,4 31:22 36:3
 38:16 41:1,5 55:1
places 26:5 42:17 49:5
Plains 32:3,13
plan 3:6,18,21,21,22
 4:5 5:5,9,13,16,21 6:3
 6:17 7:14,19 13:6,14
 14:12 20:20 21:8,16
 21:17 25:9 26:2,5
 29:14 31:4 34:5,21
 38:7,8,9 50:22 54:17
 55:3 56:2 62:12,20
planning 9:1 33:6
plans 4:7 7:8 8:4,16
 36:8 45:20 46:10
 57:18
played 25:12
Pleasant 27:2 32:3,13
please 9:16 10:3,10
 19:17 28:10,13 34:10
 50:17 58:21 62:16
plus 62:18
point 6:3 25:7 38:5
 39:12 44:18 61:22

pointing 62:4
points 26:4
policies 11:18
Polly 1:11,13 2:3 3:7
 14:6
pop 42:21
population 11:3,5,6
 13:11,12 14:1
populations 52:21
portion 37:12
position 13:19 16:10
 25:20
positioning 61:9
positions 29:3
positive 30:17
posts 52:15
potential 25:22
poverty 21:5 25:13
practiced 54:21
practices 11:18 37:22
pre-recession 51:11
prepare 6:1,17
PRESENT 1:12
preservation 54:11
preserving 18:20
president 19:12 59:2
presiding 1:11
prevent 18:6 28:1 60:12
preventing 12:16
prevention 12:21 15:8
prices 16:19 27:3
primarily 53:14
primary 20:21 49:16
prime 35:19
principle 52:17 53:3
prior 5:14 22:19
priorities 5:13
proactive 18:8
probably 26:8
problem 41:14 61:4
problems 13:20
proceed 10:10 28:13
process 5:5,19 27:19
 27:21 36:1 37:3 38:2
 39:15
procurement 24:6
produce 25:3
proficiency 12:4
proficient 11:7,9
program 4:19 7:15,21
 8:16 12:7,9,12,16
 15:7,18 32:22 34:20
 39:14 47:7
programming 14:13
programs 13:13 48:6
 50:2
project 41:19
projects 18:3

promote 22:6 46:12
promoting 11:1 12:16
promotion 49:3
properly 61:12
property 16:17,18
 32:15,19 33:4,10,16
 38:15
protections 18:1
proud 30:8
provide 21:22 31:8 34:3
 59:4
provided 14:18 24:12
 32:14 54:1 57:16
 62:11
provider 45:13
providers 22:4 24:4
 28:21 37:15 49:1 54:7
provides 19:22 23:1
providing 10:21 25:18
 33:19,20 35:15 48:15
 48:16 61:15
PTSD 45:16
public 1:5 3:5,17 5:4,7
 5:10 62:9,12
Pull 56:19
pursue 19:1
put 9:13 37:10 45:22
 47:22 54:15

Q

qualify 39:10
questions 62:15
quick 40:22
quickly 35:15
quite 53:4

R

raised 29:10
Ramirez 17:2
ranging 15:8
rapid 16:16
rate 58:13
rates 16:20
rating 24:13
reached 5:5 25:1
reactive 18:8
read 3:19 26:21
reading 34:21
reality 13:14 43:15
realized 55:1
really 6:19 7:19 9:13
 35:21 36:19 37:10
 39:13 41:14 43:12
 44:21,21 48:2 55:14
 63:2
realtor 35:14
reason 9:5 54:2
receive 4:10 33:4 60:14

received 15:17 24:15
 27:13 29:1 30:13
 32:11 33:8 41:22
 62:19
receiving 25:2 60:15
recession 51:10
record 10:4 44:5 62:1
 62:16 63:7
recorded 19:5 40:4
recovery 51:7
reduce 31:2 59:10
reduction 29:12,17
 51:15
reference 43:7
referrals 33:6 35:16
refine 5:15
reflect 49:22 50:4
reflected 54:16 55:3
reflecting 4:1
reflection 53:11,16,18
regarding 24:13
region 7:21 8:9
regional 7:21
register 45:20
relationship 34:8
released 62:12
relief 27:16
relies 20:12
remains 51:10
remarks 9:16
remember 49:8
remind 5:18
remodel 29:3
rent 11:12 16:1,20
 27:11,14 35:22 39:15
 42:11 58:1
rental 15:11
rented 16:19
renters 11:14
repairs 17:7
represent 51:5 56:18
 56:21
representation 5:17
representative 6:5
request 28:2
requests 48:20
require 5:20
requirement 4:8,8
rescue 13:3
research 36:13
resident 22:6
residents 8:9 12:18
 13:7,17 21:5 22:21
 23:2 25:19 30:22
 33:15 34:17 61:6
resource 10:19 13:8
 15:3
resources 4:11 5:2,3

13:15 14:18 16:12
42:18
respect 28:4
respectful 26:7
respond 5:20
response 6:1
responses 6:17
responsible 22:11 51:8
rest 3:19 7:14
restaurant 38:14 60:6
result 24:21 33:7
return 43:10 48:5
revenue 23:19,22 24:2
24:17 29:9 30:4,8
61:9
review 5:10
right 5:12 6:13 7:2 9:6
19:17 26:13 31:16
38:9,10 39:9 44:19
50:12,12
rights 11:2 12:22 14:17
16:12,13 17:15 18:5
18:13
ripple 38:17
rise 27:3
rising 23:11 27:14
risk 60:7,10
Road 33:1,9
Roberto 17:1
robust 10:2 26:2
role 25:10
roles 9:11
rooms 16:19
round 39:5
run 60:6,10
running 39:1

S

safety 51:3
salon 40:12,14,21 41:2
41:15,21 42:11,22
43:2 44:12,12,12,13
44:14,19
salvaged 12:6
sampled 24:22
Saturdays 18:12
save 44:6
saved 44:6
says 37:11
SB 2:16,17 47:13 48:18
50:20
SBA 22:8 29:21
SBTA 21:22 22:3 24:4
48:22 51:12
scale 24:13
scams 13:3
school 43:5
SCOR 46:1

Sea 40:13,21
second 39:5
see 3:9 16:6 29:12
34:22 43:1 44:20 53:8
seeing 33:10
seen 18:16 24:20 29:16
self 8:5 20:18 23:1
selling 35:6
sending 42:13
senior 26:18
sent 42:17
sentences 26:5
serve 5:2 20:3 25:14
52:6
server 60:5
service 35:15
services 4:18,19 6:11
7:16 10:22 12:15 15:7
20:1,10,13,15 21:16
24:14,18 25:2,3,3,18
30:15
serving 30:22
session 62:17
set 10:2 35:12
setting 35:13
settled 12:5
share 15:4 20:11 22:14
50:9 52:1 55:7,9,22
she'll 39:6 42:21
short 40:22
show 54:13
side 59:17,21 60:8,9,13
sign 9:19 57:21
Signature 40:14,21
significant 22:4 32:8
33:11
similar 27:20
similarities 16:5
Simply 47:22
single 18:18
site 35:16 36:14
situation 35:19 36:3
37:5,19 39:9 41:15
six 30:10
skill 36:20
skills 13:4
Skow 1:14 9:6
slightly 21:9
small 20:2,9,21 21:2,10
21:16,18,21 22:9,10
22:12,14 23:2 25:12
26:1 29:13,14,15,21
29:22 30:2 31:1,6
32:11,14 33:5,14,20
34:3,6,18,19 35:2
37:18 39:7,13,17
40:16 41:9 45:12 47:6
47:14,20,22 48:3,13

49:2,3,8,12,20 50:21
51:1,6,8,10,12 52:7,9
52:14 53:15 54:7,20
55:12,13,16 58:16
59:11
small-business 20:17
soaring 16:17
social 32:2 60:18
Solutions 4:17 6:15
somebody 36:9
somewhat 7:14
son 56:14 57:11,15
58:11
soon 39:6
sort 35:16
soul 9:13
source 4:1,5 24:19
49:16
sources 4:13
space 3:12,13
Spanish 11:8 26:16
speak 10:1,15 31:16
40:9 47:12
Speakers 2:4
speaking 11:8 16:9
26:16
specialist 26:20
specific 26:4
specifically 20:15 53:1
spending 22:6
spent 18:12 48:3 61:6
splitting 49:19
spoke 50:20
spurring 38:14
stability 30:16
stable 21:6
staff 9:7 12:14 14:7
15:12,15 18:8,17
27:17 29:3 32:13
34:16 59:8
staff's 15:20
staffers 40:20
standing 23:5
standpoint 46:3 52:13
start 10:7 22:3 25:11
36:8,19,21 45:6 50:17
start-up 22:12
started 17:7 38:3 41:5
starting 20:9
stat 55:9
stated 30:11
statements 46:10
States 29:20
stating 27:13
statistics 47:17
status 22:18
stay 47:18 61:17
stayed 48:9

STD 6:21
step 38:1 57:20
steps 46:22
stimulate 9:2
store 37:20
stories 16:4 40:3 47:16
55:15 59:6 63:3
story 15:21,21 40:22
61:13
street 17:2 32:15,16
33:22,22 40:13,21
44:19 56:15 57:13
Streets 32:20
stress 62:1
stretch 18:18
striking 17:14
striving 44:22
strong 20:22 34:8
stronger 50:4
strongly 12:1 31:5
structural 29:4
struggling 41:2
studio 37:22
study 60:19
stuff 42:5,15 44:15
Stuppe 41:16
subcontractor 35:19
submission 5:14
submit 62:20
submitting 62:15
suburban 7:17
succeed 58:3
success 8:7,8
successful 8:3,3 33:18
54:14
succession 38:8
sufficiency 8:5
suite 25:18
supply 49:2
support 8:2 12:1 13:5
15:17 18:21 24:3 25:4
25:16 43:6 44:8 46:9
52:14 54:10 56:1
supported 12:10 53:14
53:22
supporting 26:1
supportive 6:8
supports 7:22 35:1
39:11
sure 6:4 28:5 34:10
38:9 44:4 54:19 56:3
58:3
surprised 37:13
survey 5:7 35:12
sustainability 12:17
system 7:22

T

T 26:22
table 9:15
take 14:17 16:22 17:1
 26:9,12 40:8,22 46:7
 58:2 62:7,18
taken 18:4
takes 16:5 58:12
talk 34:19 47:5,19 48:7
 62:16
talked 35:5
talking 39:8 41:18 53:8
tally 37:17
target 16:21
task 33:13 49:18
taxes 38:16
Taybron 8:11
teach 27:18 43:2
team 8:10 9:7,10 52:3
 54:22
technical 15:9 21:21,22
 28:21 30:13 32:11
 33:5,14,21 34:3,19
 35:3 37:18 39:13,17
 41:18,22 42:12 43:6
 43:10,14 44:8,16
 45:13 47:7,20 48:1
 49:2 52:14 54:5,7
 55:12,20 57:16 59:11
 61:10
telling 27:19
ten 40:20
tenant 12:7,22 15:2,20
 18:11 26:20
tenant's 15:10
tenants 15:22 16:10
 17:22 18:5 27:10
tend 11:8
terminal 38:21
terms 7:8 48:15
terrific 9:9
testify 9:1,20 10:1
 14:19 15:1 19:15
 28:16 45:9 56:10
 58:21 61:22
testimonies 10:2
testimony 19:4 26:4,9
 28:9 34:10 40:3 45:3
 47:9 56:6 58:19 59:4
 63:3
thank 7:4,5,6 8:16,18
 10:11,12 14:18,20,22
 19:2,3,7,8,17 26:11
 26:13,14 28:7,8,10,13
 28:15 31:10,11 34:9
 34:11,15 40:1,2,5,9
 45:1,2,4,7,8 47:4,5,8
 47:11 50:4,6,8,10,18
 51:16,18 56:5 57:2,4

58:4,17,18 61:18,19
 63:1,1,4
thanks 15:16
thing 42:1,13 44:10
 46:4,6
things 8:21 44:3,21
 45:17 46:11
think 6:3 26:8 37:19
 41:10,21 44:22 52:19
 53:2,3,19 54:18,22
 55:4
Thomas 2:11 31:18
thought 58:8,10
thoughts 52:2 55:22
thousands 12:9 22:1
thread 54:18
threatens 51:15
three 4:7 9:17 15:12,19
 20:5 32:6 43:13
three-fourths 51:9
Tim 2:12 34:12,17
 55:15
time 9:15,18 19:2 22:6
 26:3,7 27:11 28:7
 37:9 41:1 58:3 59:10
 59:10
timekeeper 9:14
times 39:16 51:4
today 13:5 14:19 15:3
 35:2 40:9,15 41:17,21
 50:2 51:8 52:4,12
 53:5 54:19 56:15 57:4
told 17:8,11 39:16
 42:14 59:6
Tom 28:12
tonight 3:6 5:22 9:1
 59:5 62:11,19
tools 25:20
topic 30:1
topics 12:20
total 23:20
touch 54:6
touched 54:15 55:10
tough 46:17
traditional 22:21
training 11:2 22:1 45:19
transcript 19:5 40:5
 50:9
transition 46:17,19
 47:1
translate 26:17,21 28:2
translates 55:13
trap 11:18
treated 28:3
tremendous 59:6
trends 12:14
Trust 3:22 4:20
truth 42:14

try 41:6 59:17 60:11
trying 36:18
Tuberculosis 6:21
turn 22:6
turning 37:21
turnout 7:7
two 9:15 10:7 21:13
 25:1 52:19 56:7,9
types 45:16 46:11
 48:16

U

U 57:13,13
U.S 4:8
ultimately 29:9 50:3
 55:6
unaccompanied 13:21
unbanked 52:21
under-banked 52:21
under-served 20:14
 52:22
undermining 25:5
understand 35:8 36:16
 59:9,16,16,19
understanding 50:1
understood 6:4
undisputed 21:2
unfair 11:17
unfortunately 49:15
unique 7:14
uniquely 16:10
United 29:20
unjust 15:22
untreated 16:2
update 62:19
uphold 18:22
Urban 4:9
use 5:2
useful 26:8

V

vacate 16:19
valuable 35:3
value 25:5 38:15
values 16:17
venture 57:12 58:1
veterans 45:14,14,15
 46:5,8,15,18 47:5
viable 21:6
view 20:7 44:18
violated 17:15,16
Virginia 7:17,18 61:7
virtuous 23:7
vision 7:20 20:11 43:16
voice 5:15
voluntary 27:11,18
voted 27:10
vulnerable 16:10

W

WACIF 2:12,18 34:18
 41:7,16,16,20 42:9
 44:5,11,22 52:1 57:14
walk 25:17 44:19
walks 25:17
want 3:10 4:6 5:18 8:20
 9:19,22 15:3 26:9
 39:12 40:8 43:1,12
 44:4 48:2 49:21 50:8
 56:3 62:5
wanted 3:16 6:4 17:6
 17:19 35:1 36:7,14
 44:10 52:1 55:7,22
 59:7
wants 36:21 38:21
Wapa 2:10 28:18 29:1
 29:10
Wards 16:16
Washington 1:10 21:1
 28:19 30:9,18 41:8
 57:6
wasn't 41:20 44:22
 55:10 59:4
way 10:1 24:12 36:2
 46:20 57:21 60:12
ways 8:16
we'll 19:16 34:13 40:4
 45:6 50:10,16
we're 8:21 19:21 36:11
 37:14 38:6,6 39:7
 46:21 59:12
we've 36:2 48:19
wealth 12:18 24:7
website 62:3,6
WEDNESDAY 1:7
week 17:10 35:5 38:11
 57:14
weekend 29:8
welcome 3:4,16 7:1
went 26:6 41:9 53:17
 58:7 63:7
West 7:18
wide-reaching 15:7
windows 44:13
witness 9:18,21
witnesses 9:15,22 10:7
 56:7,9 62:10
wonderful 54:22 56:1
 63:2
words 7:1 35:2
work 6:8 15:11 23:9
 25:4 35:11 36:1,17,22
 37:3,4,14 38:9 45:13
 46:2,8,14 50:19 52:15
 53:6 55:2 59:18
workday 18:10
worked 9:10 28:20

36:19 37:8 38:19 52:8
57:15
workers 11:8,10
working 11:6 15:20
18:9 35:17 36:11 39:4
60:6
works 2:16,17 18:17
33:12 47:14 48:18
50:20
workshops 12:20 18:13
worth 55:13 60:20,21
worthy 19:1
wow 50:14
written 6:1 8:22 9:3
10:3 17:12 19:6 26:4
26:10 34:10 62:2,14
62:16,18

X

Y

year 3:18 4:22 12:6
21:21 24:17 28:20
34:4 37:11,14 38:2
44:11
years 7:9 17:3 20:6
21:10 25:2 27:2 28:1
40:17 41:12 42:3
52:10 60:4,18 61:17
York 52:10
young 58:8,15,15

Z

Zachary 2:17 50:11

0

1

1 16:16 23:21 40:12,18
48:21
1,000 59:14 60:15
1.7 53:13
10 2:6 11:5 13:12 52:10
60:18
100 22:14
108 53:12,15
10th 9:4 10:5 57:13
62:1,14
11th 32:16 33:22
12 17:3 21:17 37:12
13th 17:2
14 2:7
1400 33:1,8
14th 32:15 33:21 37:19
15 52:10
150 37:11
16th 62:21
19 2:8

1981 10:20
1995 57:6

2

2 40:12,18
2,000 23:11
20 40:17 41:12 42:3
20,000 29:2
2000 12:6
2012 23:12
2013 22:11
2014 22:12
2015 24:10 53:12
2016 1:8 16:20 34:5
62:13
21 23:15
22 23:14 43:2
25 11:8
25-year-old 19:21
26 2:9 27:2
2604 32:7
27 1:8 62:13
28 2:10
284 21:11

3

3 2:3 60:20 61:5
3,589 22:11
3,625 22:13
30 4:3 40:18,19
31 2:11
33.9 11:14
34 2:12
35 23:20 60:4
35,000 4:4
39.3 11:15

4

4 16:16 48:21
40 2:13 11:9 23:13 60:4
41 24:19
45 2:15
47 2:16
47.6 29:21
48 22:8

5

5 24:2,13 30:7 48:21
5-point 24:13
5:00 18:10
50 2:17
51 2:18
52,221 24:17
54 11:21
56 2:19
59 2:20

6

6 21:9 48:21
6.6 23:22 30:6
6:00 1:10
6:30 3:2,4
6230 28:18
63.8 11:13
65,560 11:4

7

7 2:3 48:21
7:40 63:7
70 58:6
70-some 42:2
705 40:13
75 11:20

8

8 48:21
8,000 37:21
80s 16:19
815 1:10

9

9 27:14 55:13
9:00 18:10
90 51:11
96 24:9
97 24:22

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DC DHCD

Date: 07-27-16

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



Court Reporter

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

**Written comments from Tim Hampton, Washington Area Community Investment Fund
Department of Housing and Community Development
2016-2020 Five Year Consolidated Plan for the District of Columbia
August 10, 2016**

Thank you for the opportunity to submit written comments.

We at Wacif wish to highlight the benefits of Small Business Technical Assistance (SBTA) in reducing the need for subsidized housing by creating opportunities and assets for those who need them most.

As we and others have testified, SBTA is a vital program that helps many community residents obtain their first job, or to return to the workforce after a period of unemployment or underemployment. Because of their community relationships, small business owners are most likely to hire and train those who have been left behind in the current economy.

SBTA is not only an investment in the overall local economy, but it is an investment in creating more equity within that economy, and thus helping local residents to be housed sustainably.

We request that, in the 5-year plan, a strong case be made for the existence of the SBTA program and for its relevance to meeting the plan goals.

In particular, we are concerned that at the proposed \$1.2 million/year funding level, the SBTA program will have a much reduced impact and may not be able to succeed in meeting goal #12 in the 5-year plan.

We request that DHCD consider affirmatively expressing support for the current \$3 million/year in funding, and that the program be funded through federal dollars, not local dollars. Because local dollars are so variable, fluctuations could cause major damage to what is ultimately a small but impactful program.

To: Jennifer Skow
From: Marilyn Kresky-Wolff
Re: Recommendation for Consolidated Plan
Date: August 9, 2016

Dear Ms. Skow:

Open Arms Housing, Inc. is in support of the recommendations of Miriam's Kitchen to DHCD on the FY 17 Annual Plan and 5-Year Consolidated Plan.

Open Arms Open Arms Housing provides permanent supportive housing for women in Washington, DC who have a wide range of mental and physical challenges, who have lived for prolonged periods on the streets and in shelters. We offer onsite individualized services in a welcoming environment, using a Housing First approach. Open Arms Housing, Inc. is committed to contributing to the eradication of long-term homelessness for women in Washington, DC who have a variety of mental health and physical challenges.

The recommendations are as follows:

Miriam's Kitchen Recommendations to DHCD FY 17 Annual Plan and 5-Year Consolidated Plan

Statement of Need

According to the 2016 Point in Time Count, there are 8,350 people experiencing homelessness in the District, which includes 1,501 individuals experiencing chronic homelessness. As you may know, someone who is experiencing chronic homelessness has been homeless repeatedly or for years and suffers from a chronic health condition. In 2015, the DC Interagency Council on Homelessness (DC ICH) released *Homeward DC*, the District's plan to make all homelessness rare, brief, and non-recurring by 2020. Specifically, the plan outlines DC's goals to end *chronic* homelessness by 2017 and *long term* homelessness by 2020. *Homeward DC* also lays out the specific strategies needed to get reach these benchmarks. Although the District has made significant progress, critical gaps remain and we are not on track to meet these goals.

DHCD's FY 17 Annual Action Plan and Five-Year Consolidated Plan (FY 16-20) incorrectly reference *Homeward DC* as the District's plan to end chronic homelessness by 2020. Given the immediacy of the city's deadline to end chronic homelessness by 2017, it is critical that it is accurately reflected in the plans. In addition, significant investments must be made in FY 2017 so that DC does not fall farther behind in its efforts to meet this timeline.

FY 17 ANNUAL ACTION PLAN RECOMMENDATIONS

As the District determines how to spend Federal HUD funding through the FY 17 Annual Action Plan, there is an opportunity to fund programs and initiatives that could be implemented quickly and fill critical gaps in *Homeward DC*.

Below is an outline of the housing needed, but not funded, over the next two fiscal years to end homelessness in DC (based on *Homeward DC* estimates):

- Permanent Supportive Housing (PSH): nearly 600 slots for individuals and 230 slots for families
- Targeted Affordable Housing (TAH): 970 new slots for individuals
- Rapid ReHousing (RRH): 2,522 slots for individuals

HOME Investment Partnerships Program (HOME)

DHCD anticipates \$17.9 million in available HOME funding for fiscal year 2017, of which \$12.3 million is available from previous years' allocations. HOME funding could fill critical gaps in DC's plan to end homelessness through **new construction** of housing for people experiencing homeless and **short term tenant-based rental assistance**, both of which are permitted activities under HUD guidelines. Most projects that can be implemented quickly during the next fiscal year would fall under **short-term tenant-based rental assistance**. These projects include:

- **Rapid ReHousing (RRH) for single adults - \$1 million**

The District estimates that approximately 2,600 units of rapid ReHousing are needed for individuals experiencing homelessness. However, DC currently only has funding to serve approximately 450 people. While DHCD's FY 17 Annual Plan outlines the intent to dedicate \$1.1 million in ESG funding towards Rapid Rehousing, these funds are dedicated to Rapid ReHousing for families. HOME funding for tenant-based rental assistance could be paired with local Rapid ReHousing or Federal service dollars to help single adults who only need a little assistance to end their homelessness.¹ \$1 million in HOME funding for this purpose would serve an estimated 100 additional individuals.

- **Targeted Affordable Housing for single adults - \$5 million**

The Draft FY 17 Annual Action Plan calls for just over \$5 million in HOME funding to be used for Tenant Based Rental Assistance. The need to be addressed is "Chronic Homelessness," but the funds will be used "for very low-income and low-income families" (page 34). We recommend that these funds serve single adults as well as families since the overwhelming majority of residents experiencing homelessness are single adults. According to the District's 2016 Point in Time count, there are approximately 1,501 single adults, but only 42 families, who were experiencing chronic homelessness. Targeted Affordable Housing is tenant-based rental assistance with minimal or no supportive services. *Homeward DC* estimates that 30 percent of single adults experiencing chronic homelessness have a disabling condition, but do not require the extensive services provided by Permanent Supportive Housing. TAH is designed to end their homelessness, and can also help create openings in existing Permanent Supportive Housing programs because some people move on from PSH to TAH.

Community Development Block Grant (CDBG)

CDBG has an annual budget allocation of \$13.7 million, and \$50.1 million from previous years' allocations and program income will also be available for FY 17. Up to 20% can go to planning and administrative costs and 15% towards public services. CDBG funding could be used to address

¹ U.S. Interagency Council on Homelessness. "Federal Resources tah can fund Rapid Rehousing." July 2015. https://www.usich.gov/resources/uploads/asset_library/Federal_Funding_Sources_RRH.pdf.

homelessness through planning and administration activities, such as management capacity building, and/or through the delivery of public services in connection to housing for individuals experiencing homelessness.

The projects outlined below would fill existing gaps in *Homeward DC*, the District's plan to end homelessness, and could be implemented quickly.

1) Project management staff to end chronic and veteran homelessness (Planning and Administration)- \$250,000

Homeward DC outlines two major benchmarks: ending veteran homelessness by 2015 and ending chronic homelessness by 2017. While DC did not end veteran homelessness entirely by the end of 2015, we are close to reaching functional zero. We know what works to end veteran and chronic homelessness and these deadlines are critical to securing the resources and political will necessary to achieve these goals. However, reaching these two goals requires a full-time project manager to track progress and address obstacles. The project manager would work with the Coordinated Assessment and Housing Placement System (CAHP) staff to manage work towards these two major benchmarks. This position should be based within The Community Partnership for the Prevention of Homelessness (TCP), which already manages DC's CAHP process, but needs additional capacity to both oversee the CAHP process, and track, monitor, and troubleshoot DC's progress towards the benchmarks. We recommend that **\$250,000 be allocated to The Community Partnership for the purposes of hiring two FTEs** for this purpose and providing any **additional consulting and training** necessary for the position.

As service dollars all are limited, CDBG funding could be made available for this purpose as a management capacity building activity, which will enable the recipient to "carry out management, coordination, and monitoring of activities necessary for effective planning implementation."

2) Staffing for Prevention/Diversion Program Pilot for individuals at risk of homelessness or new to low-barrier shelter system (Public Services in connection with housing and administration) – \$2 million

Prevention and diversion programs prevent the loss of permanent housing, and, when that is not possible, identify alternative housing options to prevent the need for shelter placement. In FY 16, the Department of Human Services launched a homeless prevention/diversion program for families who are experiencing homelessness. Since the program's inception, it has successfully prevented or diverted hundreds of families from shelter. However, a similar program does not exist for individuals experiencing homelessness. For expediency, an existing family prevention/diversion provider could implement such a pilot for single adults. Communities across the country are successfully using prevention and diversion as a tool to end veteran homelessness and homelessness for single adults. As such, we recommend that \$2 million dollars be allocated to cover both the staffing (public services) and implementation costs (administration) for such a pilot.

1. Prioritize Permanent Supportive Housing (PSH) construction

Permanent Supportive Housing (PSH) is a life-saving intervention for people experiencing chronic homelessness. While DC's FY 17 budget funds PSH for 425 individuals, there are projected to be at least 650 additional DC individuals and 230 families in need of PSH. Given the severity of this gap, the NHTF – a new resource available to the District – should be awarded in a way that prioritizes PSH. The draft FY 17 NHTF allocation plan includes PSH among its 12 priority funding factors, yet it is unclear how these factors are weighted. We recommend that the allocation plan clearly prioritize NHTF funds for the construction of PSH, and that the Consolidated Request for Proposals (RFP) indicate that NHTF will be available *preferably for permanent supportive housing units*.

2. Increase affordability term

The draft FY 17 NHTF allocation plan specifies that NHTF-funded projects will be required to execute at least a 30-year affordability covenant – the minimum required by HUD. We recommend that instead, the District require NHTF-funded projects be permanently affordable, for the life of the building or longer. **At the very least, the District should exceed the minimal term required by HUD, and require an affordability period significantly longer than 30 years.**

Expiring affordability covenants pose a serious preservation challenge. Even long affordability covenants present the risk that the affordable housing will be lost when the restriction ends, and projects are free to become market-rate. Over the past year, the Mayor's Housing Preservation Strike Force has considered how to tackle this problem. The District can prevent the future loss of NHTF-assisted projects by setting a permanent affordability period, so that the housing will be available to future generations of DC residents.

FIVE YEAR CONSOLIDATED PLAN RECOMMENDATIONS (FY16 – FY20)

There are several gaps in *Homeward DC* that should be prioritized for federal funding in the next 5 years. These gaps include programs that can be implemented quickly that were listed in the FY 17 recommendations, above, and long term projects, like new construction of PSH or smaller shelters for single adults.

Unaccompanied youth

Additionally, we recommend the Consolidated Plan include funding dedicated to unaccompanied youth experiencing homelessness. The Strategic Plan to End Youth Homelessness is pending completion and passage in December 2016. This plan outlines a multi-year strategy focused on ensuring youth homelessness is short, brief and non-recurring. The final plan will include specific changes in current investments as well as future continuum of care investments (programmatic and capital) needed to expand our youth system to respond to current and future needs. Although not yet finalized, the Youth Committee of the Interagency Council on Homelessness has identified areas where additional investments starting in FY 17 and projected through FY21 will be needed. These include:

- Increasing investments in existing Prevention, Diversion and Family Unification programs to prevent youth homelessness and reunite youth with their families whenever possible.

- Increasing service dollars for the Street Outreach program and Drop-In Center so more youth can be served.
- Increasing capacity in existing emergency shelter, transitional housing and Permanent Supportive Housing (PSH), which will require capital and programmatic investments.
- Creating a new Rapid ReHousing program for unaccompanied youth.

Goal Descriptions/Outcome Indicators (SP-45)

We recommend that the Outcome Indicators for Goal 5: Prevent and End Homelessness be expanded to more closely reflect the approaches needed to address this goal. The draft Consolidated Plan includes 5 outcome indicators for this goal. We suggest adding the following outcome indicators:

- Number of households or individuals assisted with Targeted Affordable Housing
- Number of service-enriched shelters for single adults constructed/rehabilitated

Community Development Block Grant (CDBG) funding

1) New construction of housing for people who are homeless:

a) Permanent Supportive Housing (PSH)

Research and experience show that, for individuals experiencing chronic homelessness, PSH is critical to improving health and well-being. In addition, by allowing individuals the stability to address their chronic health conditions, PSH decreases the burden currently placed on DC emergency services to address the health needs of this vulnerable population. As mentioned above, DC's FY 17 budget funds PSH for 425 individuals, yet there are projected to be at least 650 additional individuals and 230 families in need of this life-saving intervention. While some of the District's local Housing Production Trust Funds will likely be used to create PSH, only 83 units were produced in the 2015 Consolidated RFP. The District plans to issue two RFPs in 2016 which could possibly lead to twice as many units as in 2015—166. However, even if the District creates this number in fiscal years 2017 and 2018, it will not be enough to fill the gap.

b) Targeted Affordable Housing (TAH)

Homeward DC estimates that at least 970 additional units of TAH are needed for individuals beyond what has been locally funded. CDBG could help create site-based targeted affordable housing for chronically homeless individuals who do not need the intensive service of Permanent Supportive Housing, but need affordable housing to exit their homelessness.

2) Construction of emergency housing options:

a) Construction of smaller shelters for single adults

Homeward DC calls for smaller, service enriched shelters for single adults who are experiencing homelessness. Capital investments have been recommended in FY16-FY20 to replace NY Avenue, Harriet Tubman, and 801 East Shelters. The current low-barrier shelters are very large and the buildings are in disrepair.

b) Construction of outreach beds

Homeward DC calls for outreach beds as a temporary measure to serve single adults living on the street who are extremely vulnerable and hard to engage while they work on a permanent housing solution. These beds currently do not exist due to a lack of funding.

3) Providing services to people experiencing homelessness

We recommend that the Department of Housing and Community Development (DHCD) hold a competitive request for proposals (RFP) to award all federal service dollars and that organizations be able to apply to provide currently funded services as well as the following services:

a) Staffing for Outreach Beds

Homeward DC calls for outreach beds as a temporary measure to serve single adults living on the street who are extremely vulnerable and hard to engage while they work on a permanent housing solution. These beds currently do not exist due to a lack of funding for services and a lack of a location to house the program.

b) Replace a portion of a time-limited Federal grant in FY 19 for outreach services

Connecting people who are experiencing homelessness to housing requires dedicated outreach. Recently, the District was awarded a 3-year Federal grant from SAMSHA, to provide much needed outreach services to people in streets and shelters.² It is unclear whether that funding will be sufficient to meet the need for street outreach in DC. In addition, after that grant expires, the need for outreach will continue and the District will need to find an alternative funding source.

c) Staffing for a Daytime Services Center

While the FY16 budget included \$800,000 for a daytime services center, this amount will not be sufficient to provide the robust services people need to move into permanent housing. There currently isn't a daytime services center in the downtown area that provides a one-stop place for people experiencing homelessness to get connected to housing and other social services. As plans move forward to select and build out a facility for the Downtown Services Center (the Adams Place location is temporary), it is critical that funds be made available to provide the appropriate services on-site.

d) Project management staff to end chronic and veteran homelessness

See FY 17 CDBG recommendations above.

e) Staffing for a Prevention/Diversion Program Pilot for individuals who are at risk of homelessness or new to the low-barrier shelter system

See FY 17 CDBG recommendations above.

² "Cooperative Agreement to Benefit Homeless Individuals - States." Substance Abuse and Mental Health Services Administration (SAMHSA). February 2014. <http://www.samhsa.gov/grants/grant-announcements/sm-14-010>.

HOME funding

1) Construction of housing for people who are homeless

See FY 17 recommendations for PSH and TAH in CBDG section above.

2) Rapid ReHousing (RRH) for single adults

See FY 17 recommendations for RRH in HOME section above.

3) Shallow Rental assistance program pilot for single adults

DC's FY 17 budget includes \$1 million for a pilot program to assist recently housed families who, due to part-time or irregular work, need a flexible shallow subsidy to maintain their housing. As the District plans to implement this program, there is an opportunity to design and implement a parallel pilot for individuals experiencing homeless.



7/15/2016

Jennifer Skow
Resource Management Specialist, Office of the Director
DC Department of Housing and Community Development
1800 Martin Luther King Jr. Avenue SE
Washington, DC 20020

Dear Ms. Skow,

Thank you for allowing DC Water the opportunity to comment on the DHCD Draft Consolidated 5 year Plan. DC Water is suggesting the following text changes to ensure that the information provided in reference to DC Water is clear and accurate. I have included a copy of the marked up plan document as well for reference.

Page 71 Bullet 2

As written:

Water Main Replacement: The median age of District water main pipes is 77 years old with approximately 9% of pipes installed in the early 1900s and 2% dating back to the 1860s before the Civil War. DC Water will invest \$421 million over the next 6 years in replacing old water mains that have reached their useful life in addition to the installation of pressure reducing valves.

Suggested change:

The median age of District water main pipes is 79 years old with many pipes installed in the early 1900s and some dating back to before the Civil War. DC Water plans to invest \$40 million annually to replace old water mains that have reached their useful life.

Page 71 Bullet 3

As Written:

Replacement of Lead Service Lines: Lead piping was used for its unique ability to resist pinhole leaks while still malleable enough to form into shapes that deliver water efficiently. After the discovery of the element's toxicity in the 20th century, however, DC Water began to replace lead water mains and pipes in public space. Over the next 6 years, DC Water will replace approximately 30,050 lead water service lines with copper piping throughout the water distribution system. However, lead service pipes on private property are only replaced if a property owner elects to replace the private portion at their own expense. Low-income residents with limited financial resources may need assistance replacing lead water pipes.

Suggested Change:

Replacement of Lead Service Lines: In the United States, lead service pipes were installed until the mid-1950s. Older properties may still have lead service pipes, which connect the water main in the street to household plumbing. The service pipe is owned by the property owner. Under certain conditions, DC Water is authorized to repair, maintain or renew the portion of the service pipe in public space. The maintenance of the portion of the service pipe on private property is the exclusive responsibility of the property owner.

DC Water replaces lead service pipes during construction projects and in coordination with individual property owners. These projects include water main replacements, emergency repairs and District

Department of Transportation (DDOT) projects. During these projects, DC Water replaces the service pipes in public space and will offer to coordinate the replacement of the water service pipe on private property, at the owner's expense. DC Water customers may also voluntarily choose to replace their lead service pipe and participate in DC Water's voluntary lead service pipe replacement program. If a property owner meets specific requirements and agrees to pay for lead service pipe replacement on their private property, DC Water will coordinate and replace the portion in public space at the same time. Low-income residents with limited financial resources may need assistance replacing private lead water pipes.

Page 85

As Written:
Utility Burden

.....Finally, DC Water, the District's water and wastewater utility, disclosed that in 2015, the estimated monthly water bill for an average residential customer was \$85.17 and this monthly average is projected to increase to \$107.65 by 2018.

Suggested change:

Finally the average residential DC Water bill, which includes charges for water, wastewater, stormwater, and other fees was \$96.53 in 2016 is projected to increase to \$107.65 by 2018.

Page 91

As written:

Lead solder and fixtures containing lead can still be found in the plumbing system inside some homes. Lead piping was used for its unique ability to resist pinhole leaks while still malleable enough to form into shapes that deliver water efficiently. After the discovery of the element's toxicity in the 20th Century, DC Water began to replace lead water mains and pipes in public space. Lead service pipes on private property were only replaced if a property owner elected to replace the private portion at their own expense. In the 2016-2021 capital improvement plan, DC Water intends to replace over 30,000 lead water service lines. It is important to coordinate with them to replace lead water pipes, particularly in low-income households with children.

Suggested change:

Drinking water is lead-free when it leaves the treatment plant, but lead can be released when the water comes into contact with pipes and plumbing fixtures that contain lead. In the U.S., lead service pipes were installed until the mid-1950s. Older properties may still have lead service pipes, which connect the water main in the street to household plumbing. Lead solder was used to connect many pipes in household plumbing until 1987. If a home was built before 1987, the plumbing may contain lead solder. Lead can also be found in older plumbing fixtures. Until 2014, brass faucets and fittings sold in the U.S. and labeled "lead-free" could contain up to eight percent lead. Effective January 2014, the Reduction of Lead in Drinking Water Act specifies that these materials may not contain more than 0.25 percent lead.

Water service pipes connect the water main in the street to household plumbing. Service pipes are owned by the property owner. Under certain conditions, DC Water is authorized to repair, maintain or renew the portion of the service pipe in public space. DC Water replaces lead service pipes during construction projects and in coordination with individual property owners. These projects include water main replacements, emergency repairs and District Department of Transportation (DDOT) projects. During these projects, DC Water replaces the service pipes in public space and will offer to coordinate the replacement of the water service pipe on private property, at the owner's expense. DC Water customers may also voluntarily choose to replace their lead service pipe and participate in DC Water's voluntary lead

service pipe replacement program. If a property owner meets specific requirements and agrees to pay for lead service pipe replacement on their private property, DC Water will coordinate and replace the portion in public space at the same time. Low-income residents with limited financial resources may need assistance replacing private lead water pipes.

Again, thank you for the opportunity to comment on the document. If you have any questions, I can be reached by phone at (202) 787-2114 or by email at Melanie.mason@dcwater.com.

Sincerely,

Melanie Mason

Melanie Mason
Water Communications Coordinator
DCWATER

**Testimony of Sarah Scruggs, Deputy Executive Director
MANNA, Inc.
Department of Housing and Community Development
2016-2020 Five Year Consolidated Plan for the District of Columbia
August 5, 2016**

Thank you for the opportunity to submit testimony. My name is Sarah Scruggs and I am the Deputy Executive Director at MANNA, Inc., a 34-year old affordable housing developer, home-buyer educator and property manager in Washington that has developed almost 1200 homes. As you know, DHCD is an essential partner for us and your use of federal and local resources help make affordable housing and community development happen in Washington, DC. Thank you for the great work you put into this draft 2016-2020 Five Year Consolidated Plan for DC, and the process you led for community engagement and involvement in the plan's priorities. We look forward to more and better work together to continue creating a continuum of housing and economic opportunities that support DC residents and help them to grow and thrive. Below are our comments on the 2016-2020 Five Year Consolidated Plan for DC.

General Comments

- We applaud the strong focus and numerical goals on homeownership assistance and development along with rental. Based on our experience working in distressed neighborhoods, we believe there needs to be a larger emphasis on affordable homeownership development in areas with lower homeownership and higher poverty rates.
- As a community-based organization and affordable housing developer, we have valued the partnership and support from DHCD, particularly over the past year. We are excited to see a written commitment to continued capacity building for community-based organizations, many of which hold a unique and important position in DC communities and development needs.

Vacant and Blighted Properties

MANNA is very excited about the emphasis placed on turning the District's vacant and blighted properties into community assets, and are eager to see the roll out of plans to more aggressively acquire and dispose of properties for affordable housing and community development. These properties offer a great opportunity to reduce blight, address DC's affordability crisis, and create opportunities for DC residents to stay, invest and grow in their neighborhoods. With the numbers cited in this report (150 PADD properties, 244 blighted properties reported to OTR, 1,450 vacant properties across the District), we do not understand why the numerical 5-year goals on page 163 of the plan are so low. We expect that the new strategy to remove vacant and blighted properties that the District is currently working on will include much more aggressive numerical goals, and suggest that this be stated clearly somewhere in the consolidated plan.

Barriers to Affordable Housing

Thank you for highlighting the Urban Institute's survey on barriers to affordable housing development. We know that DHCD, along with other agencies and parts of the DC government, have been working on the identified three main barriers: costs to develop, process of obtaining

funding, and the process for obtaining permits. We think it behooves DHCD to include addressing these barriers in all of your current and new initiatives. For example, DHCD should include permit expedition as part of its vacant and blighted property initiative.

Small Business Technical Assistance

The Small Business Technical Assistance Program plays an important role in achieving affordable housing goals. The SBTA program helps to create jobs and increase residents' assets and income, which in turn reduces the demand for housing subsidies and permits housing funds to be used where they are most needed. The current plan proposes a cut down to \$1.2M/year, which would devastate the program. We recommend funding the full \$3M/year SBTA program through federal funds or clearly stating DHCD's commitment to \$3M/year funded by a mix of federal and local dollars. It needs to be clear that SBTA is a priority.

Thank you for the opportunity to testify and I am available for any questions.



CNHED

Coalition for Nonprofit Housing & Economic Development

August 4, 2016

Jennifer Skow
Resource Management Specialist
Department of Housing and Community Development
1800 Martin Luther King Avenue SE
Washington, DC 20020

Dear Ms. Skow,

Thank you for your cooperation in answering our questions with regards to providing feedback on the Department of Housing and Community Development's (DHCD) Five Year Consolidated Plan for 2016-2020. CNHED is submitting the following recommendations for changes to DHCD's Consolidated Plan, We hope our recommendations will further strengthen and round out DHCD's plans to foster small business development. We also recommend that DHCD commitment annually \$3M for the SBTA program "with appropriate considerations for increases to SBTA as the programs expands and groups increase their capacity to serve.

We have organized our recommendations by page number of the draft report with the hope of facilitating their integration into the plan.

Five Year Consolidated Plan, 2016-2020

Page 7: Item 11, add within the parenthesis "and economic opportunity."

Page 18: Include in the table of planning efforts considered when preparing the Plan, "Recommendations to Improve the Environment for Small Business Success in the District" (February 2014), which was drafted by the Coalition for Nonprofit Housing and Economic Development and the Department of Small and Local Business Development as part of the Small Business Policy Project (SBPP).

The SBPP and DHCD's goals overlap in fostering small and local business development. Activities may include funding to nonprofit small business technical assistance provider organizations, further coordination of information, and information to start-up and existing small businesses through the website DCSmallBizHelp.com.

Page 26: Add to the Community Development Needs paragraph the phrases "targeted economic development in Wards 7 and 8" and "expand location and presence of nonprofit organizations providing small business technical assistance."

Page 72: For the bullet “Small Business Capacity Building,” substitute the following language: “technical assistance to start-up and existing small businesses and to the network of neighborhood-based and citywide small business technical assistance providers.”

Page 117: In MA-45, include the following information from the Small Business Administration’s local statistics for the District of Columbia.

“Recent figures indicate that there are 68,236 small businesses operating in the District of Columbia. These small businesses employed 233,821 people in 2013.¹ There continues to be growth of small and local businesses in the District, which creates opportunities for employment for residents now and into the future.”

Page 124: In the second paragraph, note that “the District’s Department of Labor recently approved Workforce Investment Opportunities Act (WIOA) Unified State Plan outlines a framework and strategy to help the District residents’ access to seamless and integrated workforce development systems. The District also completed a Career Pathway Strategic Plan.”

Page 125: Add the Department of Small and Local Business Development’s Aspire Program:

“The Aspire to Entrepreneurship Pilot Program is a collaboration between the District of Columbia Department of Employment Services (DOES), District of Columbia Department of Small and Local Business Development (DSLBD), Mayor's Office of Returning Citizens Affairs (MORCA), Capital Area Asset Builders (CAAB) and Court Services and Offender Supervision Agency for the District of Columbia (CSOSA). The Program seeks to work with 25 justice-exposed individuals with convictions for a misdemeanor or felony as an adult, who are interested in launching a business in the District of Columbia. The pilot program is intended to operate for approximately one year, with a training phase and a business phase.”

Page 127: Please insert the words in bold to the following sentence: “Business attraction and retention initiatives are largely housed within the Office of the Deputy Mayor for Planning and Economic Development, and includes tax incentives for high-tech companies, technology grants for early and growth stage tech entrepreneurs, **business** capital improvement grants that spur neighborhood-level revitalization in ~~emerging~~ **designated** corridors.”

**Please note that the Department of Small and Local Business Development (DSLBD) is currently not operating the microloan program, the agency is redesigning the program and recapitalizing the program.

Please change “DHCD provides small business technical assistance to local entrepreneurs.”

To “DHCD funds nonprofits to provide small business technical assistance to start-up and existing small businesses.”

Page 132-133: Please add the following category or include its content within the “Anti-Poverty Strategy”

¹ U.S. Small Business Administration, Office of Advocacy, The Small Business Profile, 2016

“Strategy to Foster Small and Local Development: Improve neighborhood corridors to address the need for greater retail and economic opportunity and increased neighborhood amenities. Identify and submit application for Neighborhood Revitalization Strategy Area in Wards 7 and 8.”

Page 142: Add to the “Associated Goals” column of Priority Need “Neighborhood Investments that Affirmatively Further Fair Housing Choice” the following:

- Support local community-based organizations (CBOs) to become certified Community Based Development Organizations
- Apply for a Neighborhood Revitalization Strategy Area (NRSA)

Page 143: Add to the “Associated Goals” column of the Priority Need “Capacity Building” the goal “Foster Small Business Development.” For the same Priority Need add to the “Description” column add “small business and commercial corridor development.” For the same Priority Need, add to the “Basis for Relative Priority” column add “support the start-up and sustainability of existing small business.”

Draft District of Columbia FY 2017 Annual Action Plan

Page 9: Adjust funding amount in Table 2 of the Annual Goals and Objectives to reflect the current level of funding of \$3M to foster small and local business development.

Page 19: Increase the performance goal for “Number of Small Businesses Assisted through Technical Assistance Programming (Public Service activities other than Low/Moderate-Income Housing Benefit)” to 500.

Sincerely,



Steve Glaude
President and CEO



Comments on the 5-Year Consolidated Plan for Housing and Community Development
Department of Housing and Community Development
August 5, 2016

Local Initiatives Support Corporation
1825 K Street NW, Suite 1100
Washington, DC 20006

We are writing today to formally submit comments on the Draft 5-Year Consolidated Plan for Housing and Community Development. The Local Initiatives Support Corporation (LISC) is a national organization, with DC as one of the flagship offices. Established in 1982, we have invested in more than 9,200 units of affordable housing, in health clinics, theaters, community centers, and retail and shopping centers throughout DC. LISC has long been involved in affordable housing production and preservation in the District, providing grants, loans, tax credit equity, and technical assistance to our nonprofit affordable housing partners. Throughout these years, DHCD has been a vital partner and we appreciate DHCD's consideration of our comments below.

Needs Assessment and Market Analysis Sections

The data and analysis contained in these sections is extremely beneficial for us as an organization and to the broader DC affordable housing community. As we work together towards more equitable outcomes in our city, it is imperative that we track our progress, particularly in regard to outcomes for sub-populations and neighborhoods in need of targeted resources and support. Data and analysis should (1) use up-to-date data; (2) be updated on a yearly basis once new data become available; and (3) provided in the same format outlined in the Needs Assessment and Market Analysis Sections.

For example, the American Community Survey (ACS) data analyzed in these sections (specifically the 2009-2013 ACS) is already out of date, as 2010-2014 ACS data became available in December 2015. Furthermore, 2011-2016 ACS data, which will be the first 5-year sample that does not include the 2010 Census, will be available in December 2016. This provides a critical opportunity to analyze trends at the census tract level in DC between 2010 and 2016 by comparing 2010 Census data to 2011-2016 ACS data.

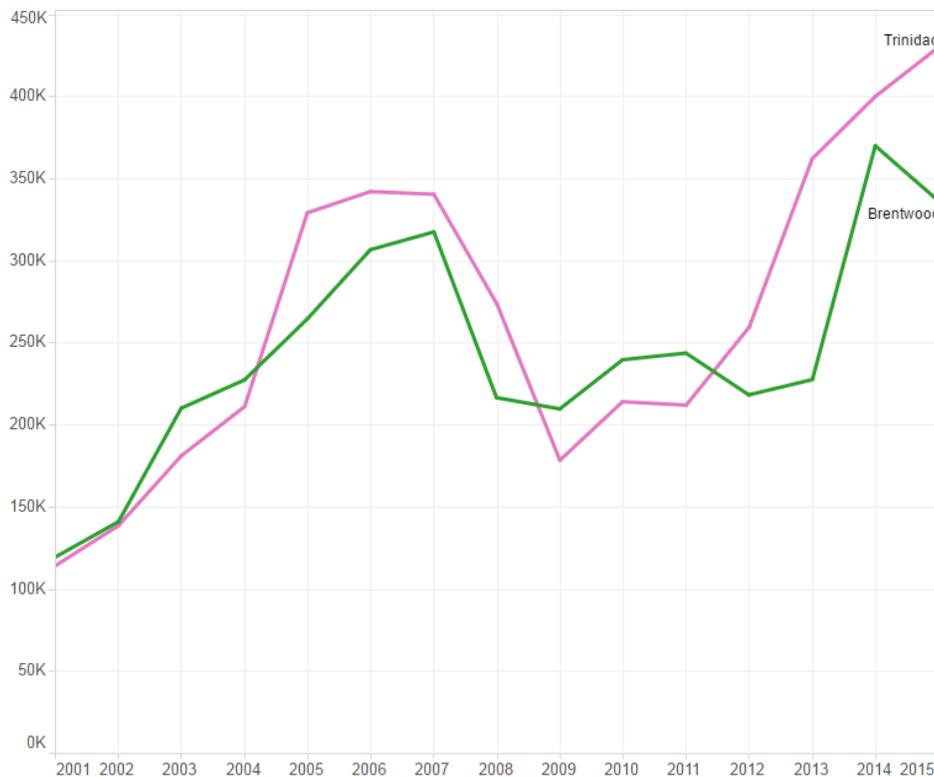
Utilize up-to-date local data and knowledge when determining the geographic priorities for DHCD investments

It is critical for DHCD to supplement data from the HUD Data and Mapping Tool with up-to-date local data and knowledge when assessing whether or not an area is deemed "high opportunity" and thus, a location that is eligible and prioritized for housing-related community development activities. Upon closer scrutiny, the R/ECAP Tracts identified by the HUD Data and Mapping Tool (page 129) contain a number of neighborhoods that many here in DC would consider "high opportunity", as they are located near transit, retail, and jobs, experiencing rapid increases in home values, as well as planned market-rate development.

For example, both the Trinidad and Brentwood neighborhoods are highlighted as being R/ECAP Tracts. However, when local data and knowledge are supplemented, it is clear that both neighborhoods are clearly in need of affordable housing preservation and production. Over the last 15 years, the median

home value in each neighborhood has increased 276% and 181% respectively (Chart 1 below). Furthermore, in Brentwood, the redevelopment led by Mid City Financial will result in over 1,560 units and 181,000 square feet of commercial retail. Local data and knowledge, such as the home value increases in neighborhoods and market-rate development pipeline, should be considered when determining a “high opportunity” area, or before an area is deemed inappropriate for housing-related community development activities. We recommend including language in the Consolidated Plan that indicates that DHCD will use up-to-date local data and knowledge when determining what neighborhoods will be prioritized for housing-related community development activities.

Home Price Trajectories of D.C. Neighborhoods, 2001 to 2015
 Median sale price of single family homes by neighborhood in 2015\$ (adjusted for inflation)



Source: D.C. Recorder of Deeds, Bureau of Labor Statistics
 DISTRICTMEASURED.COM

DHCD’s Bi-Annual Affordable Housing RFP

We understand that DHCD will update areas that are considered affirmatively furthering fair housing (AFFH) in its bi-annual Affordable Housing RFP solicitation. We agree with this approach given the dynamic and hot nature of DC’s housing market. However, we recommend that more than housing cost data be used when determining AFFH/Geographic Targeting areas. Factors such as access to transit and schools, median rent increases, and projected development pipeline are among the metrics that should be considered before determining what neighborhoods qualify as AFFH/Geographic Targeting areas.

Distressed Census Tracts and Alternate Resale Restrictions (page 135-136)

Similarly, when determining any changes in resale restrictions for owner-occupied housing funded by the Housing Production Trust Fund, we recommend that any changes made in resale restrictions be informed by and reflective of up-to-date local data and knowledge, such as the projected neighborhood development pipeline and changes in neighborhood median income.



August 8, 2016

Polly Donaldson, Director
Department of Housing and Community Development
1800 Martin Luther King Jr. Avenue, SE
Washington, DC 20020

Submitted via email to Jennifer.Skow@dc.gov

Re: Comments on DC draft five-year Consolidated Plan, FY2017 Annual Action Plan, and FY2017 National Housing Trust Fund Allocation Plan

Dear Director Donaldson,

The Equal Rights Center (ERC) is a civil rights organization that identifies and seeks to eliminate unlawful and unfair discrimination in housing, employment, and public accommodations in its home community of greater Washington, D.C. and nationwide. Specifically, for more than 30 years, the ERC has served as the only full service private fair housing center serving the entire greater Washington region. We receive funding from HUD to conduct fair housing education and outreach, intakes, testing, investigation, and, if necessary, enforcement in the District.

In my role as the ERC's Director of Fair Housing, I have reviewed the draft five-year consolidated plan, FY2017 Annual Action Plan, and FY2017 National Housing Trust Fund Allocation Plan made public for review by your office in late June. Prior to the release of the drafts, I also familiarized myself with the *District of Columbia Analysis of Impediments to Fair Housing Choice (AI)* adopted in 2012. Additionally, a member of ERC's Fair Housing Program team attended and observed the July 27 public hearing hosted by your office. Accordingly, as stipulated by the note in the beginning of the draft five-year consolidated plan, the ERC offers the following written comments for your consideration:

Concerns About AI Implementation

First, we commend your office for having published such an excellent AI. Over the course of more than a decade working in the field of fair housing, I've encountered many AIs, but the District's is one of the best that I've seen. The document provides clear, comprehensive evidence that an "extreme degree of racial segregation is the District's greatest fair housing challenge," but warns that "in-migration by wealthier whites is producing gentrification that is reducing the District's supply of housing affordable to households with modest incomes and

threatens to re-segregate these gentrifying neighborhoods as virtually all–white.”¹ It also makes a series of balanced, feasible recommendations to address the impediments it identifies, including the utilization of tools already at the District’s disposal to address the increasing need for affordable housing among many residents.

Since the AI was published in 2012, the need for affordable housing in the District has reached even greater crisis proportions. The DC Fiscal Policy Institute issued a report in 2015 finding that “the District now has half as many low-cost units as in 2002. The number of apartments renting for less than \$800 a month fell from almost 60,000 in 2002 to 33,000 in 2013...These findings suggest that there is very little low-cost housing in the private market and that subsidized housing is now virtually the only source of inexpensive apartments. Meanwhile, the number of apartments with higher rents –above \$1,400–has skyrocketed.”² Such data suggests that the District has not been able to address the brewing affordable housing crisis identified in the AI through either unit preservation or creation, which has negatively impacted its ability to meet its obligation to affirmatively further fair housing (AFFH). Furthermore, the small amount of remaining affordable units in the city are heavily clustered in racially and ethnically concentrated areas of poverty (primarily Wards 7 and 8), again reflective of the entrenched racial segregation that characterizes the entire District housing market.

Overall, the analysis sections of the five-year plan acknowledge the severe need for both the preservation and production of affordable housing- specifically housing affordable to extremely low-income individuals and families. However, there is a concerning and significant disconnect between the District’s latest AI and the draft consolidated plan documents when it comes to acknowledging the significance of racial segregation and the identification of strategies to address it. For example, the draft five year plan uses the word “segregation” once, and not until two thirds of the way through the nearly 200-page document. This is one of only a handful of times that the AI is even cited.

Further, the five-year plan document posits several explanations for the housing and community development challenges that District residents face. For example, it suggests that there is a skills mismatch between District residents and the needs of job providers (page 120). However, it does not include one of the AI’s most important findings: differences in median income alone do not explain the extreme degree of racial segregation in the District; racially discriminatory practices have created a dual housing market here. Without including this causal

¹ Planning/Communications, *District of Columbia Analysis of Impediments to Fair Housing Choice 2006–2011* (River Forest, IL: April 2012).

² <http://www.dcfpi.org/going-going-gone-dcs-vanishing-affordable-housing-2>

analysis in the sections of the plan devoted to analyzing the housing market, there is no way that the document can effectively incorporate the AI. There is a plethora of data in the draft five-year plan indicating the ongoing persistence of racial segregation in the District (see, for example, the maps of RECAPs). Analysis sections of the document need to clearly identify the patterns displayed in maps and tables for what they represent: a high degree of deeply entrenched racial segregation.

Overall, there is an absence of various commitments in the draft consolidated planning documents that would implement the AI, making it difficult to conclude that the District is fully meeting its obligation to AFFH.

Lack of Specificity in Strategic Plan and FY2017 Annual Action Plan

A lack of specificity in the strategic plan portion of the five-year plan and the FY2017 Annual Action Plan make it difficult to understand how goals and commitments in these documents address the fair housing concerns that are highlighted in previous sections and the AI³. For example, the analysis sections of the document identify a need for family sized 3, 4, and 5 bedroom units affordable to extremely low-income families and note the financial difficulties associated with developing these kinds of units. However, none of the plans reference how the District will address these needs. There also do not appear to be any commitments that explain *how* the District's proposed uses of funds will AFFH or improve fair housing enforcement and education, which 52% of online survey respondents identified as a high need.

Finally, the plans do not address the ways that different goals are related. In some instances, this may lead to further displacement of residents due to gentrification. Specifically, DC's prior experiences with neighborhood displacement over the last decade in areas such as the U and H Street corridors and Columbia Heights demonstrate that any investments in public infrastructure or amenities in distressed neighborhoods must be coupled with robust efforts to preserve housing affordability in those areas.

Fortunately, there are a number of commitments the District can incorporate into its final Consolidated Plan documents to address the concerns I've highlighted above. Many of these commitments are also recommendations contained in the 2012 AI. Some of these commitments should include:

1. Enhance specificity about how the District will address the housing needs of certain populations, including victims of domestic violence, large families, and voucher holders

³ The Draft National Housing Trust Fund Plan is much more specific in this regard; unfortunately, it relates to the smallest pool of funding available for impact.

that want to rent in neighborhoods in the western half of the city. Commitments to funding and technical assistance for CBOs working to meet the housing needs of domestic violence victims, using funds to incentivize the production of larger, family sized units for extremely low income families, and instituting a mobility counseling program for voucher holders who want to live in neighborhoods in the western half of the city are all specific ideas that would assist in this regard.

2. Intentionally balance infrastructure or community amenity investments with a strategy (or strategies) to preserve housing affordability in the immediate surrounding neighborhood. There are a variety of effective strategies available to preserve affordability beyond the renegotiation of project-based voucher contracts. Funds could be invested in targeted outreach campaigns about Tenant Opportunity to Purchase Act (TOPA) rights in neighborhoods slated for infrastructure and amenity improvements. The City could also incentivize permanent affordability through the use of the Community Land Trust (CLT) model.
3. Encourage a citywide commitment to affirmatively furthering fair housing and implementation of the AI. Encourage the adherence to AFFH principles in other city programs by continuing and improving the New Communities Initiative's commitment to build first and to ensure replacement and other forms of affordable housing siting in a way that will address segregation and re-segregation. Review the zoning code to identify impediments to the development of deeply affordable housing especially on the west side of the city and work across agencies to remove them. Advocates for the preservation of affordable housing in gentrifying neighborhoods have reported a critical disconnect between the Office of Planning and the Zoning Commission in terms of following AFFH commitments made by the city. Because the obligation to affirmatively further fair housing applies to private as well as federally funded actions, the Office of Planning should take actions on private housing development proposals to ensure that strong diverse neighborhoods are created and preserved through investments and affordable housing replacement. In particular, these offices must ensure that the District's commitment to affordable 3, 4 and 5 bedroom units is met in zoning and planning decisions, that exceptions and weakening of the inclusionary zoning ordinance do not occur and that other actions are taken that will balance affordable housing creation and preservation with the approval of market rate rental units. Zoning decisions must consider the obligation to AFFH and seek to ensure that the city's AFFH commitments are met and that segregation and re-segregation are concretely addressed.
4. Increase landlord participation in the Section 8 voucher (HCV) program to provide greater housing choice for voucher holders in higher opportunity areas in the western half of the city.



5. Increase DHCD and other agency efforts to fund and support fair housing education and enforcement. Use CDBG funds to address the fair housing education gaps uncovered through the review process. For example, concerned organizers attended the July 27th hearing to voice concerns about Spanish-speaking constituents' lack of awareness of fair housing protections. This form of outreach is critical in an increasingly diverse city like DC. Many other jurisdictions around the country utilize CDBG dollars to conduct fair housing testing. ERC testing indicates that there is ongoing source of income discrimination in housing, particularly in the Northwest quadrant of the city, which contributes to ongoing residential segregation. There continues to be evidence of housing discrimination that suggests the city should support fair housing enforcement.

Ending residential segregation in the District is critical- and possible- though it may take years to do it. Through the consolidated planning process, DHCD is tasked with leading the way to a fully integrated DC. There's no better time to start than now- before the planning documents are submitted to HUD for approval!

In addition to offering the above suggestions in writing, I welcome the opportunity to meet with DHCD staff and discuss ideas about how the District can better meet its obligations to implement the AI and affirmatively further fair housing.

Best regards,

Kate Scott
Director of Fair Housing
Equal Rights Center
kscott@equalrightscenter.org

CC:
Brian Kenner, Deputy Mayor for Planning and Economic Development
brian.kenner@dc.gov

Melody C. Taylor-Blancher, Regional Director, HUD FHEO
melody.c.taylor-blancher@hud.gov

**Government of the District of Columbia
Department of Housing and Community Development
FY2016-FY2020 Five Year Consolidated Plan
First Year Annual Action Plan
FY2017 National Housing Trust Fund Allocation Plan
July 27, 2016**

Testimony provided by: Jesus Soriano, Client of the Central American Resource Center (CARECEN)

Good afternoon. My name is Jesus Soriano, I am a client of CARECEN and I am supporting DHCD Consolidated Plan

I present my story of how I was close to losing my home and was able to save it from a Foreclosure thanks to CARECEN's housing program. I have been a resident in the MT Pleasant area for over 25 years now and purchased a condominium a years ago. At the time, I did not understand much of the application documents because they were all in English. I came to CARECEN, so that they would be able to interpret and explain the policies and contract. They were so helpful about it.

I continued a search for the condominium and was able to find one in the area I wanted. But when it came to budgeting I had no clue how to arrange a budget that fit my income. I was falling short on the payments for the condominium, having just enough money for my essential payments such as mortgage, food, and bills. I ended up being months behind on my payments and just thought of selling the place and going back to renting an apartment. But then I went to CARECEN where they had helped me understand the documents before and told them the situation that I was going through. They gladly helped me and taught me about setting a monthly budget and decreasing some of my expenses. I felt relief when the counselor gave me options regarding how to create a household budget and stay current on my 1st lien, HPAP loan and condo fees payments. CARECEN was also able to help me submit a financial package to lender and negotiated on my behalf, thanks to their support, within weeks I was approved for a loan modification and saved my condominium from foreclosure. I am happy to have received financial education and foreclosure prevention from CARECEN housing Program.

Thank you for your time and attention.

**Government of the District of Columbia
Department of Housing and Community Development
FY2016-FY2020 Five Years Consolidated Plan
Five Years Annual Action Plan
FY2017 National Housing Trust Fund Allocation Plan
July 28, 2016**

Testimony provided by Lino Argueta, Client of CARECEN (Central American Resource Center)

Good afternoon, my name is Lino Argueta Reyes, I am a client of CARECEN and I am supporting DHCD consolidated plan.

I want to start by saying that CARECEN has helped me a lot and continues to do so. I have lived in the area of 16th street in Columbia Heights for more than 5 years and had difficulties maintaining a comfortable lifestyle. I'm an elderly person and sometimes need help in filling out or understanding documents. CARECEN has assisted me in interpretation and filling out forms that I'm unable to understand. A few months ago, CARECEN helped me request repairs and an inspection for my apartment. The maintenance company from the building I lived in did not respond to the repair requests of my kitchen floor and were taking too long to repair it. I came to CARECEN for help and they recommended that I complete any request in written form. CARECEN helped me send a letter to the maintenance company to complete the repairs. The company disregarded the request and opted for a temporary fix of the problem by placing pieces of wood on the kitchen floor. I followed-up with CARECEN and told the housing counselor that the maintenance company had not done a great job repairing the problem and left the kitchen floor unsafe to walk on. CARECEN then sent an inspection form to DCRA so they could enforce buildings repair regulations. An inspector came to the building to look at my apartment unit and saw the repairs the company had done. It was not satisfactory for the kitchen floor to be cracked or covered in wood. Therefore, the inspector asked the maintenance company to fix the problem and they did so immediately. I received the repairs I needed and the help to getting my kitchen floor fixed, through the help of CARECEN and DCRA inspection.

I am grateful for the housing services I received at CARECEN. I feel glad and content with the help and support provided at CARECEN. I am thankful for their attention to clients' issues and will continue visiting CARECEN because of its great service to the community in general. For any problem I may be facing regarding housing, CARECEN is there to help and support with the tools and language necessary.

Thank you for your time

**Government of the District of Columbia
Department of Housing and Community Development
FY2016-FY2020 Five Years Consolidated Plan
Five Years Annual Action Plan
FY2017 National Housing Trust Fund Allocation Plan
July 28, 2016**

Testimony provided by Edith Cifuentes, Client from Central American Resource Central (CARECEN)

Good afternoon. My name is Edith Cifuentes and I'm a client of CARECEN.

I have been a client of CARECEN for a long time and appreciate the help they have provided me. They have always answered any of my past questions or doubts. CARECEN has counseled the building I live in and held other needed tenant rights meetings. The tenant rights meetings have given me confidence to continue participating with other CARECEN programs. The meetings have helped me understand and eliminate doubts that I may have had regarding housing rights and tenant rights. I am more aware of my rights as a tenant and feel confident to refer other people to CARECEN's housing service. They have provided their service in a language that I feel comfortable speaking in and prefer CARECEN at all means. As a client I feel that CARECEN offers reliable and comforting housing services. Currently, they are assisting me in filling out applications for affordable housing in places where I would like to be accepted to live. My housing counselor identified my eligibility to apply for affordable housing and I am now awaiting acceptance to the places which I've applied. I have applied to many places for affordable housing and CARECEN has been the agency I go to for help. There's a friendship and willingness to help others evident from their attention and services to clients. I enjoy the attention they give to their clients, and appreciate the fact that they engage clients to participate in community events.

I am grateful for the integrity and attention they give to clients, the Latino community, and the Spanish speaking community. I have always been a proud supporter of CARECEN and will continue to do so for their hard work in improving the housing condition of Latinos in DC. Therefore, I'm with CARECEN and supporting DCHD consolidated plan.

Thank you for your time

**Government of the District of Columbia
Department of Housing and Community Development
FY2016-FY2020 Five Year Consolidated Plan
First Year Annual Action Plan
FY2017 National Housing Trust Fund Allocation Plan
July 27, 2016**

Testimony provided by: Orbelina Reyes, Client of the Central American Resource Center (CARECEN)

Good afternoon. My name is Orbelina Reyes and I am a client of CARECEN.

We need this organization so that they can help us. Us Hispanics have a lot of problems in our life here. Like with the rent, the management companies, the citizenship/ With everything! So CARECEN is very important because they help us with these things. The people that live here in Mt. Pleasant, in the Columbia Rd. area, can always use help. This community, this Latino neighborhood appreciate CARECEN.

We need the government to help this organization. We need this organization to continue serving our communities.

My management company did not want to fix my apartment, no matter how much I complained. I came to CARECEN and they helped me pressure the company to do repairs. However, when they finally began to repair the building, they tried to charge me for the repairs. Again I came to CARECEN and they helped me avoid these unjust costs. And after that, they helped me apply for the elderly discount on the rent that I am entitled to. I didn't know about all these laws and protections before I came to CARECEN.

Recently, I had another problem with my apartment where I needed repairs. But this time, I was able to communicate with the management company on my own and got the repairs done on my own. I am happy to have taken control of my own housing with the help of CARECEN.

Thank you for your time.

Greater Columbia Heights Faith Coalition for Affordable Housing

August 9, 2016

Public Comments on the FY 2016 - FY 2020 Five Year Consolidated Plan for the District of Columbia

The Greater Columbia Heights Faith Coalition for Affordable Housing is a community-based organization consisting of four churches in the Columbia Heights area—All Souls Unitarian, St. Augustine’s Catholic, St. Stephen’s Episcopal, and Sacred Heart Catholic—that have signed a compact to work together within the Washington Interfaith Network (WIN). Our communities of faith are devoted to justice and have a vested interest in the long-term well-being of Columbia Heights and surrounding neighborhoods.

Our collective goal is to maintain the diversity of the greater Columbia Heights community by increasing the supply of affordable housing. We are committed to ensuring that no more long-term residents will be displaced because of their inability to afford housing in the service area of these four churches.

In addition to hosting public actions to promote awareness, and uniting religious, business, educational, and neighborhood associations to achieve our vision, we engage with city officials to garner their support for our goals. We are working to gain commitments from local leaders to ensure that:

- No units of affordable housing presently existing in the greater Columbia Heights area will be lost;
- Enough new units of housing for low and very low income households will be planned and/or built over the next 5 years—including, first and foremost, units for the presently homeless; and,
- That DC city planning documents, including specific ward plans, be amended to ensure that the percentage of housing affordable to very low, low, and moderate income households be guaranteed, through specific action to ensure that the ratio of units in our area’s housing stock by income level match the actual ratio of households at those income levels.

With regard to the Consolidated Plan, we offer the following comments:

Subject: SP-10 Geographic Priorities (p. 134 et seq.)

1. We understand the need for the District to follow geographic restrictions under the federal Community Development Block Grant Program, which restricts activities to low-and moderate-income census tracts. The geographic data provided on page 138, in figure SP-10.3, indicates that all of Columbia Heights falls into this category. Greater Columbia Heights also overlaps several tracts defined as Racial and Ethnic Concentrated Areas of Poverty (R/ECAPs), despite a significant influx of investment in the past decade, illustrating that development efforts have fallen far short of goals to expand access to affordable housing to those living in the neighborhood. The Columbia Heights Investment Plan approved by the Council in December 2008 called for preserving affordable and subsidized rental housing units and increasing the number of available affordable housing units (see Columbia Heights Investment Plan, p. 25), but these goals have yet to be realized. Columbia Heights is one of the most densely-populated neighborhoods in DC, but according to the Urban Institute, only 745 affordable units will have been completed or slated for development in the 2011-2020 timeframe, with only 234 units affordable to very low and extremely low income households. This low rate of development cannot keep pace with the high rate of development of market rate and luxury units in a

neighborhood which, back in 2012, was identified by the Fordham Institute as one of the fastest-gentrifying neighborhoods anywhere in the country. **As such, we ask that greater Columbia Heights, to include, at a minimum, the area defined in the 2008 Columbia Heights Investment Plan, specifically be named a Geographic Priority in the FY 2016 to 2020 Consolidated Plan.**

2. We ask **that the target percentages of housing affordable to very low, low, and moderate income households in Columbia Heights be equal to or greater than the percentages of households actually earning income at those levels at the time the plan is drafted.**
3. In prioritizing greater Columbia Heights as an area of top priority for the preservation of affordable housing, we ask **that the Consolidated Plan prioritize policies to promote greater density in Columbia Heights**, one of the few neighborhoods that has already empirically shown that, in terms of infrastructure, high density can work in the District.
4. We also ask **that investment in the creation of more affordable units be given priority in the greater Columbia Heights neighborhood over non-housing community development activities**, particularly investment in amenities, the rapid infusion of which has tended to drive up the cost of housing in the neighborhood.
5. We ask that the Consolidated Plan state as an explicit goal **that long term residents will not be displaced from their current residences in Columbia Heights using every policy and funding measure at the city's disposal.** This includes specific details regarding plans to safeguard the right to return for residents displaced by redevelopment under New Communities initiatives.
6. Finally, we ask **that the Greater Columbia Heights Faith Coalition, through WIN, be given an advisory role in the approval of any projects overseen by the Property Acquisition and Disposition Division that are slated for development in Columbia Heights.**

Thank you for your kind consideration.

Please send responses to these comments or other correspondence to:

Greater Columbia Heights Faith Coalition for Affordable Housing
c/o All Souls Housing Corporation
All Souls Church, Unitarian
2835 16th St NW
Washington, DC 20009

Phone: (202) 332-5266
E-mail: AllSoulsHousing@googlegroups.com

August 10, 2016

Polly Donaldson
Director, DC Housing and Community Development
1800 Martin Luther King Jr, Ave, SE
Washington, DC 20020

RE: COMMENTS VIA EMAIL ON FIVE YEAR CONSOLIDATED PLAN

Dear Ms. Donaldson,

Joseph's House is pleased to have this opportunity to comment on the draft of DHCD's Five Year Consolidated Plan. Joseph's House has provided housing and related care and support services for impoverished people living with HIV/AIDS since 1990 and has received invaluable support from the HOPWA program for most of those years.

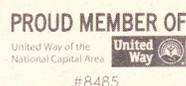
Our experience over the past 25 plus years echoes the findings highlighted in this plan. Stable, secure housing plays a key role in the health and well-being of people living with HIV. Those without housing are far less likely to be engaged actively in care and adherent to their HIV treatment regimens.

Given the importance of housing to key HIV health indicators, we are surprised that the draft plan does not make reference to housing's role in achieving Mayor Muriel Bowser's bold HIV goal of 90-90-90-50 by the year 2020: 90 percent of DC residents with HIV will know their status, 90 percent of persons living with HIV will be in treatment, 90 percent of persons with HIV will achieve viral load suppression, and the District will see a 50 percent decrease in new HIV cases. Reaching these goals will be impossible without a greater focus on increasing the availability of safe, stable housing for people living with HIV in the District. It is imperative that the District more aggressively seek to ensure that more dedicated housing units – in a variety of independent and supportive settings – are available to people living with HIV. We urge you to consider adopting the housing indicator included in the 2015 update of the National HIV/AIDS Strategy (NHAS): **reduce the percentage of persons in HIV medical care who are homeless to no more than 5 percent** as one element of the DC's consolidated plan. The Department of Housing and Urban Development is a key, active partner in the NHAS and President Obama has urged state and local governments to work in partnership with the federal government to reach the strategy's goals.

Compassionate care for the homeless and dying since 1990.

1730 Lanier Place, NW, Washington, DC 20009 • Office 202-328-9161 • Fax 202-588-7097

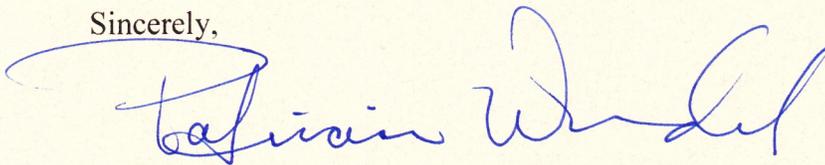
www.josephshouse.org



If the District government genuinely seeks to meet its ambitious 2020 HIV goals, it must embrace a bold housing plan for people living with HIV. The District needs a plan that works aggressively toward a more robust network of supportive housing options that can begin to meet the diverse needs of our local community of people living with HIV. **Toward that end, we strongly recommend that section SP-45: Goals include two to three HIV-specific goals that reflect steps the District will take to increase the availability and diversity of housing options available to people living with HIV.** Given the severity of the local HIV epidemic and the central role that housing can play in turning that tide, the Consolidated Plan should more specifically lay out the city's HIV-related housing goals over the next five years.

We appreciate your attention to these issues and look forward to your response. For your convenience, I may be reached at pattywudel@josephshouse.org or 202-328-9161.

Sincerely,



Patricia Wudel
Executive Director

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

August 10, 2016

Jennifer Skow
Resource Management Specialist, Office of the Director
DC Department of Housing and Community Development
1800 Martin Luther King Jr. Avenue SE
Washington, DC 20020

Dear Ms. Skow,

Thank you for allowing the Department of Energy and Environment (DOEE) the opportunity to comment on the DHCD Draft Consolidated 5 Year Plan. DOEE is suggesting the following text changes and edits to ensure that the information provided in reference to DOEE and activities related to resilience, sustainability, and energy and water efficiency is clear and accurate. We recognize that this is an important guiding document for the Department of Housing and Community and for the future of the city's sustainable and resilient housing and community development. In addition to the edits and comments below, we have included a copy of the marked up plan document for reference.

Page 12; 13; 17; 18; 19; 91; 133; 165; 183

As written:

Department of Energy and the Environment

Suggested change:

Department of Energy and Environment

Page 18

As written:

Preserve federally and locally subsidized housing stock while expanding the existing supply of affordable housing; locate new affordable housing in high-opportunity areas (near transit); eliminate environmental health threats, such as mold, asbestos, lead, and carbon monoxide in the District's affordable housing; rehabilitate affordable housing to be green, healthy, and capable of meeting net-zero energy standards

Suggested change:

The Sustainable DC Plan seeks to make the District of Columbia the healthiest, greenest, and most livable city in the United States by 2032. There are several goals and targets that are specifically relevant to the Consolidated Plan including: Preserve federally and locally subsidized housing stock while expanding the existing supply of affordable housing; locate new affordable housing in high-opportunity areas (near transit); eliminate environmental health threats, such as mold, asbestos, lead, and carbon monoxide in the District's affordable housing; rehabilitate affordable housing to be green and healthy; retrofit 100% of commercial and multifamily buildings to achieve net-zero energy standards; and, meet net-zero energy use standards with new construction projects

Page 19

As written:

DC Climate Change Vulnerability Assessment and Climate Adaptation Plan

Suggested change:

Climate Ready DC

As written:

The climate change plan identifies neighborhoods as well as specific community facilities and public housing properties that are vulnerable to climate change and recommends adaptation strategies to increase climate resilience; the plan ties directly to two goals in this document - to increase green building, sustainability, community resilience and to improve access to and increase the number of neighborhood facilities

Suggested change:

Climate Ready DC is the District's plan to adapt to severe weather, extreme heat, nuisance flooding, sea level rise and other climate change impacts. The plan consists of actions that the city can take to adapt to and reduce the impact of these events on our city resources, infrastructure and most vulnerable populations, including low-income residents, the elderly, children, and persons with chronic health conditions. The plan was informed by two other key reports - the Climate Vulnerability and Risk Assessment and the Climate Change Projections and Scenario Development Summary which are both based on climate science developed specifically for Washington, DC. Climate Ready DC ties directly to two goals in this document - to increase green building, sustainability, community resilience and to improve access to and increase the number of neighborhood serving facilities

Page 93

As written:

The Net Zero and Living Building Challenge Financial Study: A Cost Comparison Report for Buildings in the District of Columbia found a 3-year simple payback for typical multifamily when incorporating deep energy efficiency and then achieving net zero energy by deploying renewables

Suggested change:

Please add a footnote to the Net Zero and Living Building Challenge Financial Study: A Cost Comparison Report for Buildings in the District of Columbia

[Footnote]For more information about Net Zero and Living Building Challenge Financial Study: A Cost Comparison Report for Buildings in the District of Columbia see: https://living-future.org/sites/default/files/reports/140411_DCReport_FINAL%20full%20cover.pdf

Page 142:

As written:

Increasing housing affordability and accessibility in high-cost neighborhoods, integrating neighborhoods both racially and economically, increasing the desirability of high-poverty, distressed neighborhoods through the infusion of community amenities, public investment, and economic opportunities will be considered. Activities may include the development of affordable housing in high cost neighborhoods, the development of a park or community garden near affordable housing; internet installations to increase digital access among low-income households, infrastructure improvements that enhance safety and walkability from affordable housing developments and those that improve the health and wellbeing

of low-income households; microloans and storefront improvement grants to small and local businesses in commercial corridors; and code enforcement activities that address blighted property violations.

Suggested change:

Increasing housing affordability and accessibility in high-cost neighborhoods, integrating neighborhoods both racially and economically, and increasing the desirability of high-poverty, distressed neighborhoods through the infusion of community amenities, public investment, and economic opportunities will be considered. Activities may include the development of affordable housing in high cost neighborhoods; the development of parks or community gardens near affordable housing; energy efficiency and sustainability improvements to increase housing affordability; internet installations to increase digital access among low-income households; infrastructure improvements that enhance safety and walkability from affordable housing developments and those that improve the health, wellbeing and resilience of low-income households; microloans and storefront improvement grants to small and local businesses in commercial corridors; and code enforcement activities that address blighted property violations.

Page 143

As written:

The Sustainable DC plan - a citywide plan aimed at ensuring DC is the healthiest, greenest, and most livable city in the United States by 2032 - outlines key strategies and goals that were based off of significant public engagement and interagency collaboration. As part of the Consolidated Plan public input process, stakeholders from the forum noted a strong desire for deeper green building incentives for affordable housing developers and low-income households and green infrastructure, and nearly 60% of respondents from the survey (the highest among any program or service) noted a desire for weatherization/green building incentives.

Suggested change:

Sustainable DC - a citywide plan aimed at ensuring DC is the healthiest, greenest, and most livable city in the United States by 2032 - outlines key strategies and goals that were based on significant public engagement and interagency collaboration. Likewise, Climate Ready DC, the city's climate adaptation will be finalized this fall and has been produced with tremendous community involvement and interagency participation. As part of the Consolidated Plan public input process, stakeholders from the forum noted a strong desire for deeper green building incentives for affordable housing developers and low-income households and green infrastructure, and nearly 60% of respondents from the survey (the highest among any program or service) noted a desire for weatherization/green building incentives.

Page 146

As written:

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.

Suggested change:

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 multifamily buildings for historic preservation (the city has over 50 historic districts and nearly 27,000 properties protected by historic designation); water and energy efficiency upgrades; 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 multifamily affordable housing developments.

Page 156

As written:

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

Suggested change:

Households are, of course, healthier and more stable when they have the resources needed to pay for basic necessities such as food, utilities, transportation, and medical care.

Page 160:

As written:

Goal 8: Promote Energy-Efficiency/Community Resilience across the City's Affordable Housing Stock and Low and Moderate-Income Communities.

Funding – CDB: \$1,000,000

Suggested change: Recommendation from DOEE to increase funding to \$5 million due to the extent of need for low-income households to increase resilience to the impacts of climate change and enhance housing affordability through utility efficiency measures.

Page 163

As written:

Promote long-term, community-based housing options for older adults and persons with disabilities to age in place; promote actions that 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.

Suggested change:

Promote long-term, community-based housing options for older adults and persons with disabilities to age in place; promote actions that decrease environmental hazards, such as lead-based paint or lead poisoned drinking water, and other hazards as part of the Healthy Homes Rating System. Implement water and energy efficiency measures to enhance housing affordability. 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.

Page 165

As written:

Targeted neighborhood investments that provide safe and accessible pedestrian modes of transportation from affordable housing communities to neighborhood amenities and public transit, promote crime prevention through environmental design standards, and adds neighborhood amenities that enhance the quality of life. In partnership with the Department of Energy and the Environment, DHCD will implement the city's forthcoming Climate Adaptation Plan recommendations to ensure that there is a plan to address resilience to severe weather events and other future impacts of climate change for future and existing housing and community facilities.

Suggested change:

[Change Climate Adaptation Plan to Climate Ready DC Plan]

Targeted neighborhood investments that provide safe and accessible pedestrian modes of transportation from affordable housing communities to neighborhood amenities and public transit, promote crime prevention through environmental design standards, and add neighborhood amenities that enhance the quality of life. In partnership with the Department of Energy and Environment, DHCD will implement the city's forthcoming Climate Ready DC Plan recommendations to ensure that there is a plan to address resilience to severe weather events and other future impacts of climate change for future and existing housing and community facilities.

Page 166

As written:

Through targeted needs assessments, the Agency will better understand the city's unmet affordable housing need, particularly for special needs populations. Market Studies, Transportation Studies, and Appraisals will help the Agency better understand a site's development program potential, highest and best use, financial limitations, and how development would impact the surrounding neighborhood.

Suggested change:

Through targeted needs assessments, the Agency will better understand the city's unmet affordable housing need, particularly for special needs populations. Market Studies, Transportation Studies, Appraisals, and research and planning related to the impacts of climate change on current and future land use decisions will help the Agency better understand a site's development program potential, highest and best use, financial limitations, and how development would impact the surrounding neighborhood.

[Note: There are specific actions in Climate Ready DC that call for incorporating adaptation and mitigation strategies into comprehensive land use planning, comprehensive energy planning and capital budget planning (GI 17.0- CRDC).The initial stages call for an assessment of properties in high risk areas (areas projected to be affected by sea level rise, nuisance flooding, 100/500 year flood zone) and revising engineering, building codes and zones to address climate change impacts.]

Page 171

As written:

1. Preserve existing affordable housing while adding new affordable housing stock

Suggested change:
[Insert new section]

Solar for All legislation: On July 25, 2016, Mayor Muriel Bowser signed into law the “Renewable Portfolio Standard Expansion Amendment Act of 2016” (RPSEAA). The Act will help solidify the District’s position as a national leader in urban solar deployment, and sets the city on a path to achieve our long-term climate change and energy goals. A critical element of the Act is the creation of “Solar for All,” a program to increase the access of seniors, small local businesses, nonprofits, and low-income households in the District to the benefits of solar power. The program shall also reduce by at least 50% the electric bills of at least 100,000 low-income households with high energy burdens by December 31, 2032. “Solar for All” will be administered by the Department of Energy and Environment.

Page 180

As written:

Households are more stable when resources are in place to pay for basic necessities such as food, transportation, and medical care.

Suggested change:

Households are more stable when resources are in place to pay for basic necessities such as food, utilities, transportation, and medical care.

Page 190

Suggested change:

Suggestion to add local Green Building requirements and reference Green Building Act. CDBG and HOME require minimum green building standards (Energy Star appliances and Water Sense fixtures). It would be useful to note that the Green Building Act requires standards above the minimum requirements.

Thank you again for the opportunity to comment on the Consolidated Plan. If you have questions, please feel free to reach out to Molly Simpson (molly.simpson@dc.gov) or Maribeth DeLorenzo (maribeth.delorenzo@dc.gov) via email.

Regards,


Tommy Wells, Director
Department of Energy and Environment



71 "O" Street, NW
Washington, DC 20001
Tel: (202) 797-8806
Fax: (202) 797-1867
Web: www.some.org

SOME's Recommendations to DHCD regarding the FY 2017 Annual Plan and 5-Year Consolidated Plan

August 10, 2016

SOME (So Others Might Eat) supports the recommendations submitted on August 8, 2016, by Miriam's Kitchen.

The District's ability to compete successfully each year for millions of dollars in HUD Continuum of Care Homelessness Services awards pursuant to the 2009 Federal HEARTH Act depends on its ability to make homelessness "rare, brief and nonrecurring." It is essential that the number of persons enumerated as homeless pursuant to HUD regulations declines, and that those deemed homeless experience homelessness for a shorter duration.

The District's own plan to make homelessness rare, brief and nonrecurring is the *Homeward DC 2015-2020* Strategic Plan approved by the District of Columbia Interagency Council on Homelessness in March 2015. The plan recommends several housing models to help in the process of moving persons more quickly from emergency to stable housing and more independent living.

To date, unfortunately, local funding [in Fiscal Year 2016 and for Fiscal Year 2017] is not sufficient to meet many of the recommendations in *Homeward DC*. The gaps include Permanent Supportive Housing for nearly 600 unaccompanied adults and 230 families; Targeted Affordable Housing for 970 unaccompanied adults; and Rapid Re-Housing for 2,522 unaccompanied adults.

We respectfully submit that the judicious use by DHCD of Federal HOME Investment Partnership Program (HOME), Community Development Block Grant (CDBG), and National Housing Trust Fund (NHTF) funds can help substantially to close the above gaps. Doing so will (1) reduce homelessness more quickly for hundreds of currently homeless individuals and families; (2) produce future housing with supportive services for homeless individuals and families; and (3) enable the District to compete successfully against other jurisdictions for HUD Continuum of Care funding, which is essential to the operation of the entire homeless services system in the District, both public and private-sector.

Respectfully submitted,

Nechama Masliansky
Senior Advocacy Advisor | SOME, Inc. (So Others Might Eat)
71 O Street, NW | Washington, DC 20001
202-797-8806 x2107 | www.some.org
nmasliansky@some.org

Restoring Hope & Dignity One Person at a Time





**Recommendations to the
Department of Housing and Community Development (DHCD)
On the Five-Year 2016-2020 Consolidated Plan, FY 2017 Annual Action Plans,
and FY 2016 National Housing Trust Fund Allocation Plan**

Statement of Need

According to the 2016 Point in Time Count, there are 8,350 people experiencing homelessness in the District, which includes 1,501 individuals experiencing chronic homelessness. As you may know, someone who is experiencing chronic homelessness has been homeless repeatedly or for years and suffers from a chronic health condition. In 2015, the DC Interagency Council on Homelessness (DC ICH) released *Homeward DC*, the District's plan to make all homelessness rare, brief, and non-recurring by 2020. Specifically, the plan outlines DC's goals to end *chronic* homelessness by 2017 and *long term* homelessness by 2020. *Homeward DC* also lays out the specific strategies needed to get reach these benchmarks. Although the District has made significant progress, critical gaps remain and we are not on track to meet these goals. For example, it now appears that the earliest that the District can end chronic homelessness is 2018.

DHCD's FY 2017 Annual Action Plan and Five-Year Consolidated Plan (FY 2016 - 2020) incorrectly reference *Homeward DC* as the District's plan to end chronic homelessness by 2020. Given the immediacy of the city's deadline to end chronic homelessness, it is critical that it is accurately reflected in the plans. In addition, significant investments must be made in FY 2017 so that DC does not fall farther behind in its efforts to meet this timeline.

FY 2017 Annual Action Plan Recommendations

As the District determines how to spend Federal HUD funding through the FY 2017 Annual Action Plan, there is an opportunity to fund programs and initiatives that could be implemented quickly and fill critical gaps in *Homeward DC*.

Below is an outline of the housing needed, but not funded, over the next two fiscal years to end homelessness in DC (based on *Homeward DC* estimates):

- Permanent Supportive Housing (PSH): Nearly 650 slots for individuals and 230 slots for families
- Targeted Affordable Housing (TAH): 970 new slots for individuals
- Rapid ReHousing (RRH): 2,522 slots for individuals

HOME Investment Partnerships Program (HOME)

DHCD anticipates \$17.9 million in available HOME funding for fiscal year 2017, of which \$12.3 million is available from previous years' allocations. HOME funding could fill critical gaps in DC's plan to end homelessness through **new construction** of housing for people experiencing homeless and **short term tenant-based rental assistance**, both of which are permitted activities under HUD guidelines. Most projects that can be implemented quickly during the next fiscal year would fall under **short-term tenant-based rental assistance**. These projects include:

1. Rapid ReHousing (RRH) for single adults – \$1 million

The District estimates that approximately 2,600 units of rapid ReHousing are needed for individuals experiencing homelessness. However, DC currently only has funding to serve approximately 450 people. While DHCD's FY 2017 Annual Plan outlines the intent to dedicate \$1.1 million in ESG funding towards Rapid Rehousing, these funds are dedicated to Rapid ReHousing for families. HOME funding for tenant-based rental assistance could be paired with local Rapid ReHousing or federal service dollars to help single adults who only need a little assistance to end their homelessness.¹ \$1 million in HOME funding for this purpose would serve an estimated 100 additional individuals.

2. Targeted Affordable Housing (TAH) for single adults – \$5 million

The Draft FY 2017 Annual Action Plan calls for just over \$5 million in HOME funding to be used for Tenant Based Rental Assistance. The need to be addressed is "Chronic Homelessness," but the funds will be limited to serving families, rather than families and individuals (page 34). We recommend that these funds serve single adults as well as families since the overwhelming majority of residents experiencing homelessness are single adults. According to the District's 2016 Point in Time count, there are approximately 1,501 single adults, but only 42 families, who were experiencing chronic homelessness. Targeted Affordable Housing is tenant-based rental assistance with minimal or no supportive services. *Homeward DC* estimates that 30 percent of single adults experiencing chronic homelessness have a disabling condition, but do not require the extensive services provided by Permanent Supportive Housing. TAH is designed to end their homelessness, and can also help create openings in existing Permanent Supportive Housing programs because some people move on from PSH to TAH.

Community Development Block Grant (CDBG)

CDBG has an annual budget allocation of \$13.7 million, and \$50.1 million from previous years' allocations and program income will also be available for FY 2017. Up to 20% can go to planning and administrative costs and 15% towards public services. CDBG funding could be used to address homelessness through planning and administration activities, such as management capacity building, and/or through the delivery of public services in connection to housing for individuals experiencing homelessness.

The projects outlined below would fill existing gaps in *Homeward DC*, the District's plan to end homelessness, and could be implemented quickly.

¹ U.S. Interagency Council on Homelessness. "Federal Resources that can fund Rapid Rehousing." July 2015. https://www.usich.gov/resources/uploads/asset_library/Federal_Funding_Sources_RRH.pdf.

1. Project management staff to end chronic and veteran homelessness (Planning and Administration) – \$250,000

Homeward DC outlines two major benchmarks: ending veteran homelessness by 2015 and ending chronic homelessness by 2017. While DC did not end veteran homelessness entirely by the end of 2015, we are close to reaching functional zero. We know what works to end veteran and chronic homelessness and these deadlines are critical to securing the resources and political will necessary to achieve these goals. However, reaching these two goals requires a full-time project manager to track progress and address obstacles. The project manager would work with the Coordinated Assessment and Housing Placement System (CAHP) staff to manage work towards these two major benchmarks. This position should be based within The Community Partnership for the Prevention of Homelessness (TCP), which already manages DC's CAHP process, but needs additional capacity to both oversee the CAHP process, and track, monitor, and troubleshoot DC's progress towards the benchmarks. We recommend that **\$250,000 be allocated to The Community Partnership for the purposes of hiring two FTEs** for this purpose and providing any **additional consulting and training** necessary for the position.

As service dollars all are limited, CDBG funding could be made available for this purpose as a management capacity building activity, which will enable the recipient to “carry out management, coordination, and monitoring of activities necessary for effective planning implementation.”

2. Staffing for Prevention/Diversion Program Pilot for individuals at risk of homelessness or new to low-barrier shelter system (Public Services in connection with housing and administration) – \$2 million

Prevention and diversion programs prevent the loss of permanent housing, and, when that is not possible, identify alternative housing options to prevent the need for shelter placement. In FY 16, the Department of Human Services launched a homeless prevention/diversion program for families who are experiencing homelessness. Since the program's inception, it has successfully prevented or diverted hundreds of families from shelter. However, a similar program does not exist for individuals experiencing homelessness. For expediency, an existing family prevention/diversion provider could implement such a pilot for single adults. Communities across the country are successfully using prevention and diversion as a tool to end veteran homelessness and homelessness for single adults. As such, we recommend that \$2 million dollars be allocated to cover both the staffing (public services) and implementation costs (administration) for such a pilot.

National Housing Trust Fund (NHTF) FY 2016 Allocation Plan Recommendations

1. Prioritize Permanent Supportive Housing (PSH) construction

Permanent Supportive Housing (PSH) is a life-saving intervention for people experiencing chronic homelessness. There are projected to be at least 650 additional DC individuals and 230 additional families in need of PSH, beyond levels funded through the FY 2017 budget. Given the severity of this gap, the NHTF – a new resource available to the District – should be

awarded in a way that prioritizes PSH. The draft FY 2017 NHTF allocation plan includes PSH among its 12 priority funding factors, yet it is unclear how these factors are weighted. We recommend that the allocation plan clearly prioritize NHTF funds for the construction of PSH, and that the Consolidated Request for Proposals (RFP) indicate that NHTF will be available “preferably for permanent supportive housing units.”

2. Preserve NHTF-funded units with a long or permanent affordability period

The draft FY 2017 NHTF allocation plan specifies that NHTF-funded projects will be required to execute at least a 30-year affordability covenant – the minimum required by HUD. We recommend that instead, the District require NHTF-funded projects be permanently affordable, for the life of the building or longer. **At the very least, the District should exceed the minimal term required by HUD, and require an affordability period significantly longer than 30 years.**

Expiring affordability covenants pose a serious preservation challenge. Even long affordability covenants present the risk that the affordable housing will be lost when the restriction ends, and projects are free to become market-rate. The District can prevent the future loss of NHTF-assisted projects by setting a permanent affordability period, so that the housing will be available to future generations of DC residents.

Five-Year (FY 2016 – FY 2020) Consolidated Plan Recommendations

There are several gaps in *Homeward DC* that should be prioritized for federal funding in the next five years. These gaps include programs that can be implemented quickly that were listed in the FY 2017 recommendations, above, and long-term projects, like new construction of Permanent Supportive Housing (PSH) or smaller shelters for single adults.

Unaccompanied Youth

We recommend the Consolidated Plan include funding dedicated to unaccompanied youth experiencing homelessness. The Strategic Plan to End Youth Homelessness is pending completion and passage in December 2016. This plan outlines a multi-year strategy focused on ensuring youth homelessness is short, brief and non-recurring. The final plan will include specific changes in current investments as well as future continuum of care investments (programmatic and capital) needed to expand our youth system to respond to current and future needs. Although not yet finalized, the Youth Committee of the Interagency Council on Homelessness has identified areas where additional investments starting in FY 2017 and projected through FY 2021 will be needed. These include:

- Increasing investments in existing Prevention, Diversion and Family Unification programs to prevent youth homelessness and reunite youth with their families whenever possible.
- Increasing funding for services for the Street Outreach program and Drop-In Center so more youth can be served.
- Increasing capacity in existing emergency shelter, transitional housing and Permanent Supportive Housing (PSH), which will require capital and programmatic investments.
- Creating a new Rapid ReHousing program for unaccompanied youth. No such program currently exists.

Goal Descriptions/Outcome Indicators (SP-45)

We recommend that the Outcome Indicators for Goal 5: Prevent and End Homelessness be expanded to more closely reflect the approaches needed to address this goal. The draft Consolidated Plan includes 5 outcome indicators for this goal.

We suggest adding the following outcome indicators:

- Number of households or individuals assisted with Targeted Affordable Housing (TAH)
- Number of service-enriched shelters for single adults constructed/rehabilitated

Community Development Block Grant (CDBG)

1. New construction of housing for people who are homeless

a. **Permanent Supportive Housing (PSH)**

Research and experience show that, for individuals experiencing chronic homelessness, PSH is critical to improving health and well-being. In addition, by allowing individuals the stability to address their chronic health conditions, PSH decreases the burden currently placed on DC emergency services to address the health needs of this vulnerable population. As mentioned above, DC's FY 2017 budget funds PSH for 425 individuals, yet there are projected to be at least 650 additional individuals and 230 additional families in need of this life-saving intervention. While some of the District's local Housing Production Trust Fund will likely be used to create PSH, only 83 units were produced in the 2015 Consolidated RFP. The District plans to issue two RFPs in 2016 which could possibly lead to twice as many units as in 2015—166. However, even if the District creates this number in fiscal years 2017 and 2018, it will not be enough to fill the gap.

b. **Targeted Affordable Housing (TAH)**

Homeward DC estimates that at least 970 additional units of TAH are needed for individuals beyond what has been locally funded. CDBG could help create site-based targeted affordable housing for chronically homeless individuals who do not need the intensive service of Permanent Supportive Housing, but need affordable housing to exit their homelessness.

2. Construction of emergency housing options

a. **Construction of smaller shelters for single adults**

Homeward DC calls for smaller, service enriched shelters for single adults who are experiencing homelessness. Capital investments have been recommended in FY 2016 – FY 2020 to replace NY Avenue, Harriet Tubman, and 801 East shelters. The current low-barrier shelters are very large and the buildings are in disrepair.

b. **Construction of outreach beds**

Homeward DC calls for outreach beds as a temporary measure to serve single adults living on the street who are extremely vulnerable and hard to engage while they work on a permanent housing solution. These beds currently do not exist due to a lack of funding.

3. Providing services to people experiencing homelessness

We recommend that the Department of Housing and Community Development (DHCD) hold a competitive request for proposals (RFP) to award all federal service dollars and that

organizations be able to apply to provide currently funded services as well as the following services:

a. Staffing for Outreach Beds

Homeward DC calls for outreach beds as a temporary measure to serve single adults living on the street who are extremely vulnerable and hard to engage while they work on a permanent housing solution. These beds currently do not exist due to a lack of funding for services and a lack of a location to house the program.

b. Replace a portion of a time-limited Federal grant in FY 2019 for outreach services

Connecting people who are experiencing homelessness to housing requires dedicated outreach. Recently, the District was awarded a 3-year Federal grant from SAMSHA, to provide much needed outreach services to people in streets and shelters.² It is unclear whether that funding will be sufficient to meet the need for street outreach in DC. In addition, after that grant expires, the need for outreach will continue and the District will need to find an alternative funding source.

c. Staffing for a Daytime Services Center

While the FY16 budget included \$800,000 for a daytime services center, this amount will not be sufficient to provide the robust services people need to move into permanent housing. There currently isn't a daytime services center in the downtown area that provides a one-stop place for people experiencing homelessness to get connected to housing and other social services. As plans move forward to select and build out a facility for the Downtown Services Center (the Adams Place location is temporary), it is critical that funds be made available to provide the appropriate services on-site.

4. Project management staff to end chronic and veteran homelessness

See FY 2017 CDBG recommendations above.

5. Staffing for a Prevention/Diversion Program Pilot for individuals who are at risk of homelessness or new to the low-barrier shelter system

See FY 2017 CDBG recommendations above.

HOME Investment Partnerships Program (HOME)

1) Construction of housing for people who are homeless

See FY 2017 recommendations for Permanent Supportive Housing (PSH) and Targeted Affordable Housing (TAH) in CBDG section above.

2) Rapid ReHousing (RRH) for single adults

See recommendations for RRH in HOME FY 2017 Action Plan.

3) Shallow Rental assistance program pilot for single adults

DC's FY 2017 budget includes \$1 million for a pilot program to assist recently housed families who, due to part-time or irregular work, need a flexible shallow subsidy to maintain their housing. As the District plans to implement this program, there is an opportunity to design and implement a parallel pilot for individuals experiencing homeless.

² "Cooperative Agreement to Benefit Homeless Individuals - States." Substance Abuse and Mental Health Services Administration (SAMHSA). February 2014. <http://www.samhsa.gov/grants/grant-announcements/sm-14-010>.

Miriam's Kitchen Recommendations to DHCD FY 17 Annual Plan and 5-Year Consolidated Plan

Statement of Need

According to the 2016 Point in Time Count, there are 8,350 people experiencing homelessness in the District, which includes 1,501 individuals experiencing chronic homelessness. As you may know, someone who is experiencing chronic homelessness has been homeless repeatedly or for years and suffers from a chronic health condition. In 2015, the DC Interagency Council on Homelessness (DC ICH) released *Homeward DC*, the District's plan to make all homelessness rare, brief, and non-recurring by 2020. Specifically, the plan outlines DC's goals to end *chronic* homelessness by 2017 and *long term* homelessness by 2020. Homeward DC also lays out the specific strategies needed to get reach these benchmarks. Although the District has made significant progress, critical gaps remain and we are not on track to meet these goals.

DHCD's FY 17 Annual Action Plan and Five-Year Consolidated Plan (FY 16-20) incorrectly reference *Homeward DC* as the District's plan to end chronic homelessness by 2020. Given the immediacy of the city's deadline to end chronic homelessness by 2017, it is critical that it is accurately reflected in the plans. In addition, significant investments must be made in FY 2017 so that DC does not fall farther behind in its efforts to meet this timeline.

FY 17 ANNUAL ACTION PLAN RECOMMENDATIONS

As the District determines how to spend Federal HUD funding through the FY 17 Annual Action Plan, there is an opportunity to fund programs and initiatives that could be implemented quickly and fill critical gaps in *Homeward DC*.

Below is an outline of the housing needed, but not funded, over the next two fiscal years to end homelessness in DC (based on *Homeward DC* estimates):

- Permanent Supportive Housing (PSH): nearly 650 slots for individuals and 230 slots for families
- Targeted Affordable Housing (TAH): 970 new slots for individuals
- Rapid ReHousing (RRH): 2,522 slots for individuals

HOME Investment Partnerships Program (HOME)

DHCD anticipates \$17.9 million in available HOME funding for fiscal year 2017, of which \$12.3 million is available from previous years' allocations. HOME funding could fill critical gaps in DC's plan to end homelessness through **new construction** of housing for people experiencing homeless and **short term tenant-based rental assistance**, both of which are permitted activities under HUD guidelines. Most projects that can be implemented quickly during the next fiscal year would fall under **short-term tenant-based rental assistance**. These projects include:

- **Rapid ReHousing (RRH) for single adults - \$1 million**

The District estimates that approximately 2,600 units of rapid ReHousing are needed for individuals experiencing homelessness. However, DC currently only has funding to serve approximately 450 people. While DHCD's FY 17 Annual Plan outlines the intent to dedicate \$1.1 million in ESG funding towards Rapid Rehousing, these funds are dedicated to Rapid ReHousing for families. HOME funding for tenant-based rental assistance could be paired with local Rapid ReHousing or Federal service dollars to help single adults who only need a little assistance to

end their homelessness.¹ \$1 million in HOME funding for this purpose would serve an estimated 100 additional individuals.

- **Targeted Affordable Housing for single adults - \$5 million**

The Draft FY 17 Annual Action Plan calls for just over \$5 million in HOME funding to be used for Tenant Based Rental Assistance. The need to be addressed is “Chronic Homelessness,” but the funds will be limited to serving families, rather than families and individuals (page 34). We recommend that these funds serve single adults as well as families since the overwhelming majority of residents experiencing homelessness are single adults. According to the District’s 2016 Point in Time count, there are approximately 1,501 single adults, but only 42 families, who were experiencing chronic homelessness. Targeted Affordable Housing is tenant-based rental assistance with minimal or no supportive services. *Homeward DC* estimates that 30 percent of single adults experiencing chronic homelessness have a disabling condition, but do not require the extensive services provided by Permanent Supportive Housing. TAH is designed to end their homelessness, and can also help create openings in existing Permanent Supportive Housing programs because some people move on from PSH to TAH.

Community Development Block Grant (CDBG)

CDBG has an annual budget allocation of \$13.7 million, and \$50.1 million from previous years’ allocations and program income will also be available for FY 17. Up to 20% can go to planning and administrative costs and 15% towards public services. CDBG funding could be used to address homelessness through planning and administration activities, such as management capacity building, and/or through the delivery of public services in connection to housing for individuals experiencing homelessness.

The projects outlined below would fill existing gaps in *Homeward DC*, the District’s plan to end homelessness, and could be implemented quickly.

1) Project management staff to end chronic and veteran homelessness (Planning and Administration)- \$250,000

Homeward DC outlines two major benchmarks: ending veteran homelessness by 2015 and ending chronic homelessness by 2017. While DC did not end veteran homelessness entirely by the end of 2015, we are close to reaching functional zero. We know what works to end veteran and chronic homelessness and these deadlines are critical to securing the resources and political will necessary to achieve these goals. However, reaching these two goals requires a full-time project manager to track progress and address obstacles. The project manager would work with the Coordinated Assessment and Housing Placement System (CAHP) staff to manage work towards these two major benchmarks. This position should be based within The Community Partnership for the Prevention of Homelessness (TCP), which already manages DC’s CAHP process, but needs additional capacity to both oversee the CAHP process, and track, monitor, and troubleshoot DC’s progress towards the

¹ U.S. Interagency Council on Homelessness. “Federal Resources tah can fund Rapid Rehousing.” July 2015. https://www.usich.gov/resources/uploads/asset_library/Federal_Funding_Sources_RRH.pdf.

benchmarks. We recommend that **\$250,000 be allocated to The Community Partnership for the purposes of hiring two FTEs** for this purpose and providing any **additional consulting and training** necessary for the position.

As service dollars all are limited, CDBG funding could be made available for this purpose as a management capacity building activity, which will enable the recipient to “carry out management, coordination, and monitoring of activities necessary for effective planning implementation.”

2) Staffing for Prevention/Diversion Program Pilot for individuals at risk of homelessness or new to low-barrier shelter system (Public Services in connection with housing and administration) – \$2 million

Prevention and diversion programs prevent the loss of permanent housing, and, when that is not possible, identify alternative housing options to prevent the need for shelter placement. In FY 16, the Department of Human Services launched a homeless prevention/diversion program for families who are experiencing homelessness. Since the program’s inception, it has successfully prevented or diverted hundreds of families from shelter. However, a similar program does not exist for individuals experiencing homelessness. For expediency, an existing family prevention/diversion provider could implement such a pilot for single adults. Communities across the country are successfully using prevention and diversion as a tool to end veteran homelessness and homelessness for single adults. As such, we recommend that \$2 million dollars be allocated to cover both the staffing (public services) and implementation costs (administration) for such a pilot.

National Housing Trust Fund (NHTF) Allocation Plan Recommendations

1. Prioritize Permanent Supportive Housing (PSH) construction

Permanent Supportive Housing (PSH) is a life-saving intervention for people experiencing chronic homelessness. There are projected to be at least 650 additional DC individuals and 230 additional families in need of PSH, beyond levels funded through the FY 2017 budget. Given the severity of this gap, the NHTF – a new resource available to the District – should be awarded in a way that prioritizes PSH. The draft FY 17 NHTF allocation plan includes PSH among its 12 priority funding factors, yet it is unclear how these factors are weighted. We recommend that the allocation plan clearly prioritize NHTF funds for the construction of PSH, and that the Consolidated Request for Proposals (RFP) indicate that NHTF will be available preferably for permanent supportive housing units.

2. Increase affordability term

The draft FY 17 NHTF allocation plan specifies that NHTF-funded projects will be required to execute at least a 30-year affordability covenant – the minimum required by HUD. We recommend that instead, the District require NHTF-funded projects be permanently affordable, for the life of the building or longer. **At the very least, the District should exceed the minimal term required by HUD, and require an affordability period significantly longer than 30 years.**

Expiring affordability covenants pose a serious preservation challenge. Even long affordability covenants present the risk that the affordable housing will be lost when the restriction ends, and projects are free to become market-rate. Over the past year, the Mayor's Housing Preservation Strike Force has considered how to tackle this problem. The District can prevent the future loss of NHTF-assisted projects by setting a permanent affordability period, so that the housing will be available to future generations of DC residents.

FIVE YEAR CONSOLIDATED PLAN RECOMMENDATIONS (FY16 – FY20)

There are several gaps in *Homeward DC* that should be prioritized for federal funding in the next 5 years. These gaps include programs that can be implemented quickly that were listed in the FY 17 recommendations, above, and long-term projects, like new construction of PSH or smaller shelters for single adults.

Unaccompanied youth

Additionally, we recommend the Consolidated Plan include funding dedicated to unaccompanied youth experiencing homelessness. The Strategic Plan to End Youth Homelessness is pending completion and passage in December 2016. This plan outlines a multi-year strategy focused on ensuring youth homelessness is short, brief and non-recurring. The final plan will include specific changes in current investments as well as future continuum of care investments (programmatic and capital) needed to expand our youth system to respond to current and future needs. Although not yet finalized, the Youth Committee of the Interagency Council on Homelessness has identified areas where additional investments starting in FY 17 and projected through FY21 will be needed. These include:

- Increasing investments in existing Prevention, Diversion and Family Unification programs to prevent youth homelessness and reunite youth with their families whenever possible.
- Increasing funding for services for the Street Outreach program and Drop-In Center so more youth can be served.
- Increasing capacity in existing emergency shelter, transitional housing and Permanent Supportive Housing (PSH), which will require capital and programmatic investments.
- Creating a new Rapid ReHousing program for unaccompanied youth.

Goal Descriptions/Outcome Indicators (SP-45)

We recommend that the Outcome Indicators for Goal 5: Prevent and End Homelessness be expanded to more closely reflect the approaches needed to address this goal. The draft Consolidated Plan includes 5 outcome indicators for this goal. We suggest adding the following outcome indicators:

- Number of households or individuals assisted with Targeted Affordable Housing
- Number of service-enriched shelters for single adults constructed/rehabilitated

Community Development Block Grant (CDBG) funding

1) *New construction of housing for people who are homeless:*

a) Permanent Supportive Housing (PSH)

Research and experience show that, for individuals experiencing chronic homelessness, PSH is critical to improving health and well-being. In addition, by allowing individuals the stability to

address their chronic health conditions, PSH decreases the burden currently placed on DC emergency services to address the health needs of this vulnerable population. As mentioned above, DC's FY 17 budget funds PSH for 425 individuals, yet there are projected to be at least 650 additional individuals and 230 additional families in need of this life-saving intervention. While some of the District's local Housing Production Trust Fund will likely be used to create PSH, only 83 units were produced in the 2015 Consolidated RFP. The District plans to issue two RFPs in 2016 which could possibly lead to twice as many units as in 2015—166. However, even if the District creates this number in fiscal years 2017 and 2018, it will not be enough to fill the gap.

b) Targeted Affordable Housing (TAH)

Homeward DC estimates that at least 970 additional units of TAH are needed for individuals beyond what has been locally funded. CDBG could help create site-based targeted affordable housing for chronically homeless individuals who do not need the intensive service of Permanent Supportive Housing, but need affordable housing to exit their homelessness.

2) Construction of emergency housing options:

a) Construction of smaller shelters for single adults

Homeward DC calls for smaller, service enriched shelters for single adults who are experiencing homelessness. Capital investments have been recommended in FY16-FY20 to replace NY Avenue, Harriet Tubman, and 801 East shelters. The current low-barrier shelters are very large and the buildings are in disrepair.

b) Construction of outreach beds

Homeward DC calls for outreach beds as a temporary measure to serve single adults living on the street who are extremely vulnerable and hard to engage while they work on a permanent housing solution. These beds currently do not exist due to a lack of funding.

3) Providing services to people experiencing homelessness

We recommend that the Department of Housing and Community Development (DHCD) hold a competitive request for proposals (RFP) to award all federal service dollars and that organizations be able to apply to provide currently funded services as well as the following services:

a) Staffing for Outreach Beds

Homeward DC calls for outreach beds as a temporary measure to serve single adults living on the street who are extremely vulnerable and hard to engage while they work on a permanent housing solution. These beds currently do not exist due to a lack of funding for services and a lack of a location to house the program.

b) Replace a portion of a time-limited Federal grant in FY 19 for outreach services

Connecting people who are experiencing homelessness to housing requires dedicated outreach. Recently, the District was awarded a 3-year Federal grant from SAMSHA, to provide much

needed outreach services to people in streets and shelters.² It is unclear whether that funding will be sufficient to meet the need for street outreach in DC. In addition, after that grant expires, the need for outreach will continue and the District will need to find an alternative funding source.

c) Staffing for a Daytime Services Center

While the FY16 budget included \$800,000 for a daytime services center, this amount will not be sufficient to provide the robust services people need to move into permanent housing. There currently isn't a daytime services center in the downtown area that provides a one-stop place for people experiencing homelessness to get connected to housing and other social services. As plans move forward to select and build out a facility for the Downtown Services Center (the Adams Place location is temporary), it is critical that funds be made available to provide the appropriate services on-site.

d) Project management staff to end chronic and veteran homelessness

See FY 17 CDBG recommendations above.

e) Staffing for a Prevention/Diversion Program Pilot for individuals who are at risk of homelessness or new to the low-barrier shelter system

See FY 17 CDBG recommendations above.

HOME funding

1) Construction of housing for people who are homeless

See FY 17 recommendations for PSH and TAH in CBDG section above.

2) Rapid ReHousing (RRH) for single adults

See FY 17 recommendations for RRH in HOME section above.

3) Shallow Rental assistance program pilot for single adults

DC's FY 17 budget includes \$1 million for a pilot program to assist recently housed families who, due to part-time or irregular work, need a flexible shallow subsidy to maintain their housing. As the District plans to implement this program, there is an opportunity to design and implement a parallel pilot for individuals experiencing homeless.

² "Cooperative Agreement to Benefit Homeless Individuals - States." Substance Abuse and Mental Health Services Administration (SAMHSA). February 2014. <http://www.samhsa.gov/grants/grant-announcements/sm-14-010>.

This Email was sent from the Ask the Mayor section of the dc.gov website.

Ms. Helen G. Randolph
812 Tewkesbury Place NW (home)
Washington, DC 20012
202-829-0550 (home)
hrandolph1222@rcn.com

Subject

=====

District Services

Message

=====

The proposed Housind Draft Plan that is to be submitted to HUD makes no reference on Section 8/Housing voucher program. This a serious concern. I contacted the District's housing office located @ 1133 North Capitol Street and wanted to apply for Sec. 8/vouchr program and was told that program is closed and has been closed for years. WHY?? Your draft plan makes NO mention of receiving a portion of proposed \$13 million funds from HUD -- WHY??

This message is from IPADDRESS: 164.82.40.32 User Browser: Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.0; Trident/5.0)

Referrer:

[http://app.dc.gov/apps/about.asp?page=atd&type=dsf&referrer=\[D\\$SF_SERVER_NAME\\$\]&agency_id=1075](http://app.dc.gov/apps/about.asp?page=atd&type=dsf&referrer=[DSF_SERVER_NAME]&agency_id=1075)

<APP>CUSTOM

<PREFIX>Ms.</PREFIX>

<FIRST>Helen</FIRST>

<MIDDLE>G.</MIDDLE>

<LAST>Randolph</LAST>

<SUFFIX></SUFFIX>

<ADDR1>812 Tewkesbury Place NW</ADDR1>

<CITY>Washington</CITY>

<STATE>DC</STATE>

<ZIP>20012</ZIP>

<ORGANIZATION></ORGANIZATION>

<EMAIL>hrandolph1222@rcn.com</EMAIL>

<PHONE_H>202-829-0550</PHONE_H>

<PHONE_W></PHONE_W>

<ISSUE>District Services</ISSUE>

<MSG>The proposed Housind Draft Plan that is to be submitted to HUD makes no reference on Section 8/Housing voucher program. This a serious concern. I contacted the District's housing office located @ 1133 North Capitol Street and wanted to apply for Sec. 8/vouchr program and was told that program is closed and has been closed for years. WHY?? Your draft plan makes NO mention of receiving a portion of proposed \$13 million funds from HUD -- WHY??</MSG> </APP>