



District of Columbia FIVE YEAR CONSOLIDATED PLAN

October 1, 2010 to September 30, 2015

Sustainable City, Complete Neighborhoods

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ZONING COMMISSION
District of Columbia

CASE NO. 04-33D

EXHIBIT NO. 13



Submitted August 2010

ZONING COMMISSION
District of Columbia
CASE NO. 04-33D
EXHIBIT NO. 13A

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Barracks Row District Department of Housing and Community Development

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- Appendix C- Maps
- Appendix D- Citizen Participation Plan
- Appendix E- Citizen Participation-Summary of Hearings and Citizen Comments
- Appendix F- Citizen Participation- Survey Results
- Appendix G- Glossary of Acronyms

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Executive Summary

This document contains the Five-Year Consolidated Plan for the District of Columbia, (Fiscal Years 2011-2015), identifying policies and strategies to address the housing and community development needs of low to moderate income residents with funds from local sources and from the following federal entitlement grants: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME); the Emergency Shelter Grant Program (ESG), and the Housing Opportunities for Persons with Aids Program (HOPWA) Accompanying the Five-Year Plan is the District's FY 2011 Annual Action Plan which contains the District's first-year plan for implementation of its strategies, including budget details, and required Certifications

The projections contained in these two documents are based on the continuation of HUD entitlement funding at approximately the level of the District's Fiscal Year (FY) 2010, and the same federal programmatic processes and requirements Likewise, the projections are based on a similar level of local funding for housing production as in FY 2010 Changes in these funding sources and parameters will require the District to revise these plans

Additionally, the housing market in the District of Columbia, as elsewhere in the country, is in a period of flux Estimates made today for five years from now may be obsolete within a few months, hence the need for a robust yearly Action Plan process going forward within the Consolidated Plan period

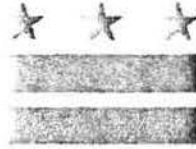
The Five-Year Consolidated Plan contains the following

Application to HUD for entitlement grants under the Five-Year Consolidated Plan

- Chapter One General Information
- Chapter Two Housing
- Chapter Three Homeless
- Chapter Four Community Development
- Chapter Five Non-Homeless Special Needs
- Chapter Six Other Narrative
- Appendices
 - Appendix A- THE ANNUAL ACTION PLAN, FY 2011
 - Appendix B- HOPWA 5-Year Consolidated Plan, FY2011-FY2015, and HOPWA FY2011 Action Plan
 - Appendix C- Maps
 - Appendix D- Citizen Participation Plan
 - Appendix E- Citizen Participation-Summary of Hearings and Citizen Comments
 - Appendix F- Citizen Participation- Survey Results
 - Appendix G- Glossary of Acronyms

Note on Tables The Department of Housing and Community Development has used the tables in HUD's Consolidated Plan Management Process (CPMP) tool to capture its housing, special needs population, homeless family and individual population, and community development needs information Objectives and outcomes, as well as past performance, are addressed extensively in the Resources section of the Consolidated Plan

CHAPTER ONE: GENERAL INFORMATION

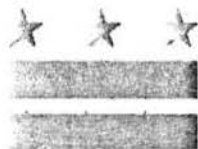


Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

[REDACTED]



Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion)
no less than 45 days prior to the start of the grantee's program year start date.
HUD does not accept plans between August 15 and November 15.

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Mission

The mission of the Department of Housing and Community Development (DHCD) is to create and preserve opportunities for affordable housing and economic development and to revitalize underserved communities in the District of Columbia. DHCD's key objectives are to

- Preserve and increase the supply of quality affordable housing,
- Increase homeownership opportunities; and
- Revitalize neighborhoods, promote community development, and provide economic opportunities

DHCD undertakes this work within the context of a local government committed to a sustainable city with complete neighborhoods. DHCD's FY2011-2015 Consolidated Plan builds extensively on the District's Comprehensive Plan, *Growing an Inclusive City: From Vision to Reality*, adopted in 2006. The cornerstone of this plan can be described succinctly: "We strive to be a more 'inclusive' city—to ensure that economic opportunities reach all of our residents, and to protect and conserve the things we value most about communities" (Comprehensive Plan, 1-1). Its overriding emphasis is on improving the quality of life for current and future residents of the District of Columbia.

The Comprehensive Plan process began in November 2003, when then-Mayor Anthony Williams held a Citizens' Summit, attended by over 3,000 residents to discuss citywide priorities. Almost 90 percent of the attendees identified "creating an inclusive city" as one of the highest priorities for the city, an aspiration that ultimately became the theme of the Comprehensive Plan. "Growing inclusively is the singular expression of our vision for DC's future." Three main challenges were identified: creating successful neighborhoods, increasing access to education and employment, and connecting the whole city.

As the Office of Planning moved forward from the Citizens' Summit, the Mayor and City Council appointed a task force of stakeholders to help guide the plan process. Throughout 2005 and 2006, hundreds of residents attended workshops, community fairs and town meetings held throughout the city to discuss the Draft Comprehensive Plan. In addition to broad community input, the Office of Planning held small group discussions on particular topic areas, such as arts and culture, and Latinos and planning, as well as meeting with dozens of neighborhood and civic organizations, and business groups. An interactive website (www.inclusivecity.org) complemented these in-person meetings. Almost 800 pages of public comment and feedback were received throughout this extensive process, which culminated in a Mayor's formal hearing in June 2006. The Comprehensive Plan was adopted by the City Council in December 2006.

Since its approval, the Comprehensive Plan continues to serve as a blueprint for the city, guiding future development. Acknowledging the work to be done in overcoming the physical, social and economic inequalities that exist in the District, five core themes are used as a yardstick to measure implementation progress: managing growth and change, creating successful neighborhoods, increasing access to education and employment, connecting the whole city, and building green and healthy communities.

The Inclusive City planning process and themes detailed above are closely calibrated to the six Livability Principles recently released by the federal Partnership for Sustainable Communities (HUD, DOT and EPA). These principles provide more transportation choices; promote equitable, affordable housing; enhance economic competitiveness; support existing communities; coordinate policies and leverage investment, and value communities and neighborhoods.

Many of the sustainability measures that will meet community needs and build on the District's existing assets will be addressed by other District government agencies and nonprofit organizations, using a combination of local and federal funds, but not specifically CDBG, HOME, ESG or HOPWA funding. The use of other government or private funds by these agencies enables DHCD to focus its HUD funds and local funds on housing and neighborhood development priorities, while fostering a holistic approach to a sustainable city with complete neighborhoods. Specific instances of collaboration within and beyond the District government are included throughout the Consolidated Plan.

Clearly, DHCD's mission aligns with a number of the Livability Principles, most notably, promoting equitable, affordable housing, supporting existing communities; and valuing communities and neighborhoods. Beyond these "core" agency principles, DHCD coordinates with other District agencies to ensure that all Livability Principles are embodied in our built environment, as addressed briefly below.

Livability Principles

1. PROVIDE MORE TRANSPORTATION CHOICES

According to the American Community Survey (ACS), 2008, the Washington, DC metro area has the second longest mean travel time to work, 33.2 minutes, following only the New York metro area, at 34.5 minutes. As noted later in this document, the District's population is currently increasing, reversing decades of population decline, driven in part by an increased interest in urban living and leaving behind lengthy commutes. The Washington, DC metropolitan area experience mirrors national trends of increased desire for more walkable communities, and for residences in closer proximity to workplaces.

In addition to its comprehensive Metro system, the District provides residents more transportation choices through a variety of methods, including expanded Circulator bus service, and GPS-enabled "next bus" technology that lets riders determine the arrival of the next bus at particular stops throughout the city via cell phones or mobile devices. In terms of non-motorized transit, the District is in the national vanguard with its bicycle and pedestrian programs, including the SmartBike self-service public bike-sharing program, Union Station Bike Transit Center with bike commuter facilities and storage; and the ongoing installation of designated bike lanes on city streets, including within the downtown core. Future plans include strategic new streetcar lines and the separation of freeway and local traffic across the rebuilt 11th Street bridges. Preliminary data suggests that the District is seeing reduced vehicle registrations as transportation options expand across neighborhoods.

2. PROMOTE EQUITABLE, AFFORDABLE HOUSING

The promotion of equitable, affordable housing is at the core DHCD's mission and, likewise, at the core of this Consolidated Plan. The population increases and in-migration of new households noted above are positive developments. However, they underscore the vital importance of preserving affordable housing opportunities in the District. DHCD collaborates with partners within the government and outside of it to preserve and produce affordable housing units for people of all ages, abilities, incomes, races, and ethnicities.

Notably, in addition to its full complement of affordable housing development finance activities, the District recently implemented an Inclusionary Zoning (IZ) program. This program requires residential developments of 10 units or more to set aside between eight and 10 percent of housing units for low

and moderate income households, and will help ensure that location efficient housing choices are available to households of all income levels.

3. *ENHANCE ECONOMIC COMPETITIVENESS*

This principle includes improving economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanding business access to markets.

In the local context, preparing District residents to compete for jobs in the city and the region through expanded education and job training opportunities is critical in enhancing economic competitiveness. The Mayor's Education Reform Plan highlights educational achievement and accountability, and, at the adult and continuing education end of the spectrum, is complemented by the recent establishment of the Community College by the University of the District of Columbia (UDC), which offers 20 associate degree and certificate programs and more than 25 workforce development programs.

Collaboration and innovation to enhance economic competitiveness are evident in citywide initiatives such as the Green Collar Jobs Initiative, which targets the development of sustainability job opportunities for residents, and the Creative DC Action Agenda, a strategy to strengthen the District's creative economy in design, media, museums, and the visual, performing and culinary arts.

Lastly, and addressed in more detail later in the Comprehensive Plan, DHCD has now fully implemented its Section 3 program, which provides training, employment and contracting opportunities for low- and very low-income residents in jurisdictions receiving housing and community development program funding from the Department of Housing and Urban Development (HUD).

4. *SUPPORT EXISTING COMMUNITIES*

Supporting existing communities is fundamental in a dense, transit-rich environment with well-established neighborhoods like the District. DHCD works hand in hand with other District agencies and non-governmental partners to continuously strengthen and revitalize its neighborhoods. Examples within DHCD include the façade improvement program, small business technical assistance, and targeted investment in particular neighborhoods generally, and in particular with Neighborhood Stabilization Program (NSP) and NSP2 federal funds.

Infill development which makes use of existing infrastructure and transportation linkages is standard practice in the District, complemented by comprehensive commercial corridor revitalization initiatives, such as Great Streets.

5. *COORDINATE POLICIES AND LEVERAGE INVESTMENT*

Managing growth and change within the District is a primary focus of the Comprehensive Plan, as noted earlier, with a number of initiatives underway to ensure that growth is both sustainable and inclusive. Planning for future growth is guided by zoning, and will be markedly improved by the District's comprehensive review of zoning regulations. Last undertaken in 1958, this process began anew in 2008 and has included 20 subject area working groups as well as a community task force. The modernized zoning regulations will be a more effective tool for guiding growth.

The District continues to innovate and build more sustainability, guided by the Green Building Act of 2006 and recent revisions to the building codes which require enhanced efficiencies in water and energy use, among other changes.

Likewise, the Clean and Affordable Energy Act of 2008 established goals for cleaner energy sources and distribution accessible to all, setting a goal that by 2012, 20 percent of the District's consumed energy come from renewable sources

6. *VALUE COMMUNITIES AND NEIGHBORHOODS*

Investing in healthy, safe and walkable neighborhoods is critically important to the future of the District. A creative example of putting this concern into action is the Healthy by Design initiative, a framework for District government policies and programs to encourage enhanced resident health through increased access to healthy food, recreational opportunities, and primary care facilities, in addition to walkable destinations. These principles were included in a small area plan which was recently completed for the Bellevue neighborhood.

Additionally, the District continues to preserve and foster the distinct qualities that make each of its neighborhoods special. Plans and programs such as small area plans and retail action strategies help communities identify and capitalize on their unique assets.

Building upon the core principles from the 2006 Comprehensive Plan, and incorporating elements of the six Livability Principles, DHCD used the framework, "Sustainable City Complete Neighborhoods" in determining its policies and programs over the next five fiscal years.

DHCD defines a complete neighborhood as one that provides access to high quality schools, open space, jobs, affordable housing, public transportation, healthcare and other essential services. Each of these components might not be located in the actual neighborhood, but all residents have safe, reliable access to these goods and services. In order to move District neighborhoods toward completion, the District of Columbia creates Small Area Plans that describe the current needs and assets of neighborhoods, along with recommendations for providing access to essential goods and services. This five-year consolidated plan will build upon the idea of a sustainable city and complete neighborhood throughout.

2

Resources

Available and Anticipated Resources

DHCD relies on two sources of funding to finance housing and community development projects, programs, and project delivery costs. These include 1) federal resources from HUD and program income, and 2) local resources composed of District appropriated funds, dedicated tax revenues and special purpose revenues. DHCD makes direct investments and uses funding to leverage private investments.

The following tables represent a summary of DHCD's available net funds, throughout the previous consolidated planning period (FY2006-FY2010). The tables paint a portrait of the previous years' financial landscape and the resources DHCD had available to accomplish its overall mission and goals.

TABLE 1.1: DHCD NET FUNDS THROUGH-OUT CONSOLIDATED PLAN 2006-2010

2006	CDBG	HOME	ESG	HOPWA
Allocation	\$22,865,000	\$9,179,000	\$795,000	\$10,535,000
*Total Federal Funds	\$73,830,487	\$9,579,000	\$836,352	\$10,535,000
	HPTF	Local	Loan Repay	Other
Total Local Funds	\$100,886,474	\$2,340,000	\$6,622,350	\$1,175,775

*Includes program income and previous year fund balance

2007	CDBG	HOME	ESG	HOPWA
Allocation	\$19,274,630	\$8,664,762	\$819,946	\$11,370,000
*Total Federal Funds	\$82,932,492	\$10,325,941	\$819,946	\$11,370,000
	HPTF	Local	Loan Repay	Other
Total Local Funds	\$115,578,017	\$4,046,000	\$6,524,215	\$2,000,940

*Includes program income and previous year fund balance

2008	CDBG	HOME	ESG	HOPWA
Allocation	\$18,767,297	\$8,731,505	\$831,246	\$11,118,000
*Total Federal Funds	\$76,268,911	\$22,136,714	\$831,555	\$11,118,000
	HPTF	Local	Loan Repay	Other
Total Local Funds	\$122,703,266	\$1,966,536	\$23,103,787	\$5,534,319

*Includes program income and previous year fund balance

2009	CDBG	HOME	ESG	HOPWA
Allocation	\$18,033,221	\$8,452,914	\$808,603	\$11,541,000
*Total Federal Funds	\$46,336,784	\$16,668,820	\$808,603	\$11,541,000
	HPTF	Local	Loan Repay	Other
Total Local Funds	\$108,679,538	\$32,858,731	\$2,332,308	\$2,333,214

*Includes program income and previous year fund balance

2010	CDBG	HOME	ESG	HOPWA	Stimulus
Allocation	\$18,179,591	\$9,322,221	\$802,900	\$12,213,518	
*Total Federal Funds	\$34,245,871	\$18,716,498	\$1,642,810	\$12,213,518	\$20,863,401
	HPTF	Local	Loan Repay	Other	
Total Local Funds	\$51,328,694	\$10,019,922	\$1,702,899	\$9,400,075	

*Includes program income and previous year fund balance

As pictured in the above tables, the Federal allocations remained steady throughout the last five years (although totals have been declining since 2008); however, because of the economic crisis and slowing real estate market, the total local funds saw a considerable decline in FY2010. As a result, DHCD's programs struggled to meet identified needs.

The current revenue forecast for the District, provided by the DC Office of the Chief Financial Officer (OCFO), suggests the District was significantly affected by the national recession, with continued deterioration in local source revenues. The revenue outlook for the District's future is strongly influenced by two factors: 1) the severe national recession that began in December 2007, and 2) D.C.'s real estate market. At the date of this draft, for FY 2011, total non-dedicated Local Fund revenues were estimated to be \$5,029.1 million, which is \$49.4 million less than the previous estimate just two months prior, and \$135.3 million less than FY2010 estimates. Not unlike the rest of the nation, the economic forecasts through 2015 for the District have become slightly more optimistic. However, as is to be expected of a recession marked by severe financial market problems, recovery is forecasted to be fairly slow.

FEDERAL RESOURCES

DHCD federal funding formula entitlement grant allocations for CDGB, HOME, ESG, HOPWA and the Economic Stimulus (as defined below) are received from the Office of Community Planning and Development at HUD. DHCD serves as the administrator for the CDBG, HOME, ESG and the Economic Stimulus grants. The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/Aids, Hepatitis, Sexually Transmitted Diseases, and Tuberculosis Administration (HAHSTA). Federal grant funds are distributed through DHCD's and HAHSTA's various programs to achieve specific needs dedicated to specific program requirements.

PROGRAM INCOME

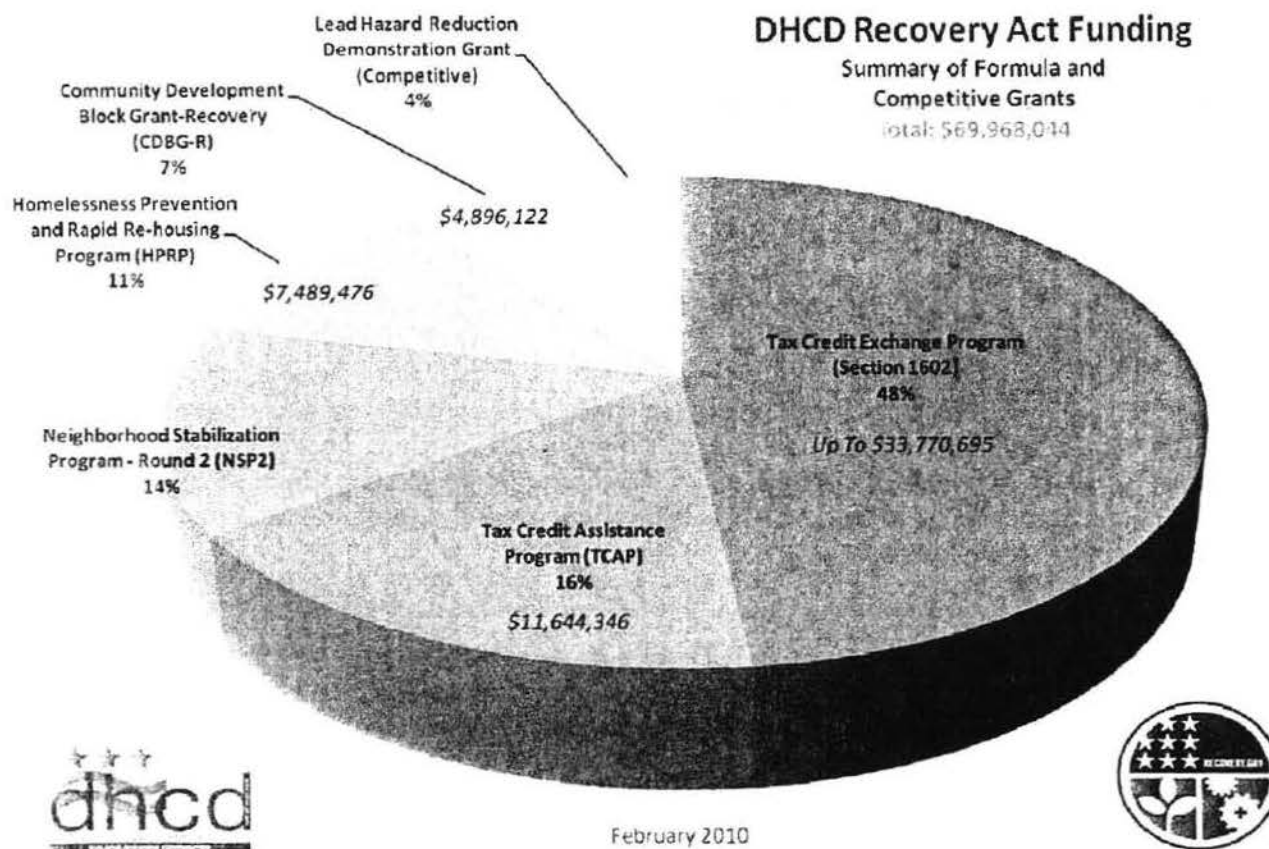
Program income dollars are collected annually by DHCD, for both the CDBG and HOME programs. Program income is derived primarily from repayment of loans provided to citizens to assist in the purchase of homes within the District. Program income received in excess of the budgeted amount is reprogrammed for use with the respective program.

ECONOMIC STIMULUS

In February of 2009, Congress passed the \$787 billion America Recovery and Reinvestment Act (ARRA) in an effort to stem the protracted and widespread recession in economic growth. The Recovery Act included \$13.61 billion for projects and programs administered by HUD, 75 percent of which was allocated to state and local governments with the remaining 25 percent awarded through competition. DHCD was awarded \$69,968,044 of total ARRA funds, \$36,197,349 coming from HUD and \$33,770,695 coming from the United States Department of Treasury for the Tax Credit Exchange Program (altogether the "Economic Stimulus"). The following chart shows the funds, by program, DHCD was awarded through ARRA.

TABLE 1.2: DHCD FUNDS AWARDED THROUGH ARRA

Program	Award
Tax Credit Exchange Program (Section 1602)	\$33,770,695
Tax Credit Assistance Program (TCAP)	\$11,644,346
Neighborhood Stabilization Program - Round 2 (NSP2) (Competitive)	\$9,550,562
Homelessness Prevention and Rapid Re-housing Program (HPRP)	\$7,489,476
Community Development Block Grant-Recovery (CDBG-R)	\$4,896,122
Lead Hazard Reduction Demonstration Grant (Competitive)	\$2,616,843
TOTAL	\$69,968,044

Figure 1.1: DHCD RECOVERY ACT FUNDING

All ARRA funds must be spent within two to three years, although each grant program has specific milestone spending requirements. In the outset of the Consolidated Plan, these funds will be used towards homeless prevention throughout the District, neighborhood stabilization (NSP 2) in the Ivy City/Trinidad, Deanwood and Anacostia neighborhoods, lead abatement throughout the District, façade improvements in targeted District commercial corridors, small business assistance, non housing community development in targeted areas throughout the District and tax credit assistance to developers of affordable housing.

*In addition to the ARRA funding, DHCD received funds from the first round of the Neighborhood Stabilization Program (NSP1) under the Housing and Economic Recovery Act of 2008 (HERA). Pursuant to HERA, DHCD received an allocation of \$2.8 million from HUD, which is being invested in the Ivy City/Trinidad neighborhood in Ward 5 to create 50 units of affordable housing from 37 vacant properties. Under NSP1, grantees have 18 months from the date HUD signed their grant agreements to obligate these funds and four years to expend allocations. In the first year of the consolidated plan, DHCD will expend the funds receive to complete the NSP1 portion of the project and continue complimentary activities under NSP2.

HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)

The D.C. Housing Authority (DCHA) receives, administers, and monitors funds for the Section 8 Program, known as the Housing Choice Voucher Program (HCVP). The Section 8 funds allocated will be used to increase affordable housing choices for very low-income households by allowing families to choose privately

owned rental housing. The funds are not part of the DHCD budget, but may be used by low-income families to obtain affordable housing in projects funded by DHCD.

LOW INCOME HOUSING TAX CREDITS (LIHTC)

The LIHTC Program was enacted by Congress in 1986 to provide owners of qualifying properties a federal tax incentive with the Internal Revenue Service (IRS) for providing rental housing at affordable rents for individuals and families of low or moderate income levels. The IRS charged the administration of the LIHTC program in the District of Columbia to DHCD. DHCD delegates the underwriting of the 4% LIHTC to the District of Columbia's Housing Finance Agency (DCHFA), and independent agency that specializes in housing related bond financing. DHCD allocates and underwrites the District's annual allowance of 9% LIHTC. In FY 2010, DHCD's 9% LIHTC allowance was \$2,500,000, and that amount is expected to remain steady.

As mandated by the IRS, DHCD is charged with insuring the on-going compliance of LIHTC properties in the District of Columbia by conducting monitoring. DHCD meets this requirement by conducting physical inspections of the project's buildings and tax credit units, as well as review of the tenant files to determine their status with the rules and regulations of the LIHTC program.

Residents of tax credit units are required to be within the income limits, released annually by HUD, and owners of tax credit housing are required to meet the rent restrictions for tax credit units. Owners of rental housing receiving an allocation of tax credits from the DHCD are required to enter into a restrictive covenant. The restrictive covenant adds an additional 15 years to the 15-year tax credit compliance period. The LIHTC program annual total funding is estimated upon the revenue from fees and the previous year's fund balance.

LOCAL RESOURCES

DHCD's local resources consist of appropriated and local revenue-based funds, including the Housing Production Trust Fund (HPTF), Local Appropriation, Loan Repayments, Unified Fund, Intra-District Fund and Nuisance Fund.

The HPTF is a local source of money for affordable housing development, established by the Housing Production Trust Fund Act of 1988. Capital for the HPTF is supplied from the legislated share of DC deed recordation taxes and real estate transfer taxes, currently 15%. The HPTF is designed to direct assistance toward the housing needs of the most vulnerable District residents, very low- and extremely low-income renters. Pending the receipt of feasible project proposals, the statute requires that

- A minimum of 40% of all HPTF monies disbursed each year must benefit households earning up to 30% of the area median income (AMI),
- A second minimum of 40% of the HPTF monies must benefit households earning between 31% and 50% of the AMI,
- The remainder must benefit households earning between 51% and 80% of the AMI and
- At least 50% of the HPTF monies disbursed each year must be used for the development of rental housing.

The rest of the HPTF monies may be used for, but are not limited to, for-sale housing development, single family housing rehabilitation, and loans and title clearing costs associated with PADD.

DHCD will continue to utilize the HPTF Site Acquisition Funding Initiative (SAFI), which combines HPTF money with money from private lenders to provide loans to nonprofit housing developers to facilitate acquisition of sites for affordable housing

DHCD also receives separate, local budget appropriations and repayments on loans originally funded with local dollars, for its HPAP, which it uses to make more homebuyer assistance loans. In addition, DHCD will continue to use the combined special purpose revenues of the DHCD Unified Fund; Intra-District funds from other District Agencies, including a portion of the Rental Unit Fee revenues deposited into DCRA's Nuisance Abatement Fund, and condominium/cooperative conversion fees deposited into DHCD's Housing Assistance Fund

PRIVATE FUNDS AND LEVERAGING

The grant award criteria for the District's housing and community development programs require the maximum use of private financial resources. Because DHCD uses its funds to "close the gap" of needed financing for its selected projects, private financing sector generally provides a significant portion of each project's funds. Banks and savings and loan institutions serve as the primary financing sources of all housing production, rehabilitation, or capital improvements. Many banks have special community lending operations, partly in response to the provisions of the Community Reinvestment Act, which encourages local lenders to invest in affordable housing and other community support projects. Several local banks have been active in supporting nonprofit affordable housing development. The District's public dollars leverage these private funds. DHCD also works in tandem with nonprofit and semi-governmental development organizations to leverage funds for affordable housing and economic opportunity. In addition, the District government and nonprofit developers have actively reached out to capture foundation grants. Many nonprofit organizations seek foundation funding to provide social support services, especially to special needs populations. Among the organizations that are active in this area are the Fannie Mae Foundation, Local Initiatives Support Corporation (LISC), and the Enterprise Foundation.

MATCHING FUNDS

Three HUD programs require matching funds: HOME, ESG and Lead Hazard Control. The District must provide a matching contribution of local appropriated funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. Throughout the five-year plan, the District's contribution will not be less than 25 percent of our non-administrative HOME draws.

DHCD generally meets its HOME obligation through contributions from the Housing Production Trust Fund. Eighty percent of all HPTF funds must benefit households earning up to a true 50 percent of the area median income, which is below the HOME income eligibility maximum; moreover, HPTF-assisted rental projects must be affordable for 40 years, which exceeds the HOME affordability period requirement. As the Department incurs HOME match-eligible expenses, it will ensure that adequate funding is provided for the matching contribution.

In addition to its federal ESG funds, the District of Columbia will provide local match dollars to support outreach and prevention services, support shelter operations and fund renovation of shelter space. The District will work to provide assistance for the homeless through community-based organizations, faith-based organizations and other nonprofit service providers.

DHCD also has a local match requirement for its Lead Hazard Control monies. This funding is used to abate lead-based hazards in single- and multi-family properties.

CAPITAL FUNDS

The District Capital Improvement Program (“Capital”) funds various modernization, acquisition and improvement efforts. DHCD will receive an annual allocation of Capital funds for activities in PADD. These activities will consist of acquisition, assemblage, site preparations, and demolition and stabilization of property to promote housing, affordable housing, and economic development opportunities. Projects for acquisition are identified in target areas where the District can make an investment to enhance and compliment development opportunities or projects being undertaken by the private or nonprofit sectors, and more importantly neighborhoods with substantial concentrations of vacant and abandoned property. Once the District owns the property, Capital funds pay for costs related to the maintenance, rehabilitation and/or stabilization of the real property.

DMPED will also receive Capital dollars for the Great Streets Initiative projects, where the District will continue to work with private and not-for-profit developers to develop key public and quasi-public owned parcels. In addition, DHCD’s capital budget provides gap financing to the DC Housing Authority (DCHA) to complete large-scale HOPE VI redevelopment projects.

Performance Measurement, Goals and Specific Objectives

Performance measurement is a tool that allows the District to gain insight into, and make judgments about, the effectiveness and efficiency of government programs, processes and people. By collecting and analyzing meaningful data and focusing on results that benefit District residents, the administration can improve the performance of city government.

Performance management and measurement in the District is by no means new, however, the District and DHCD have taken several steps to make the process and the results more transparent, accessible and efficient. For years, the city has included performance information in its budget books and in annual reports. In 2008, the Office of the City Administrator (OCA) expanded the use of performance measures in CapStat accountability sessions, built a web-based data submission tool, and revised year-end reports to make them more visually accessible and informative. Agencies often have supplemented citywide reports with their own performance reports. Historically, many of the city’s performance metrics tracked outputs. Starting in the 2010 planning cycle, and carrying forward throughout the remainder of this plan, the emphasis has been shifted towards sustainability to balance the perspective between outputs, outcomes and efficiency. Effective sustainable performance measures, measure not just internal agency efficiency and outputs, but more importantly, external outcomes.

Before the 2010 planning cycle, DHCD reported on the agency as a whole, including a scope of services, objectives, initiatives and key performance indicators. Beginning in 2010, DHCD was asked by the Executive Office of the Mayor (EOM), to submit division level performance information. This implementation has allowed DHCD to analyze, on a monthly basis, the productivity of each division and its progress in meeting spending plans and program commitments to HUD, to the Mayor and to the Council of the District of Columbia.

In a commitment to transparency and accountability, the District has established a CapStat website to allow residents to track how District Government is working for them. Residents can use these pages to track the performance of individual agencies, find neighborhood statistics and learn how government is responding to the city’s most pressing challenges. DHCD’s annual performance plans and annual performance

accountability reports are available on this site. In addition, newly established TrackDC, is available to allow the public to track the performance of individual agencies, learn more about agencies Key Performance Indicators, Budget, Spending and News, access agency Data and Connect directly to the agency.

DHCD's internal reporting measurements now align directly with its budgeting methods, and include efforts to work towards a more sustainable community. The Department's measurements are divided among eight programmatic divisions:

- Office of the Director
- Housing Regulation Administration (HRA)
- Rental Housing Commission (RHC)
- Development Finance Division (DFD)
- Residential and Community Services Division (RCSD)
- Property Acquisition and Disposition Division (PADD)
- Office of Program Monitoring (OPM)
- Portfolio Management Division (PMD)

In this structure, DHCD focuses on three strategic objectives:

- Preserving and increasing the supply of quality affordable housing;
- Increasing homeownership opportunities; and
- Revitalizing neighborhoods, promoting community development, and providing economic opportunities.

Each division's initiatives work either towards one, two or all three objectives. Furthermore, each division has a set of measurable key performance indicators that include outcomes, outputs and efficiencies to allow the Department to work toward a more sustainable city and complete neighborhoods, and better serve District residents. The following tables represent the internal reporting, including past performance, for each division.

TABLE 1.3: HOUSING REGULATION ADMINISTRATION

Key Performance Indicator (outcome, output, efficiency)	FY 2008 Actual	FY 2009 Actual	FY 2010 YTD
*HRA became part of DHCD in mid FY 2009, therefore the measurements start in FY 2010			
# of customers who utilize Housing Resource Center services	N/A	N/A	1,531
% of orders issued on voluntary agreement petitions within 45 days	N/A	N/A	100%
% of orders issued on hardship petitions within stated division timelines	N/A	N/A	N/A
% of condo registration applications processed within 60 days	N/A	N/A	100%
% of structural defect warranty claim notices of funding processed within 60 days	N/A	N/A	N/A
% of complete housing assistance payment requests processed within 30 days	N/A	N/A	N/A
# of inclusionary zoning units built	N/A	N/A	TBD
% of lotteries conducted for inclusionary units within administrative deadlines	N/A	N/A	N/A

TABLE 1.4: RENTAL HOUSING COMMISSION

Key Performance Indicator (outcome, output, efficiency)	FY 2008 Actual	FY 2009 Actual	FY 2010 YTD
# of appeals disposed	35	31	0
# of appeals cases > 3 years old	12	18	9
% of cases processed under 6 weeks (from date of commencement) (*no cases were commenced to be processed in FY 09 and 10)	55%	N/A	N/A
Average amount of time from receipt of case to assignment (*not cases were received in FY 2010)	12 mo	12 mo	N/A
% of hearings scheduled within 30 day requirement	100%	100%	100%

TABLE 1.5: DEVELOPMENT FINANCE DIVISION

Key Performance Indicator (outcome, output, efficiency)	FY 2008 Actual	FY 2009 Actual	FY 2010 YTD
% of District owners spending >30% of income on monthly housing costs (*ACS information only updated to 2008)	37.5%	N/A	N/A
% of District renters spending >30% of income on housing costs (*ACS information only updated to 2008)	47.4%	N/A	N/A
Total affordable housing units funded (new and rehab) (did not require measurement in FY 2008)	N/A	940	165
Total special needs (elderly, disabled and homeless) housing units funded	373	121	43
Total new homeownership units funded (did not require measurement in FY 2008)	N/A	83	26
Total First Right Purchase Assistance Program (tenant purchase) units funded	293	59	18
Total affordable housing units rehabilitated (did not require measurement in FY 2008)	N/A	450	147
Total affordable housing units preserved (loan structuring, technical assistance, etc.) (*not a measurement in FY 2008 and FY 2009)	N/A	N/A	12
% of affordable housing developments competitively evaluated and advancing to underwriting in the respective FY, that are highly sustainable and meet the Green Communities Criteria (*not a measurement in FY 2008, annual measurement for FY 2009 and FY 2010)	N/A	75%	N/A

TABLE 1.6: RESIDENTIAL AND COMMUNITY SERVICES

Key Performance Indicator (outcome, output, efficiency)	FY 2008 Actual	FY 2009 Actual	FY 2010 YTD
Total affordable housing units funded	779	679	128
Total single family rehab units funded	142	66	13
Total lead multifamily units funded	129	273	4
Total residential rehab special needs (elderly, disabled and homeless) units funded (did not require measurement in FY 2008)	N/A	20	10
Total HPAP special needs (elderly, disabled and homeless) units funded	9	6	4
# of first time homebuyers funded by HPAP	508	320	78
# of District employee homebuyers funded by EAHP	89	N/A	33
# of qualified District employee homebuyers funded by NEAHP (program started in FY 2010)	N/A	N/A	0

TABLE 1.6: RESIDENTIAL AND COMMUNITY SERVICES

# of loans or grants by the residential rehab program for single family rehab units	142	66	13
# of loans or grants by the residential rehab program for lead multifamily units	129	273	4
# of Elevated Blood Lead level cases in the District	N/A	44	23
# of storefront facades improved	45	32	13
Average cost per façade unit funded	N/A	\$22,306	\$37,000
# of technical assistance provided	3,106	2,113	0

TABLE 1.7: PROPERTY ACQUISITION AND DISPOSITION

Key Performance Indicator (outcome, output, efficiency) (*created as new Division in FY 2009, measurements not recorded until FY 2010)	FY 2008 Actual	FY 2009 Actual	FY 2010 YTD
# of properties acquired	N/A	N/A	8
# of properties acquired in each targeted neighborhood (Ivy City/Trinidad, Historic Anacostia, & Washington Highlands)	N/A	N/A	0
# of properties recaptured from developers or transferees	N/A	N/A	0
# of properties for which disposition agreements were executed	N/A	N/A	0
# of housing units created or rehabbed through reclamation of abandoned properties	N/A	N/A	8
# of affordable housing units created or rehabbed through reclamation of abandoned properties	N/A	N/A	2
Average # of years of affordability for units created or rehabbed through reclamation of abandoned properties	N/A	N/A	10
# of properties investigated that result in rehabilitation by the owner	N/A	N/A	0
Average cost per property of acquisitions	N/A	N/A	\$2,500

TABLE 1.8: PROGRAM MONITORING DIVISION

Key Performance Indicator (outcome, output, efficiency)	FY 2008 Actual	FY 2009 Actual	FY 2010 YTD
Total number of grant projects reviewed	64	61	45
% of environmental reviews conducted within 45 days	92%	95%	80%
% of Fair Housing reviews completed within stated division timelines (not a measurement in FY 2008)	N/A	92%	100%
# of eligible community Housing Development Organizations recertified by year-end	16	15	0
# of required physical inspections and file reviews conducted annually for HOME and LIHTC (not a measurement in FY 2008)	N/A	881	252

TABLE 1.9: PORTFOLIO AND ASSET MANAGEMENT DIVISION

Key Performance Indicator (outcome, output, efficiency)	FY 2008 Actual	FY 2009 Actual	FY 2010 YTD
# of loans in portfolio	6,752	6,413	6,225
% of all required financial reviews completed by staff within determined timeline (not a measurement in FY 2008 or FY 2009)	N/A	N/A	0.00
% of loans in good standing (e.g. current loans and payoffs, and 30 days or less delinquent)	80%	83%	78.76%
% increase in # of loans in good standing from date baseline was established	9.79%	3.57%	0.97%
% of loans more than 30 days delinquent(not a measurement in FY 2008)	N/A	2.00%	3.00%
% of loans in default	20%	17.00%	8.70%
# of loans moved from delinquent to correct status	20	60	42
% of financial reports collected from existing borrowers (not a measurement in FY 2008 or FY 2009)	N/A	N/A	0.25%
% of loans with a risk rating of 4 or above (not a measurement in FY 2008, not all have been rated to date in FY 2010)	N/A	18%	N/A

Basic Objectives

Beyond DHCD's own internal measures of efficiency, output and outcome, the U.S. Department of Housing and Urban Development (HUD) has developed a process to allow DHCD to better tell the story of its accomplishments and the difference these activities make for families and communities. HUD's performance measures have a concentrated focus on outcomes. The performance measures and the statutes for the formula grant programs, CDBG, HOME, ESG and HOPWA, set forth three basic objectives against which DHCD's performance is measured:

1. *DECENT HOUSING* – includes:

- a. Assisting homeless persons obtain affordable housing;
- b. Assisting persons at risk of becoming homeless;
- c. Retaining the affordable housing stock;
- d. Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- e. Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- f. Providing affordable housing that is accessible to job opportunities.

2. *SUITABLE LIVING ENVIRONMENT* – includes:

- a. Improving the safety and livability of neighborhoods;
- b. Eliminating blighting influences and the deterioration of property and facilities; increasing access to quality public and private facilities and services;

- c Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods,
- d. Restoring and preserving properties of special historic, architectural, or aesthetic value, and
- e Conserving energy resources and use of renewable energy sources

3. *CREATING ECONOMIC OPPORTUNITIES* – includes:

- a Job creation and retention,
- b Establishment, stabilization and expansion of small businesses (including micro-businesses),
- c The provision of public services concerned with employment;
- d The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan,
- e Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- f Access to capital and credit for development activities that promote the long term economic and social viability of the community, and
- g Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Outcome Categories

After deciding upon the objective, to better reflect what DHCD is seeking through funding, one of three outcome categories will then be chosen. The three outcome categories are:

1. ***AVAILABILITY/ACCESSIBILITY*** – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.
2. ***AFFORDABILITY*** – applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
3. ***SUSTAINABILITY*** – applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Specific Objectives (Outcome/Objectives)

Each outcome category can be connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements.

Table 1.10: Outcomes and Objectives

	Outcome #1 Availability /Accessibility	Outcome #2 Affordability	Outcome #3 Sustainability
Objective DH Decent Housing	Create Decent Housing with Improved/New Availability (DH-1)	Create Decent Housing with Improved/New Affordability (DH-2)	Create Decent Housing with Improved/New Sustainability (DH-3)
Objective SL Suitable Living	Enhance Suitable Living Environment Through Improved/New Accessibility (SL-1)	Enhance Suitable Living Environment through Improved/New Affordability (SL-2)	Enhance Suitable Living Environment Through Improved/New Sustainability (SL-3)
Objective EO Economic Opportunity	Create Economic Opportunity Through Improved/New Accessibility (EO-1)	Create Economic Opportunity Through Improved/New Affordability (EO-2)	Create Economic Opportunity Through Improved/New Sustainability (EO-3)

DHCD has consolidated its outcome performance indicators to directly correlate with HUD's matrix. The following are the specific objectives identified by DHCD to provide new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity

DECENT HOUSING-AVAILABILITY (DH-1)

1 Number of customers who utilize the Housing Resource Center

In July of 2009, DHCD opened the Housing Resource Center in Ward 8 of Southeast Washington, DC. The Housing Resource Center serves as DHCD's central source of services, programs, and information that help the District's low and moderate-income families and individuals purchase and rehabilitate homes and prevent mortgage default and foreclosure. In addition to quality one-on-one services, the center offers computer stations for customers to access the District's affordable housing locator dchousingsearch.org. An onsite housing provider ombudsman provides technical assistance to small housing providers of property located in the District of Columbia, and an information area offers a variety of literature about DHCD programs and those offered by other housing agencies including Fannie Mae and HUD. Furthermore, University Legal Services (ULS), a community-based organization of in-take specialists with an expertise in DHCD's housing programs, is located at the center and provides rental counseling to assist DC residents with locating affordable and accessible housing. Finally, the center also houses the Housing Regulation Administration (HRA), which administers the District's rental housing and condominium laws.

FUNDS TO BE USED: CDBG, HOME, HPTF, Local, Other

2 Total special needs housing units funded through development

DHCD's Development Finance Division (DFD) provides funding for the development of rental, homeownership and community facility developments that serve District of Columbia neighborhoods. Funding for development to provide availability of decent housing for elderly, disabled and homeless individuals is a priority of this division.

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other**3 *Total new homeownership units funded through development***

DHCD provides assistance for a variety of construction and site development activities that support the availability of decent residential housing or community facilities. The financing is used to leverage private investment in the development of new, affordable units for homeownership.

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other**4 *Total First Right Purchase Assistance Program units funded-new and rehab***

DHCD's First Right Purchase Assistance Program provides seed money, earnest money deposits, and acquisition assistance to tenant groups that are threatened with displacement due to the sale of their apartment building. With DHCD's assistance, the tenant groups are able to purchase the building and preserve the availability of decent affordable housing. More than 1,000 units have been preserved as affordable housing since FY 2002, with the goal of assisting many more with additional funding.

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other**5 *Total affordable housing units preserved, via loan structuring, technical assistance, etc.***

DHCD's DFD focuses on the preservation of affordable housing by providing specialized organizational and development services to District residents who may need technical assistance.

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other***DECENT HOUSING-AFFORDABILITY (DH-2)*****1 *Total number of inclusionary zoning units built in the District***

In June of 2009, the District implemented the District's Inclusionary Zoning program, which affords private sector development companies the right to additional density for their projects in exchange for making at least 8 percent of the units in the project affordable. As new construction progresses, this will allow the District to preserve the affordability of decent housing around the region.

FUNDS TO BE USED: Local, Capital**2 *Total number of affordable housing units funded through development-new and rehab***

As both the creation and preservation of affordable housing units are important to DHCD, DFD plays a prominent role in helping the agency achieve its annual multifamily housing production goals.

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other

3 Percent of District owners spending greater than 30% of income on monthly housing costs

DHCD's mission is to create and preserve opportunities for affordable housing and economic development and to revitalize underserved communities in the District of Columbia. Through its mission, it is a goal of DHCD to maintain affordability for home owners across the District. This measurement allows DHCD to see if the effect of their work is making a difference in the region

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other

4 Percent of District renters spending greater than 30% of income on housing costs

Through DHCD's mission, it is a goal to maintain affordability for renters across the District. This measurement allows DHCD to see if the effect of their work is making a difference in the region

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other

DECENT HOUSING-SUSTAINABILITY (DH-3)

1 Total number of District employee homebuyers funded by the Employee Housing Assistance Program (EHAP)

DHCD's EAHP provides assistance to employees of the District of Columbia Government who are first-time homebuyers in the District. This program allows DHCD to provide affordable housing to employees in order to live near their work, benefiting the employee and the sustainability of District communities and neighborhoods

FUNDS TO BE USED: CDBG, HOME, Local, Other

2 Total number of qualified District employee homebuyers funded by the Negotiated Employee Assistance Housing Program

DHCD's NEAHP provides assistance to qualified employees of the District of Columbia Government who are first-time homebuyers in the District. This program allows DHCD to provide affordable housing to qualified employees in order to live near their work, benefiting the employee and the sustainability of District communities and neighborhoods

FUNDS TO BE USED: Local

SUITABLE LIVING ENVIRONMENT-AVAILABILITY/ACCESSIBILITY (SL-1)

1 Total affordable housing units rehabilitated through development

DFD provides low-cost gap financing for the rehabilitation of residential properties containing five or more units. The principal objective of this program is to stimulate and leverage private investment and financing in the rehabilitation of multi-family housing that is affordable to lower-income residents. The

programs assistance allows the District to restore and improve the safety and livability of properties, making them more available and accessible to residents

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other

2 *Total single family rehabilitation units funded*

Residential and Community Services (RCSD) Single Family Residential Rehabilitation Program is designed to help households finance home repairs. Funding may be used for activities that include repairing walls and floors; replacing windows, and repairing plumbing, electrical, and heating systems, allowing accessibility of a safer living environment for residents.

FUNDS TO BE USED: CDBG, HPTF

3 *Total lead multi-family units funded*

DHCD's Lead Safe Washington program offers assistance for the abatement of lead based paint in multi-family housing. The removal of this poisonous material affords District residents the access to live in a safe and suitable environment.

FUNDS TO BE USED: HPTF, Stimulus

4 *Total residential rehabilitation special needs units funded*

DHCD's residential rehabilitation programs improve the conditions of existing units. Funding to make a suitable living environment accessible for elderly, disabled and homeless individuals, is a priority of these programs.

FUNDS TO BE USED: CDBG, HPTF

SUITABLE LIVING ENVIRONMENT-AFFORDABILITY (SL-2)

1 *Total number of affordable housing units created or rehabilitated through reclamation of abandoned properties*

DHCD's Property Acquisition and Disposition Division (PADD) stabilizes neighborhoods by decreasing the number of vacant and abandoned residential properties in the District, and by transforming vacant and/or abandoned residential properties into homeownership opportunities for District of Columbia residents. The reclamation of abandoned properties decreases blighted areas and increases the number of affordable units in the District, for a more suitable living environment.

FUNDS TO BE USED: Capital, Other

2 *Average number of years of affordability for units created or rehabbed through reclamation of abandoned properties*

PADD's reclamation of abandoned properties and transformation into affordable units, allows for the units to remain affordable for a specified amount of time. PADD's goal is to maintain affordability for District residents.

FUNDS TO BE USED: Capital, Other

SUITABLE LIVING ENVIRONMENT-SUSTAINABILITY (SL-3)

1. *Percent of affordable housing developments competitively evaluated and advancing to underwriting in the respective fiscal year, that are highly sustainable and meet the Green Communities Criteria.*

With the passage of The Green Building Act of 2006, Washington, DC joined states and cities across the country in requiring green building design and construction. DHCD requires that all residential projects submitted for financing consideration conduct an integrated design charrette to explore the most cost-effective ways to incorporate green building standards. The integrated design charrette is a mandatory element of the Green Communities Criteria, the new standard which residential projects will be required to meet. DHCD's ultimate goal, that 100% of the affordable housing developments are highly sustainable, will help make the District a more livable and viable city.

FUNDS TO BE USED: CDBG, HOME, Stimulus, Other

2. *Total number of Elevated Blood Lead (EBL) level cases in the District.*

DHCD's work towards the removal of lead based paint from housing units in the District, improves community and neighborhood sustainability. This measurement will allow DHCD to see if its efforts of decreasing units with lead based paint are decreasing the number of children that are being poisoned.

FUNDS TO BE USED: HPTF, Stimulus

3. *Total number of properties acquired.*

PADD's objective to acquire vacant, abandoned and deteriorated properties through negotiated friendly sale, eminent domain, donation or tax sale foreclosure when owners are unwilling or unable to maintain their properties, reduces blighted areas, stabilizes neighborhoods and maintains sustainability for a suitable living environment.

FUNDS TO BE USED: Capital, Other

4. *Total number of properties recaptured from developers or transferees.*

PADD's objective to recapture vacant and deteriorated properties from developers and transferees, who have not performed under their contracts and declaration of covenants, is done through a re-entry provision in the covenant or through a negotiated sale. This process reduces blighted areas, stabilizes neighborhoods and maintains sustainability for a suitable living environment.

FUNDS TO BE USED: Capital, Other

5. *Total number of properties for which disposition agreements were executed.*

One of PADD's main functions is to dispose of properties in its inventory by selling the properties to individuals or developers to be rehabilitated into high quality affordable and market-rate single-family and/ or multifamily for-sale housing in District neighborhoods. This process allows properties and neighborhoods to remain a viable and sustainable place to live.

FUNDS TO BE USED: Capital, Other

6. *Total number of properties investigated that result in rehabilitation by the owner.*

PADD encourages property owners to rehabilitate and/or occupy their vacant and abandoned residential property, revitalizing neighborhoods and making them a more viable and sustainable place to live.

FUNDS TO BE USED: Capital, Other

ECONOMIC OPPORTUNITY-AVAILABILITY/ACCESSIBILITY (EO-1)

1. *Total number of first time homebuyers funded by HPAP.*

DHCD's Home Purchase Assistance Program (HPAP) provides interest-free loans to qualified residents, which enables them to purchase houses, condominiums, or cooperative units. This program allows for the availability of empowerment and self-sufficiency for low-income persons, to assist in the creation of generational wealth, through homeownership.

FUNDS TO BE USED: CDBG, HOME, Local, Other

2. *Total HPAP special needs units funded.*

Funding for the economic opportunity of homeownership for elderly, disabled and homeless individuals is a priority of DHCD.

FUNDS TO BE USED: CDBG, HOME, Local, Other

ECONOMIC OPPORTUNITY-AFFORDABILITY (EO-2)

Not Applicable for this specific outcome category.

ECONOMIC OPPORTUNITY-SUSTAINABILITY (EO-3)

1. *Total number of storefront facades improved.*

DHCD's neighborhood-based activities include a broad range of programmatic initiatives carried out through neighborhood community development organizations working in their local service areas. The Façade Improvement program provides funding for storefront improvements in commercial corridors. This program provides for long term economic and social viability of a neighborhood, and specific commercial opportunity and sustainability for small business owners.

FUNDS TO BE USED: CDBG, Stimulus

2. Total number of technical assistance provided to small business.

DHCD's neighborhood-based activities provide operating assistance to Community Based Organizations (CBO). Through its CBOs, DHCD provides technical assistance to small businesses, including (but not limited to) business planning, marketing, loan financing, tax preparation, and micro-lending.

FUNDS TO BE USED: CDBG, Stimulus

Table 1.11: SUMMARY OF SPECIFIC ANNUAL OBJECTIVES - District of Columbia

HUD	District of Columbia			2011			2012			2013			2014			2015		
Specific Objective	Outcome	Sources of Funds	Performance Indicators	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%
DH-1	DECENT HOUSING - Availability/Accessibility																	
DH-1.1	# of customers who utilize Housing Resource Center	CDBG, HOME, HPTF, Local, Other	People	650		0.0%	700		0.0%	700		0.0%	700		0.0%	700		0.0%
	MULTI-YEAR GOAL			650	0	0.0%	1,350	0	0.0%	2,050	0	0.0%	2,750	0	0.0%	3,450	0	0.0%
DH-1.2	Total special needs housing units funded through development	CDBG, HOME, Stimulus, Other	Housing Units	150		0.0%	150		0.0%	150		0.0%	150		0.0%	150		0.0%
	MULTI-YEAR GOAL			150	0	0.0%	300	0	0.0%	450	0	0.0%	600	0	0.0%	750	0	0.0%
DH-1.3	Total new homeownership units funded through development	CDBG, HOME, Stimulus, Other	Housing Units	80		0.0%	80		0.0%	80		0.0%	80		0.0%	80		0.0%
	MULTI-YEAR GOAL			80	0	0.0%	160	0	0.0%	240	0	0.0%	320	0	0.0%	400	0	0.0%
DH-1.4	Total First Right Purchase Assistance Program units funded-new and rehab	CDBG, HOME, Stimulus, Other	Housing Units	100		0.0%	100		0.0%	100		0.0%	100		0.0%	100		0.0%
	MULTI-YEAR GOAL			100	0	0.0%	200	0	0.0%	300	0	0.0%	400	0	0.0%	500	0	0.0%
DH-1.5	Total affordable housing units preserved, via loan structuring, technical assistance, etc.	CDBG, HOME, Stimulus, Other	Housing Units	200		0.0%	200		0.0%	200		0.0%	200		0.0%	200		0.0%
	MULTI-YEAR GOAL			200	0	0.0%	400	0	0.0%	600	0	0.0%	800	0	0.0%	1,000	0	0.0%
DH-2	DECENT HOUSING - Affordability																	
DH-2.1	Total # of inclusionary zoning units built in the	Local, Capital	Housing Units			0			0			0			0			0
	MULTI-YEAR GOAL			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 1.11: SUMMARY OF SPECIFIC ANNUAL OBJECTIVES - District of Columbia

HUD	District of Columbia			2011			2012			2013			2014			2015		
Specific Objective	Outcome	Sources of Funds	Performance Indicators	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%
	District																	
DH-2.2	Total # of affordable housing units funded through development (new and rehab)	CDBG, HOME, Stimulus, Other	Housing Units	900		0.0%	900		0.0%	900		0.0%	900		0.0%	900		0.0%
		MULTI-YEAR GOAL		900	0	0.0%	1,800	0	0.0%	2,700	0	0.0%	3,600	0	0.0%	4,500	0	0.0%
DH-2.3	% of District owners spending >30% of income on monthly housing costs	CDBG, HOME, Stimulus, Other	People	35		0.0%	35		0.0%	35		0.0%	35		0.0%	35		0.0%
		MULTI-YEAR GOAL		35	0	0.0%	70	0	0.0%	105	0	0.0%	140	0	0.0%	175	0	0.0%
DH-2.4	% of District renters spending >30% of income on housing costs	CDBG, HOME, Stimulus, Other	People	45		0.0%	45		0.0%	45		0.0%	45		0.0%	45		0.0%
		MULTI-YEAR GOAL		45	0	0.0%	90	0	0.0%	135	0	0.0%	180	0	0.0%	225	0	0.0%
DH-3	DECENT HOUSING - Sustainability																	
DH-3.1	Total # of District employee homebuyers funded by EHAP	CDBG, Stimulus	People	80		0.0%	90		0.0%	100		0.0%	100		0.0%	100		0.0%
		MULTI-YEAR GOAL		80	0	0.0%	170	0	0.0%	270	0	0.0%	370	0	0.0%	470	0	0.0%
DH-3.2	Total # of qualified District employee homebuyers funded by NEAHP	CDBG, Stimulus	People	100		0.0%	150		0.0%	150		0.0%	150		0.0%	150		0.0%
		MULTI-YEAR GOAL		100	0	0.0%	250	0	0.0%	400	0	0.0%	550	0	0.0%	700	0	0.0%
SL-1	SUITABLE LIVING ENVIRONMENT - Availability/Accessibility																	
SL-1.1	Total affordable	CDBG, HOME,	Housing Units	200		0.0%	200		0.0%	200		0.0%	200		0.0%	200		0.0%

Table 1.11: SUMMARY OF SPECIFIC ANNUAL OBJECTIVES - District of Columbia

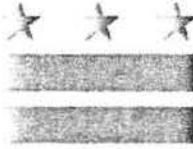
HUD	District of Columbia			2011			2012			2013			2014			2015		
Specific Objective	Outcome	Sources of Funds	Performance Indicators	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%
	housing units rehabilitated through development	Stimulus, Other																
		MULTI-YEAR GOAL		200	0	0.0%	400	0	0.0%	600	0	0.0%	800	0	0.0%	1,000	0	0.0%
SL-1.2	Total single family rehabilitation units funded	CDBG, HPTF	Housing Units	75		0.0%	80		0.0%	80		0.0%	80		0.0%	80		0.0%
		MULTI-YEAR GOAL		75	0	0.0%	155	0	0.0%	235	0	0.0%	315	0	0.0%	395	0	0.0%
SL-1.3	Total lead multifamily units funded	HPTF, Stimulus	Housing Units	65		0.0%	70		0.0%	70		0.0%	70		0.0%	70		0.0%
		MULTI-YEAR GOAL		65	0	0.0%	135	0	0.0%	205	0	0.0%	275	0	0.0%	345	0	0.0%
SL-1.4	Total residential rehabilitation special needs units funded	CDBG, HPTF	Housing Units	15		0.0%	20		0.0%	20		0.0%	20		0.0%	20		0.0%
		MULTI-YEAR GOAL		15	0	0.0%	35	0	0.0%	55	0	0.0%	75	0	0.0%	95	0	0.0%
SL-2	SUITABLE LIVING ENVIRONMENT - Affordability																	
SL-2.1	Total # of affordable housing units created or rehabilitated through reclamation of abandoned properties	Capital, Other	Housing Units	45		0.0%	60		0.0%	60		0.0%	60		0.0%	60		0.0%
		MULTI-YEAR GOAL		45	0	0.0%	105	0	0.0%	165	0	0.0%	225	0	0.0%	285	0	0.0%
SL-2.2	Average # of years of affordability for units created or rehabbed through reclamation of abandoned properties	Capital, Other	Years	15		0.0%	20		0.0%	20		0.0%	20		0.0%	20		0.0%
		MULTI-YEAR GOAL		15	0	0.0%	35	0	0.0%	55	0	0.0%	75	0	0.0%	95	0	0.0%
SL-3	SUITABLE LIVING ENVIRONMENT - Sustainability																	
SL-3.1	% of affordable housing	CDBG, HOME,	Housing Dev	100		0.0%	100		0.0%	100		0.0%	100		0.0%	100		0.0%

Table 1.11: SUMMARY OF SPECIFIC ANNUAL OBJECTIVES - District of Columbia

HUD	District of Columbia			2011			2012			2013			2014			2015		
Specific Objective	Outcome	Sources of Funds	Performance Indicators	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%
	developments competitively evaluated and advancing to underwriting in the respective fiscal year, that are highly sustainable and meet the Green Communities Criteria	Stimulus, Other																
		MULTI-YEAR GOAL		100	0	0.0%	200	0	0.0%	300	0	0.0%	400	0	0.0%	500	0	0.0%
SL-3.2	Total # of Elevated Blood Lead level cases in the District	HPTF, Stimulus	People	40		0.0%	35		0.0%	30		0.0%	30		0.0%	30		0.0%
		MULTI-YEAR GOAL		40	0	0.0%	75	0	0.0%	105	0	0.0%	135	0	0.0%	165	0	0.0%
SL-3.3	Total # of properties acquired	Capital, Other	Properties	25		0.0%	30		0.0%	30		0.0%	30		0.0%	30		0.0%
		MULTI-YEAR GOAL		25	0	0.0%	55	0	0.0%	85	0	0.0%	115	0	0.0%	145	0	0.0%
SL-3.4	Total # of properties recaptured from developers or transferees	Capital, Other	Properties	10		0.0%	10		0.0%	12		0.0%	12		0.0%	15		0.0%
		MULTI-YEAR GOAL		10	0	0.0%	20	0	0.0%	32	0	0.0%	44	0	0.0%	59	0	0.0%
SL-3.5	Total # of properties for which disposition agreements were executed	Capital, Other	Properties	55		0.0%	60		0.0%	60		0.0%	60		0.0%	60		0.0%
		MULTI-YEAR GOAL		55	0	0.0%	115	0	0.0%	175	0	0.0%	235	0	0.0%	295	0	0.0%
SL-3.6	Total # of properties investigated that result in rehabilitation by the owner	Capital, Other	Properties	10		0.0%	15		0.0%	15		0.0%	15		0.0%	15		0.0%
		MULTI-YEAR GOAL		10	0	0.0%	25	0	0.0%	40	0	0.0%	55	0	0.0%	70	0	0.0%
EO-1	ECONOMIC OPPORTUNITY - Availability/Accessibility																	

Table 1.11: SUMMARY OF SPECIFIC ANNUAL OBJECTIVES - District of Columbia

HUD	District of Columbia			2011			2012			2013			2014			2015		
Specific Objective	Outcome	Sources of Funds	Performance Indicators	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%	Proposed #	Actual #	%
EO-1.1	Total # of first time homebuyers funded by HPAP	CDBG, HOME, Local, Other	People	400		0.0%	500		0.0%	500		0.0%	500		0.0%	500		0.0%
		MULTI-YEAR GOAL			400	0	0.0%	900	0	0.0%	1,400	0	0.0%	1,900	0	0.0%	2,400	0
EO-1.2	Total HPAP special needs units funded	CDBG, HOME, Local, Other	People	10		0.0%	10		0.0%	10		0.0%	10		0.0%	10		0.0%
		MULTI-YEAR GOAL			10	0	0.0%	20	0	0.0%	30	0	0.0%	40	0	0.0%	50	0
EO-2	ECONOMIC OPPORTUNITY - Affordability																	
EO-2.1	N/A	N/A				0			0			0			0			0
		MULTI-YEAR GOAL			0	0	0	0	0	0	0	0	0	0	0	0	0	0
EO-3	ECONOMIC OPPORTUNITY - Sustainability																	
EO-3.1	Total # of storefront facades improved	CDBG, Stimulus	Facades	40		0.0%	90		0.0%	50		0.0%	50		0.0%	50		0.0%
		MULTI-YEAR GOAL			40	0	0.0%	130	0	0.0%	180	0	0.0%	230	0	0.0%	280	0
EO-3.2	Total # of technical assistance provided to small business	CDBG, Stimulus	Businesses	750		0.0%	1000		0.0%	1000		0.0%	1000		0.0%	1000		0.0%
		MULTI-YEAR GOAL			750	0	0.0%	1,750	0	0.0%	2,750	0	0.0%	3,750	0	0.0%	4,750	0
TOTAL																		



General Questions

[Please note that Demographic Profile section was added for context but is not a required section.]

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

1

Demographic Profile

Like many cities on the East Coast, Washington, DC, experienced a dramatic decline in population over the latter half of the 20th century. Now, in the beginning of the 21st century, those population losses are beginning to reverse and the District is growing again; there has been a 4.8% increase in population between the 2000 Census and July 1, 2009 (U.S. Census Bureau). As new residents discover the attraction of urban living, and as many long term residents see their neighborhoods expand and revitalize, the District has started shedding decades of decline and disinvestment.

Race

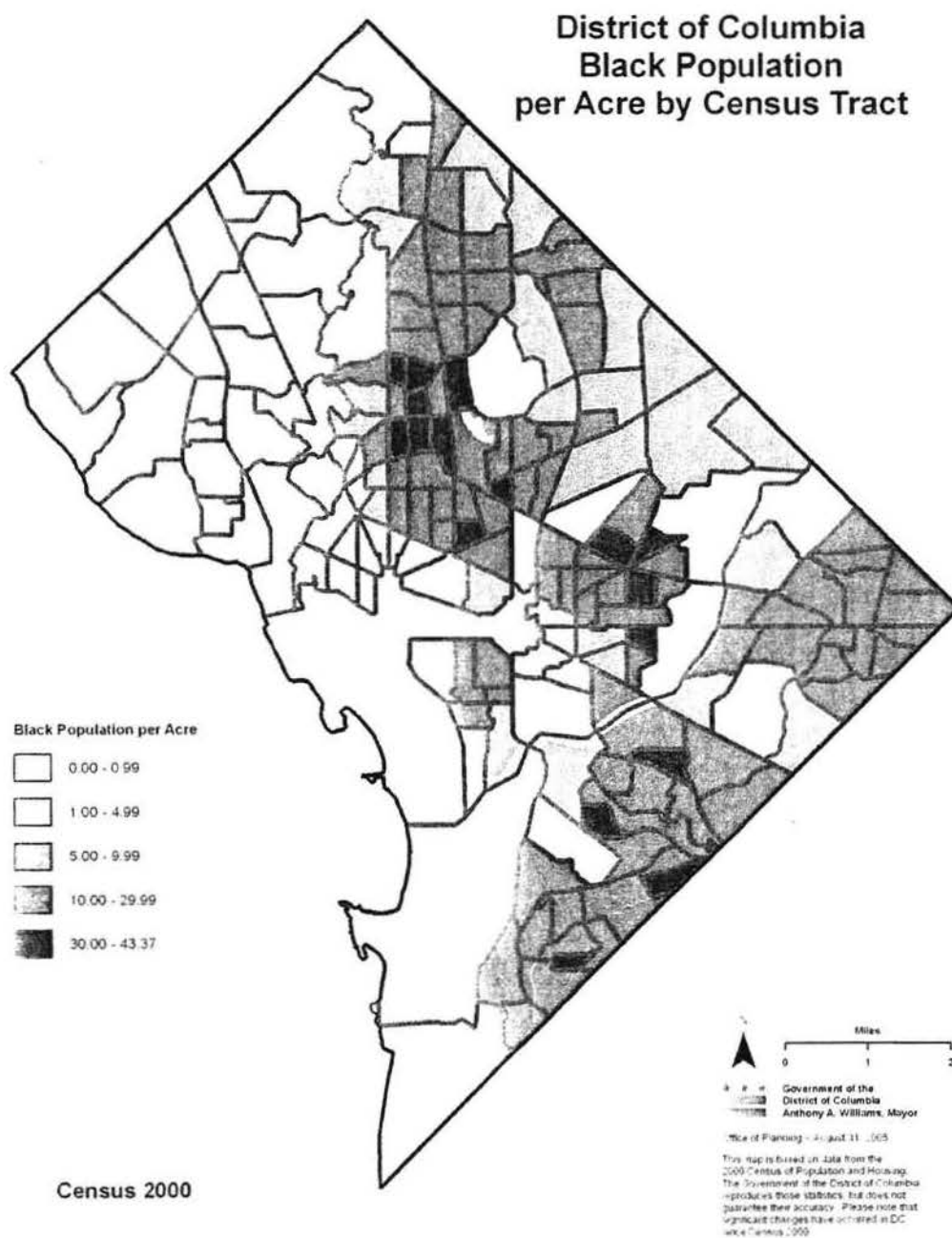
The 2009 population estimate by the U.S. Census Bureau stated that the District has a total of 599,657 residents, with the following population distribution: 54.4% Black or African-American; 36.1% White; 8.5% Hispanic or Latino; 3.2% Asian; 0.3% American Indian and Alaska Native; 0.0% native Hawaiian and Pacific Islander; 4.2% of some other race; and 1.7% individuals from two or more races.¹

¹ 2006-2008 American Community Survey Washington, D C. U S. Census Bureau. Web 03 Feb. 2010. <<http://factfinder.census.gov/>>.

AFRICAN-AMERICANS

African-Americans are the largest racial group in the District and represent a majority in six of the District's eight Wards. In 2008, they comprised 54.4% of the total population, down from 61.1% reported in 2000.

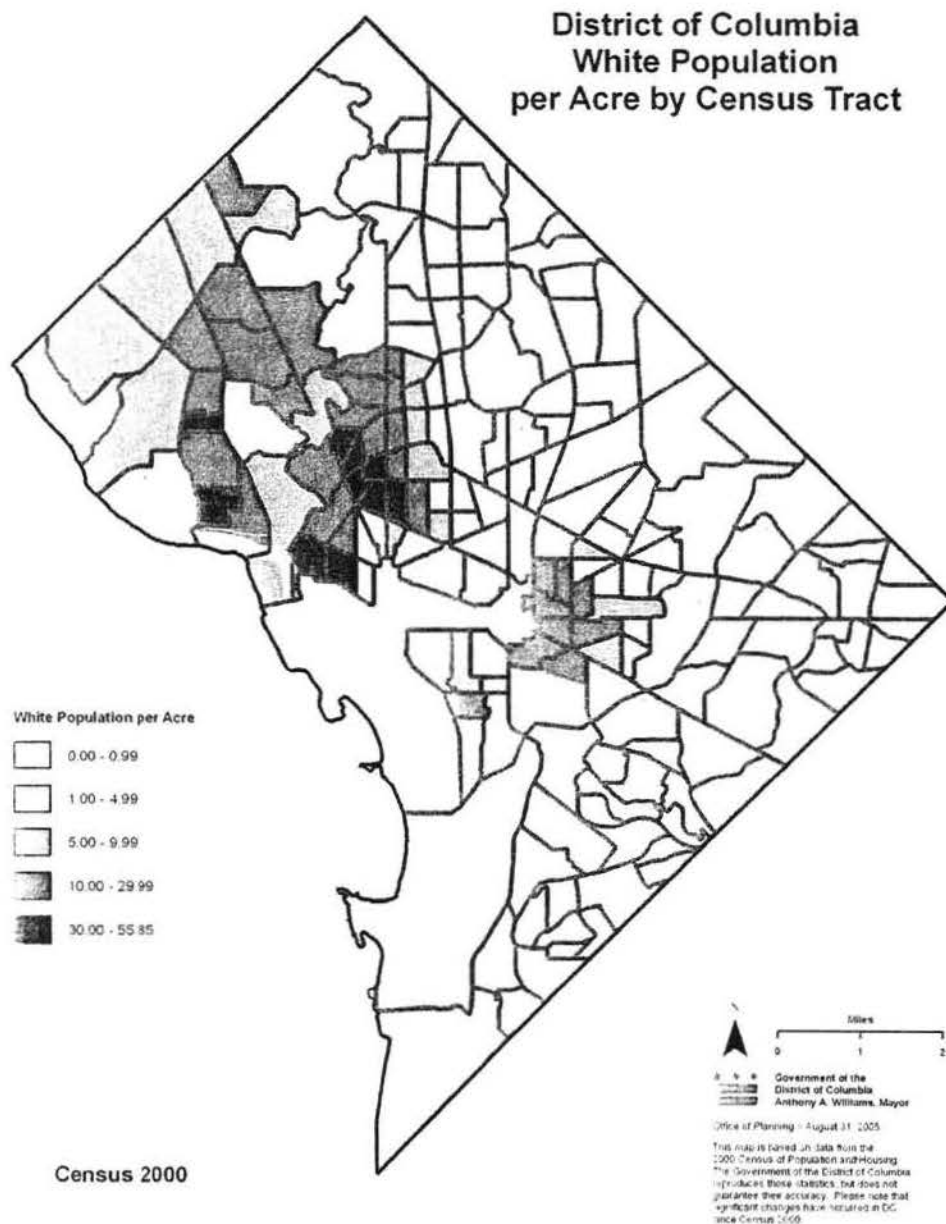
FIGURE 1.2: DISTRICT OF COLUMBIA BLACK POPULATION PER ACRE BY CENSUS TRACT



WHITES

Whites are the second largest racial group in the District and represent a majority in two of the District's 8 Wards (Ward 2 and Ward 3). Whites were the majority population in 1950, peaking at 64.5% of the total population. The white population declined for several decades, but recently has begun to increase again. In 2008, they accounted for 40.1% of the District's total population, an increase from 34.5% reported in 2000.

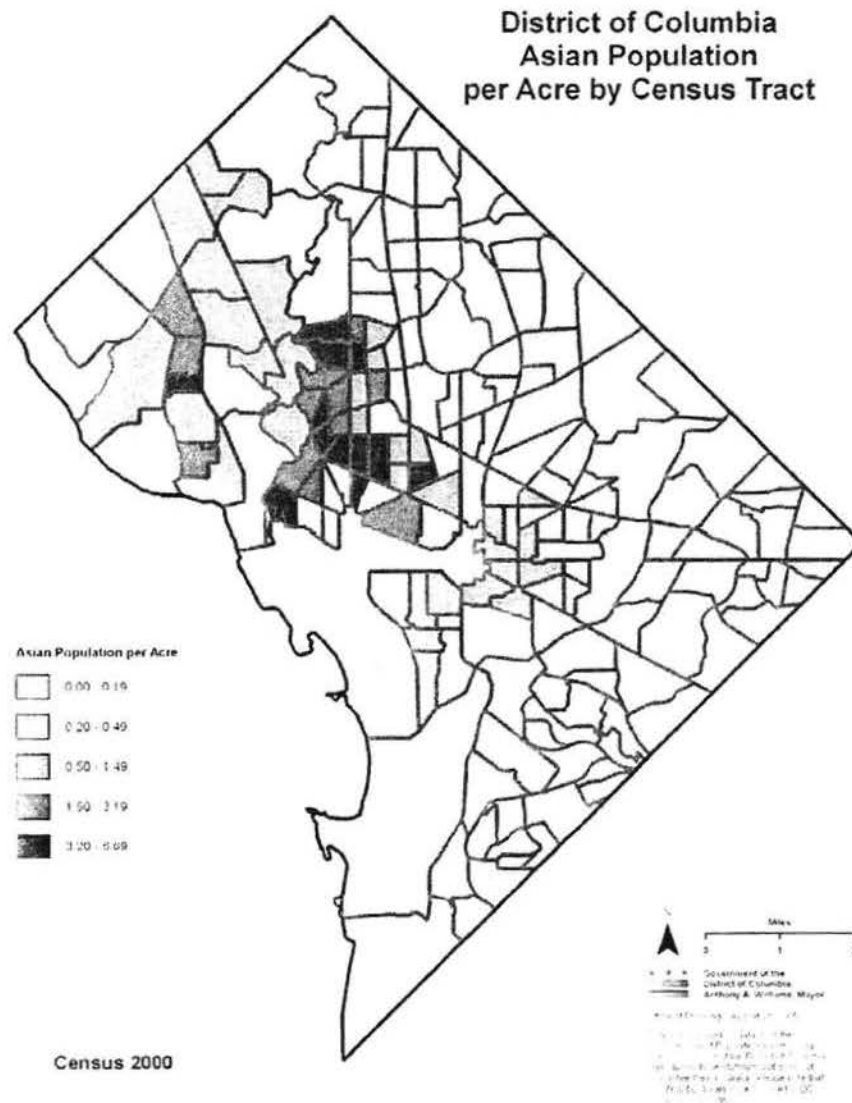
FIGURE 1.3: DISTRICT OF COLUMBIA WHITE POPULATION PER ACRE BY CENSUS TRACT



ASIANS AND PACIFIC ISLANDERS

The number of residents who identify themselves as Asian and Pacific Islander increased from 6,636 in 1980 to 11,214 in 1990, a 69% rise in population. By 1998 this total had risen 44% to 16,118, with the largest concentration in Ward 2 (5,031), followed by Ward 3 (4,571) and Ward 1 (2,989). This group of residents consists of 12 different ethnic groups who speak over 40 different languages. In 2008, Asians accounted for 3.4% (or 20,120) of the District's population and Native Hawaiian and Other Pacific Islanders comprised 0.1% (or 598) of the District's total population.

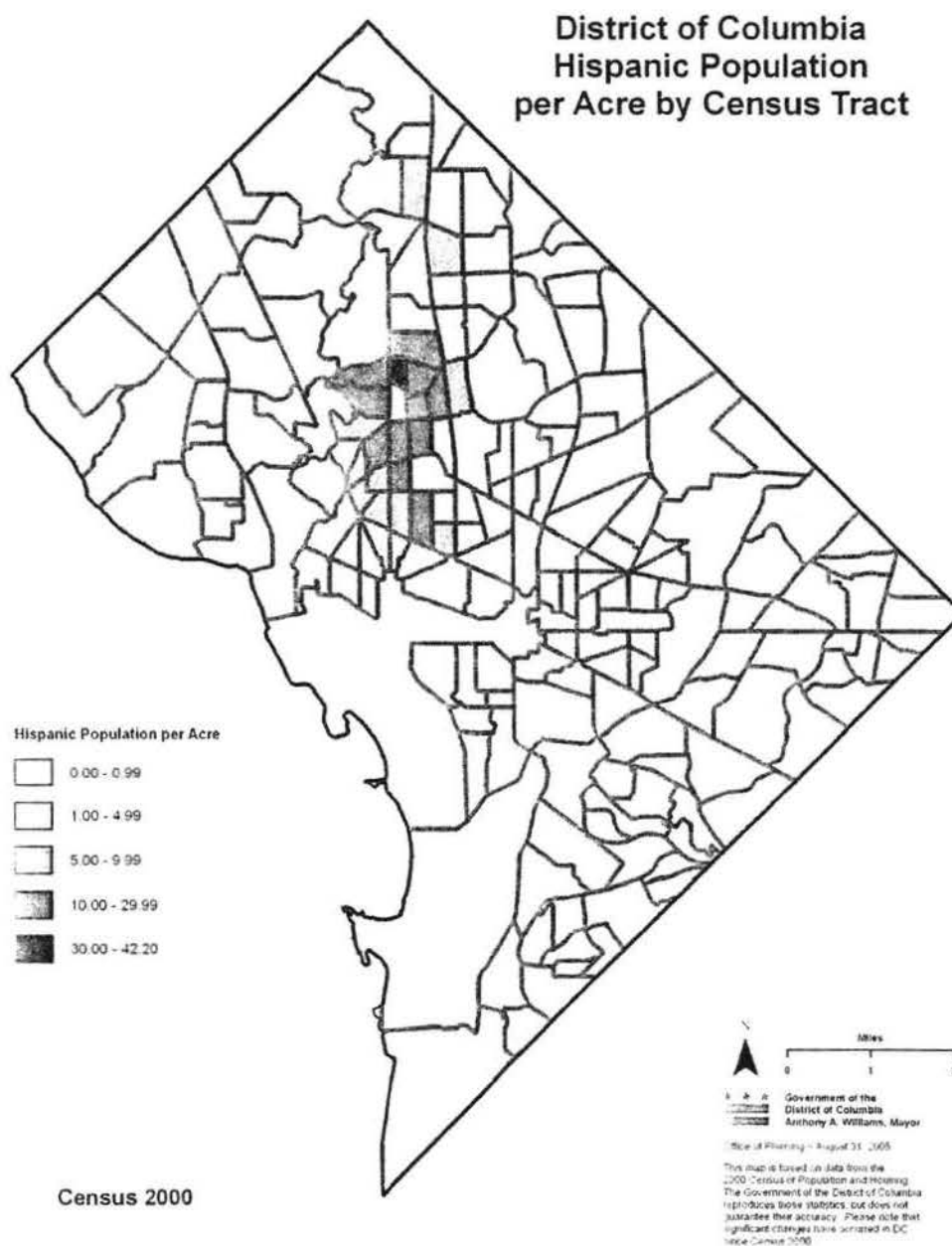
FIGURE 1.4: DISTRICT OF COLUMBIA ASIAN POPULATION PER ACRE BY CENSUS TRACT



HISPANICS OR LATINOS

Hispanics or Latinos can be of any race. The District's Hispanic or Latino populations grew by 37% between 1990 and 2000. In 2000, Ward 1 had the largest number of Hispanic or Latino residents (18,109), while Ward 7 had the lowest (658). In 2008, Hispanics or Latinos comprised 8.6% of the total population of the District, an increase of 7.9% reported in 2000. Hispanics or Latinos increased by 13.7% from 44,953 in 2000 to 51,124 in 2008.²

FIGURE 1.5: DISTRICT OF COLUMBIA HISPANIC POPULATION PER ACRE BY CENSUS TRACT



² 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau. Web. 03 Feb. 2010. <<http://factfinder.census.gov/>>.

Foreign-Born

According to Census data, almost 13 percent of the District's population is foreign-born, slightly above the national average of 12 percent. The biggest difference between the foreign-born population statistics for the District and the U.S. is the origins of the residents. The national statistic for the foreign-born population from Latin American countries is 53 percent versus 48 percent in the District. Twenty-seven percent of the U.S.'s foreign-born population is from Asia versus the 18 percent in the District--almost a 10 percent difference. The national and District statistics for European-born residents are 13 percent and 17 percent, respectively. The largest variation is African-born residents: less than four percent of U.S. residents are from African countries versus 14 percent in the District.³ There were 15,977 African-born residents in the District and 114,000 in the Washington metropolitan area. However, 60 percent of these African immigrants lived in Prince George's and Montgomery counties in Maryland.

Minority Groups

CHILDREN

In 2008, there were 102,808 children under 18 years of age in the District of Columbia. In 2008, own children in native families comprised 78.1% and the remaining 21.9% were children in immigrant families. The number of own children in immigrant families in the District increased from 15.8% in 2006 to 21.9% in 2008, while the number of own children in native families declined from 84.2% in 2006 to 78.1% in 2008.⁴

WOMEN

In 2008, 52.7% (or 311,953) of the total 591,833 residents of the District were women. In 2008, about 62.1% of the District's women were in civilian labor forces.⁵

ELDERLY

In 2008, about 12.0% (70,648) of the District's population were people 65 years old and over.⁶

Households

HOUSEHOLD FORMATION

The number of households in the District totals 250,423 with 43% (or 107,697) of these households comprised of families. The majority of District households—57% (or 142,726)—are composed of non-family households. Of these non-family households, 47.4% percent (118,812 households) were composed of one person living alone⁷. Household patterns in the District have shifted due to fewer families with children as well as economic factors that cause more people to share housing. In the District, households with children under 18 decreased from 24.6% to 21.7% between 2000 and 2007.⁸

³ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau Web 03 Feb 2010 <<http://factfinder.census.gov>>

⁴ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau Web 03 Feb 2010 <<http://factfinder.census.gov/>>

⁵ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau Web 03 Feb 2010 <<http://factfinder.census.gov/>>

⁶ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau Web 03 Feb 2010 <<http://factfinder.census.gov/>>

⁷ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau Web 03 Feb 2010. <<http://factfinder.census.gov/>>

⁸ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau Web 03 Feb 2010 <<http://factfinder.census.gov/>>

MEDIAN/AVERAGE INCOME

According to the Census Bureau, the median household income in the District increased by \$1,536 from \$56,400 in 2007 to \$57,936 in 2008. The Estimated Average Income per capita in 2008 was \$42,069.⁹ Although there has been an increase in wages between 2007-2008, households led by someone without a high school degree saw their incomes drop by \$4,000—from just \$23,000 to \$19,000—a sign that economic downturn hit the most vulnerable the hardest.

Since 2000, the median household income District-wide rose \$7,000—from \$51,000 to almost \$58,000 in 2008. DC's median income is higher than the National average and in most states, but the income growth has not been broadly distributed. As is often the case in the District, a very different story emerges when we use the lenses of race, geography, and education.¹⁰

- **Race:** White household income (non-Hispanic) jumped 20 percent from 2000-2008, after adjusting for inflation, up to \$107,600. Black residents, by contrast, saw their median income rise just two percent during the same time period, up to \$39,200 in 2008, a change which was not statistically significant. Hispanic household income fell from \$47,000 in 2000 to \$44,000 for 2008, also a change that was not statistically significant.¹¹
- **Geography:** Residents living in Census-defined areas that largely encompass Wards 2 and 3 enjoyed income gains of \$15,000 - \$20,000 since 2005. Adversely, median income fell in the area that covers Ward 4, and incomes in most of Wards 5 through 8 showed no statistically significant change from 2005-2008.
- **Education:** Only those residents at the most advanced levels — those with a graduate or professional degree — saw a statistically significant income gain from 2005-2008.

The distribution of these demographics by Ward is as follows:

TABLE 1.12: DC WARD DEMOGRAPHICS*

Ward	Total Population	Number of Households	Median HH Income	White	Black/African American	Hispanic	Asian	Other (include, Am. Indian, Hawaiian, & Other)
1	73,364	31,506	\$36,902	31.70%	45.70%	24.70%	3.50%	14.50%
2	68,869	36,081	\$44,742	65.40%	19.90%	10.20%	7.70%	4.30%
3	73,718	37,205	\$71,875	83.60%	5.80%	6.80%	5.70%	2.30%
4	74,092	29,149	\$46,408	17.70%	70.70%	12.50%	1.00%	7.50%
5	72,527	28,118	\$34,433	9.40%	86.70%	2.60%	0.80%	1.50%
6	68,035	32,070	\$41,554	31.60%	62.70%	3.00%	2.00%	1.60%
7	70,540	29,421	\$30,533	1.40%	96.80%	0.90%	0.20%	0.50%
8	70,914	25,041	\$25,017	5.30%	92.40%	1.40%	0.40%	0.80%
City	572,059	248,590	\$40,127	30.80%	60.00%	7.90%	2.70%	4.20%

*Text above refers to more recent data while chart uses Census 2000 data.

⁹ "Washington, District of Columbia (DC) Profile: Population, Maps, Real Estate, Averages, Homes, Statistics, Relocation, Travel, Jobs, Hospitals, Schools, Crime, Moving, Houses, Sex Offenders, News, Sex Offenders." *Stats about All US Cities - Real Estate, Relocation Info, House Prices, Home Value Estimator, Recent Sales, Cost of Living, Crime, Race, Income, Photos, Education, Maps, Weather, Houses, Schools, Neighborhoods, and More*. Onboard Informatics. Web. 3 Feb. 2010. <<http://www.city-data.com/city/Washington-District-of-Columbia.html>>.

¹⁰ "Incomes Are Growing in the District, But Not For Everyone." DC Fiscal Policy Institute. 24 Mar. 2009. Web. 3 Feb. 2010. <<http://www.dcfpi.org/incomes-are-growing-in-the-district-but-not-for-everyone>>.

¹¹ "Incomes Are Growing in the District, But Not For Everyone." DC Fiscal Policy Institute. 24 Mar. 2009. Web. 3 Feb. 2010. <<http://www.dcfpi.org/incomes-are-growing-in-the-district-but-not-for-everyone>>.

UNEMPLOYMENT

In 2009, nearly 40,000 DC residents were unemployed, up from 18,000 in 2008, more than doubling the number of people unemployed. Our unemployment rate—now at 12.1% in December 2009, is the highest on record. The national unemployment rate in December was 10 percent, close to its highest level since the Great Depression and dwarfing the rate in much of the Washington region. The District, however, was an exception. The District's 12.1 percent unemployment rate was one of the highest in the country, trailing just a handful of states including Michigan, California and Nevada. The high illiteracy rate and lack of job training among workers are some of the obstacles the District must overcome.¹³ While Federal

employment continues to grow and absorb losses in private high skilled jobs, households holding service sector or other low skilled jobs have been highly impacted by the recession. This has translated to job losses and reduction in tips, overtime, and other payments that households have depended on during the economic boom times to fill gaps. In addition, the recession has also caused a reduction in force of the City government that has impacted working class households. The District's unemployment rate ranged from a low of 2.5 percent in March in Ward 3 to a high of 23.8 percent in Ward 8. These numbers have changed from a low in 2008 of 1.6 percent in Ward 3 and a high of 16.4 percent in Ward 8.¹⁴ Comparatively, these District communities are faring worse than their Maryland and Virginia neighbors. In March of 2009, the Washington MSA unemployment rate was 6.5 percent, with Northern Virginia¹⁵, Prince George's County, and Montgomery County experiencing rates of 5.1, 6.7 and 4.9 percent, respectively.¹⁶

TABLE 1.13: UNEMPLOYMENT BY WARD¹²

Ward	March 2008-2009	
	2008	2009
1	5.3%	8.2%
2	3%	4.7%
3	1.6%	2.5%
4	5%	7.7%
5	8.4%	12.7%
6	6.1%	9.3%
7	10.8%	16.1%
8	16.4%	23.8%

POVERTY

According to Census Bureau data, one in five District residents lived in poverty, and almost one-fourth of District residents were below 125% of the Federal Poverty Level threshold during the time period from 2005 to 2007¹⁷. In 2008, 17.2% of District residents lived in poverty; 6.7% for White Non-Hispanic residents, 23.6% for Black residents and 17.6% for Hispanic or Latino residents.¹⁸

Poverty levels in the District can be broken down by demographics such as age, race/ethnicity, and education.

- **Age:** Children under the age of 18 are much more likely to live below the poverty level than adults — 29% vs. 16% respectively.
- **Race:** Just over 8% of White District residents lived below poverty, compared with 25% of Black or African-American District residents and 16% of Hispanic or Latino District residents.

¹² "DOES: Labor Market Information." Department of Employment Services. The District of Columbia Government. Web. <<http://does.dc.gov/does/cwp/view.asp?a=1233&q=538345&doesNav>>.

¹³ "Help Is on the Way for Unemployed DC Workers." DC Fiscal Policy Institute. 3 Dec. 2009. Web. 3 Feb. 2010. <<http://www.dcfpi.org/help-is-on-the-way-for-unemployed-dc-workers>>.

¹⁴ "DOES: Latest Monthly Statistics." Department of Employment Services. District of Columbia Government. Web. 26 May 2009. <<http://does.dc.gov/does/cwp/view,a,1233,q,538023.asp>>.

¹⁵ United States. Virginia Employment Commission. Economic Information Services Division. Comp. Ann D. Lang. Commonwealth of Virginia, 16 Apr. 2010. Web. 16 Apr. 2010. <<http://www.vec.virginia.gov/pdf/newpres1.pdf>>.

¹⁶ "Employment, Unemployment and Unemployment Rate by Place of Residence (LAUS) - Division of Workforce Development and Adult Learning." Maryland Department of Labor, Licensing and Regulation. State of Maryland, 26 Apr. 2010. Web. 26 Apr. 2010. <<http://www.dllr.state.md.us/lmi/laus/>>.

¹⁷ DC Poverty Demographics. Rep. DC Fiscal Policy Institute, 28 Mar. 2009. Web. 2 Feb. 2010. <<http://dcfpi.org/wp-content/uploads/2009/03/poverty1.pdf>>.

¹⁸ DC Poverty Demographics. Rep. DC Fiscal Policy Institute, 28 Mar. 2009. Web. 2 Feb. 2010. <<http://dcfpi.org/wp-content/uploads/2009/03/poverty1.pdf>>.

- *Education* DC residents with less than a high school diploma or equivalent are more likely to be poor than their counterparts with high school or college degrees Just over 5% of residents with a bachelor's degree or higher lived below the poverty level, compared to 31.5% who did not have a high school diploma or equivalent¹⁹

2

Geographic Priority Areas

The District of Columbia, situated on the northern banks of the Potomac River with a total area of 68.5 square miles, is divided into subdivisions established by the District government for such purposes as taxation, elections, zoning and historic preservation Other boundaries are established for public service delivery to staff neighborhood service centers, police precincts and fire stations For the purpose of this 5-year Consolidated Plan, the geographical division of the city consists of four Quadrants and more specifically eight Wards.²⁰

Quadrants

The District is divided into four quadrants Northwest (NW), Northeast (NE), Southeast (SE), and Southwest (SW). The dividing lines of those quadrants, North Capitol Street, East Capitol Street, South Capitol Street and the National Mall, radiate out from the Capitol, the geographic hub of Washington

Wards

The Wards are political subdivisions of the District, created for the purpose of voting and representation Currently, there are eight Wards, with populations in each ranging from about 68,000 to 78,000 residents

DCHD funding priorities are based in each of the eight Wards, for the purpose of developing complete neighborhoods and a more sustainable city In developing the future geographic funding priorities it is important to look at the overall development that has happened throughout the last planning period

WARD 1

While Ward 1 has been densely populated and "built out" for many decades, the last several years have seen pockets of significant development activity This has primarily included new multi-family housing and commercial properties (including 3,585 units of housing), but also new schools, areas facilities and other community oriented spaces Ward 1 has seven historic districts within its boundaries, an impressive amount for a relatively small area Consequently, much of the Ward will be preserved into the future, with new development focusing on smaller, infill parcels that respect existing neighborhood character.

WARD 2

Developments of all kinds, commercial and residential, have boomed in Ward 2 in recent years, specifically before the declining real estate market In fact, by mid 2008 there was nearly 19.7 million square feet of development planned or under construction in Ward 2, roughly 23 % of the total for the entire city Much of

¹⁹ DC Poverty Demographics Rep DC Fiscal Policy Institute, 28 Mar 2009 Web 2 Feb 2010 <<http://dcfpi.org/wp-content/uploads/2009/03/poverty1.pdf>>

²⁰ Office of Planning Web <<http://planning.dc.gov/planning/site/default.asp>>

this activity has occurred and is occurring Downtown and in neighborhoods such as Logan Circle, Foggy Bottom/West End and Shaw

WARD 3

Development in Ward 3 has been low to moderate compared to other Wards. As of March 2010, Ward 3 had one of the least amounts of recently completed, under construction, planned or proposed square feet of development. Of this, over 60% has already been completed since 2001, suggesting even less development ahead in coming years compared to other Wards. Further supporting this is the fact that Ward 3 has fewer new residential units planned or proposed than any other Ward, 642 units. Most new development is expected to be small-scale infill or related to educational and medical facilities. Like Ward 1, Ward 3 also has a large number of historic districts within its boundaries.

WARD 4

Development in Ward 4 has been low compared to other Wards. As of March 2010, Ward 4 had the least amount of recently completed, under construction, planned or proposed square feet of development in the city. However, unlike Ward 3 that has very little new construction planned or proposed, over 2/3 of Ward 4's development is planned or proposed (as opposed to recently built or under construction). Most new development under construction or planned is expected to be concentrated along the Georgia Avenue corridor, in Fort Totten and near the Takoma Metro Station.

WARD 5

Development in Ward 5 has been lower than that of other Wards. As of March 2010, Ward 5 has the least amount of completed development in recent years other than Wards 3, 4 and 7. However, Ward 5 has the highest amount of proposed development other than Wards 2, 6 and 8. In addition, Ward 5 has the third highest (behind Wards 6 and 8) residential development in the last two years, 8,575 units. This suggests that interest in Ward 5 is on the rise for the development community, and the next five years may see considerable growth. In the more immediate future, development will be moderate in scale, though some major projects will likely get underway.

WARD 6

Development of all kinds, commercial and residential, has boomed in Ward 6 in recent years, including significantly more residential units than any other Ward, 24,706. While the center of the Ward consists of the relatively stable Capitol Hill neighborhood (much of which is a designated Historic District and therefore protected from significant redevelopment), the edges represent some of the highest growth areas of the city.

WARD 7

Development in Ward 7 has been lower than that of other Wards. As of March 2010, in recent years Ward 7 had the least amount of completed development other than Ward 4, as well as the lowest amount of planned development. This suggests more development is needed in Ward 7. This development is likely to be spread around various neighborhoods in the Ward, but concentrated on major corridors such as Benning Road, Minnesota Avenue and Pennsylvania Avenue.

WARD 8

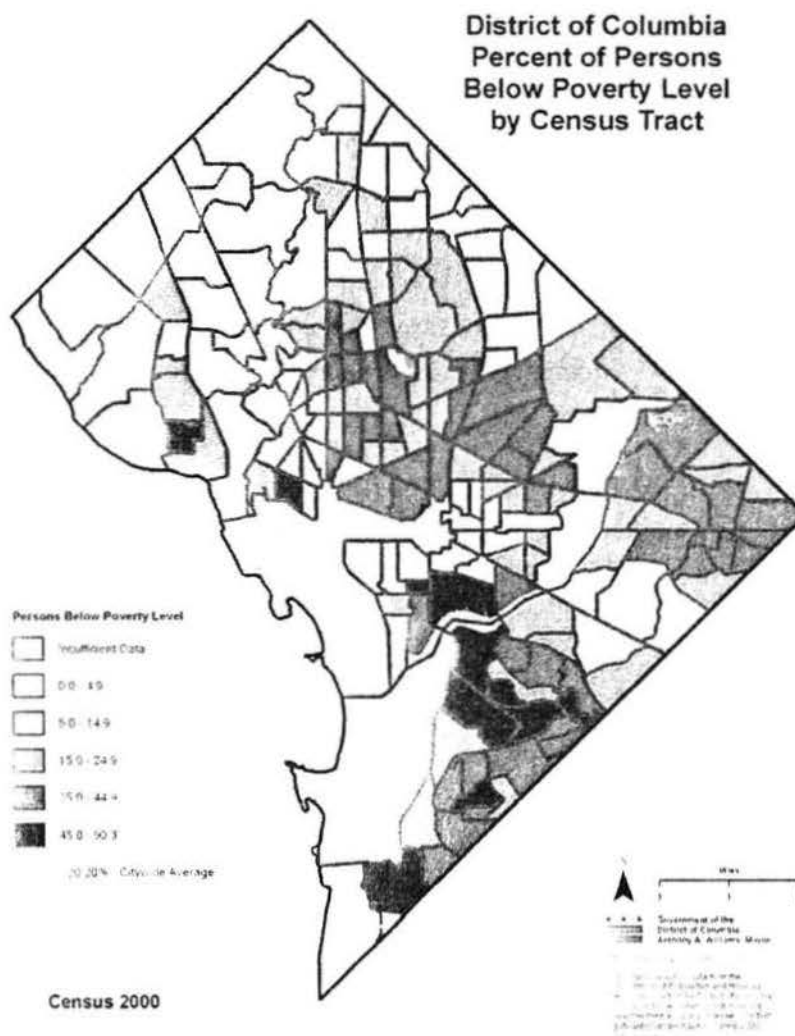
Ward 8 has experienced a high level of development activity recently. Between 2001 and 2010, developers completed nearly as many projects in Ward 8 as in Wards 2 and 6, which are in the heart of downtown DC's construction boom. Further, Ward 8 has the third highest number of proposed developments in the last two years, exceeded only by Ward 2 and 6. The face of Ward 8 has changed significantly in the past ten years, and more change is imminent²¹

Although the Wards provide a concrete visual of how development has occurred, DHCD's geographic priorities are not based on Ward division. While Ward plans are an effective way to express local priorities, the boundaries changed dramatically in 1990 and 2000, and redistricting will likely occur again after the Census in 2010. Additionally, the city's Wards are drawn to ensure an equal number of residents in each Council district rather than to provide a coherent rationale for planning the city.

According to the 2008 ACS data, the District was home to 107,862 households earning less than 80 percent AMI, and therefore classified as low- or moderate-income by HUD. This represents 43 percent of the District's overall household population. The following map illustrates the geographic areas with the highest percent of persons below the poverty level. DHCD funding resources will generally be targeted towards these priority low-income and moderate-income communities, and towards activities that improve the quality of life for current and future residents of the District of Columbia. (HOPWA funds serve a larger geographic region and are addressed separately in Appendices A and B.)

²¹Washington, DC Economic Partnership Web <<http://www.wdcep.com>>

FIGURE 1.6: DISTRICT OF COLUMBIA PERCENT OF PERSONS BELOW POVERTY LEVEL BY CENSUS TRACT



3

Basis for Allocation of Funding

Four Tier System

As in the past, DHCD will continue to allocate its funding to address the demographic changes and needs identified in the Censuses, in the Mayor's development priorities, and through DHCD's Needs Assessment Hearings and the concerns voiced by the community. DHCD's basis for allocation of resources is prioritized among specific target areas based on a four-tier system.

TIER ONE

Tier One focuses on projects that are currently in DHCD's pipeline and that tie into a regional vision of sustainability. These resources are meant to supplement DHCD's mission of creating complete neighborhoods and a more sustainable city. These resources will be focused primarily in Wards 5, 7, and 8, where development momentum has been or is being established, but where further investment is needed. The resources will extend throughout Ward 5 where focus will be on finishing development and continuing preservation, specifically in the Trinidad/Ivy City. In Wards 7 and 8, the resources will be distributed throughout specific corridors adjacent to Prince George's County, MD, where unemployment is high and resources are needed, specifically the Benning Road, Deanwood, Minnesota Avenue, Pennsylvania Avenue and Historic Anacostia corridors.

TIER TWO

Tier Two focuses on projects that are of high priority and develop coordination with other District agencies. These resources will be meant to provide finishing assistance to developing areas, continuing preservation and promoting economic viability through a more integrated approach. This tier will include working with the Deputy Mayors Office for Planning and Economic Development (DMPED) to finish the development of the Georgia Avenue corridor and specific area locations where development has been established, including Park Morton and the Bruce School. This tier will also prioritize resources in the Walter Reed development corridor and work with the Office of Planning (OP) in developing the St. Elizabeth's corridor.

TIER THREE

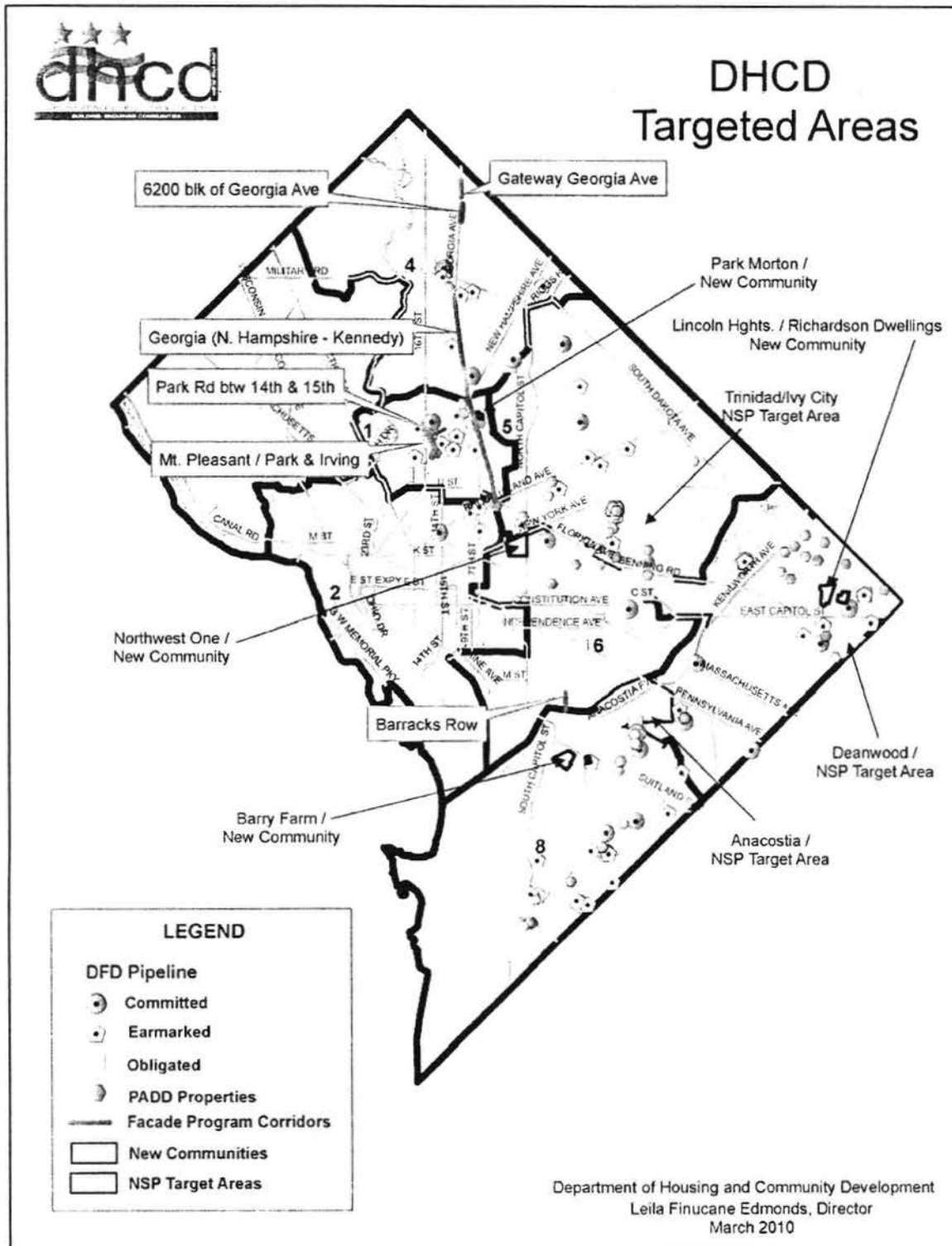
Tier Three focuses on areas of the city that are in general poverty and in need of development and revitalization. These tier resources will provide assistance to areas of the city that are not consistent with specific developing corridors, but will improve the livability of areas with underserved need.

TIER FOUR

Tier Four focuses on the entire city, to achieve economic integration of subsidized housing by providing mixed-income housing, or by locating affordable housing in neighborhoods that are not poverty impacted, or that are undergoing rapid gentrification. Mixed income housing would focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing.

These target areas include several neighborhoods where small area plans were conducted. Small area plans are conducted by the Office of Planning in cooperation with sister agencies to supplement the broad policy statement and public actions of the District's Comprehensive Plan. These plans are developed through a comprehensive process with the neighborhood residents and the District's agencies to provide detailed direction for the development of city blocks, corridors and neighborhoods with the goal of achieving complete neighborhoods. These small area plans help guide DHCD investment priorities through the 4 tier system, with each tier having a greater priority.

FIGURE 1.7: DHCD TARGETED AREAS



Project Level

DHCD's subsidy resources are generally distributed through a competitive funding process; starting with a Notice of Funding Availability (NOFA) and followed by a Request for Proposals (RFP) for development projects and a Request for Applications (RFA) for neighborhood services (in addition, PADD also uses a solicitation of offers or an auction for its properties). Available funding sources may be used for a variety of eligible projects, including mixed income housing, however, DHCD prioritizes allocation of funding at the project level as well. In prioritizing at the project level, DHCD seeks to partner with private owners, including for- and nonprofit entities, to protect and increase the supply of affordable housing in the District. Particular prioritization is given.

- For preservation or creation of affordable units in poverty impacted neighborhoods undergoing substantial rehabilitation as part of a comprehensive neighborhood revitalization strategy;
- For preservation or creation of affordable units to reduce displacement as a result of gentrification;
- For special needs populations, such as low-income disabled and/or elderly households requiring supported living environments and persons and families moving from shelters to permanent housing with supportive services,
- For low- to moderate-income households seeking to purchase homes; and/or
- For repositioning properties requiring rehabilitation as a result of significant code violations, particularly in neighborhoods where affordable housing is not readily available.

The above prioritization is based, in part, on the housing market analysis summarized in further sections of the plan. The Office of Planning estimates that there is potential housing demand from over 11,600 net new households to the District through 2014. The majority of demand will be from households earning more than 80 percent of AMI and concentrated on those households earning more than 150 percent of AMI. Due to the capital markets, very little new construction has broken ground to meet the additional demand. Without new market rate construction the potential additional demand will seek to purchase or rent existing housing supply. This will increase competition, reduce vacancy and push up the cost of housing for existing housing. Several lower income neighborhoods could be affected and pressure could increase on existing affordable stock to opt out and float to market.

The targeting of investment to these areas is anticipated to result in an increase in affordable housing opportunities for households that have experienced the pressure of rising housing costs. It also will leverage private investment to ensure that neighborhood-serving commercial opportunities and community facilities/services are created and maintained. DHCD will also support Administration initiatives to revitalize "New Communities"²² and to restore commercial corridors in the "Great Streets"²³ program.

DHCD will continue to leverage its funds with financial vehicles such as the New Markets Tax Credit Program and a range of financial instruments and/or arrangements that help to increase affordable housing, home-ownership opportunities, jobs and economic opportunity, retention and attraction of neighborhood businesses, neighborhood revitalization, community and commercial facilities and improvements to the living environments of our residents.

²² The New Communities Initiative is a comprehensive partnership designed to improve the quality of life for families and individuals living in four neighborhoods in Washington, DC: Barry Farm (Ward 8), Lincoln Heights/Richardson Dwellings (Ward 7), Northwest One (Ward 6) and Park Morton (Ward 1). The New Communities Initiative provides resources so that the community, in partnership with public and private entities, can work to transform highly concentrated low-income neighborhoods into healthy mixed-income neighborhoods.

²³ The Great Streets Initiative is a multi-year, multiple-agency effort to transform nine under-invested corridors into thriving and inviting neighborhood centers using public actions and tools as needed to leverage private investment. Program investments include new mixed use development projects, storefront improvements, transportation, streetscape, and transit improvements along these corridors.

Additionally, DMPED will promote the revitalization of District neighborhoods in order to create job opportunities, affordable housing, and vibrant and safe places to live and work and to improve the general quality of life of District residents. DMPED will continue to carry out activities to support the development and disposition of properties previously acquired with public funds, with the CDBG Program Income, Capital dollars for the Great Streets Initiative projects, New Communities initiatives, Housing Production Trust Fund (New Communities) projects, and Neighborhood Investment Funds (NIF) in targeted areas of the District.

4 Obstacles to Meeting Underserved Needs

The major obstacle to meeting underserved needs, and all identified needs throughout the Consolidated Plan, is the general lack of funding resources available, not only to DHCD, but to all public and private agencies which serve the needs of low-income and moderate-income residents. As mentioned previously in the Consolidated Plan, the District's current revenue forecast suggests the District was significantly affected by the national recession, with continued deterioration in local source revenues. At the date of this draft, for FY 2011, total non-dedicated Local Fund revenues were estimated to be \$5,029.1 million, which is \$49.4 million less than the previous estimate just two months prior, and \$135.3 million less than FY 2010 estimates. Not unlike the rest of the nation, the economic forecasts through 2015 for the District have become slightly more optimistic. However, as is to be expected of a recession marked by severe financial market problems, recovery is forecast to be fairly slow.

Funding

FEDERAL FUNDING

Although the federal entitlement grants have remained steady throughout the previous planning period, and during the economic crisis, they have not kept up with inflation, further limiting the funds available to address the needs in the community.

TABLE 1.14: FEDERAL ENTITLEMENT GRANT ALLOCATION

Allocation	CDBG	HOME	ESG	HOPWA
2006	\$22,865,000	\$9,179,000	\$795,000	\$10,535,000
2007	\$19,274,630	\$8,664,762	\$819,946	\$11,370,000
2008	\$18,767,297	\$8,731,505	\$831,246	\$11,118,000
2009	\$18,033,221	\$8,452,914	\$808,603	\$11,541,000
2010	\$18,179,591	\$9,322,221	\$802,900	\$12,213,518

REDUCED FUNDING FOR HPTF

The Housing Production Trust Fund was authorized under the Housing Production Trust Fund Act of 1988, D.C. Law 7-202. The District's Housing Production Trust Fund is a source of public funds focused on producing and preserving units of affordable housing for low- and moderate-income residents. In addition, at least half of all Trust Fund funds must be used to produce or preserve rental housing. The Housing Production Trust Fund, once a significant source of funding for the DHCD, has seen a sharp decline from the substantial slow down in DC's real estate market. The Housing Production Trust Fund is made up of deed recordation and transfer taxes and is a projection rather than an allocation. With the housing market downturn, the District has

seen fewer transactions in these categories and therefore reduced funding projections for the Housing Production Trust Fund.

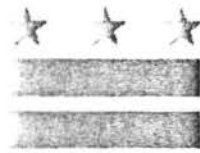
TABLE 1.15: HPTF FUNDING ALLOCATION

HPTF	2006	2007	2008	2009	2010
<i>Allocation</i>	\$100,886,474	\$115,578,017	\$122,703,266	\$108,679,538	\$51,328,694

As seen above, the funding level for FY 2010 was decreased by more than half the previous year's projected amount. As the primary source of support for affordable housing construction and rehabilitation in the District, the decline in funding could be a significant factor in DHCD meeting its projected goals. In addition, the New Communities projects, funded by a portion of HPTF's new resources, may potentially be limited in the amount of money they receive.

SHORT TERM STIMULUS FUNDING

As mentioned previously in this Consolidated Plan, the total amount of ARRA stimulus funding awarded to DHCD was \$69,968,044. These funds have helped, and will continue to help, supplement the declining forecast predicted for the District. All funds must be spent within two to three years and in the first two years of this Consolidated Plan period, will help the District with homeless prevention throughout the city, neighborhood stabilization in the Ivy City/Trinidad area, lead abatement throughout the District, façade improvements in targeted District commercial corridors, small business assistance, non-housing community development in targeted areas throughout the District and tax credit assistance to developers of affordable housing. With the economy now in a slow recovery it is not yet understood whether District revenue sources will return to where they once were before the stimulus funds are to be expended. The result may be an unintended spending pressure on DHCD and the District during the middle and final years of this five-year Consolidated Plan.



Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:



1

Lead Agency

The District of Columbia Department of Housing and Community Development (DHCD) is the lead agency for overseeing the development of the District's Consolidated Plan, as well as the five annual action plans. DHCD will also administer the majority of programs covered by this plan. Other major public and private agencies responsible for administering programs covered by the plan include the District Department of Health's HIV/AIDS, Hepatitis, STD, and TB Administration (HOPWA funded activities); the District of Columbia Housing Authority (public housing facilities and services); the Department of Human Services in partnership with the Community Partnership for the Prevention of Homelessness (ESG funded programs and other homeless facilities and services); and the District Department of the Environment (lead-based paint assessments).

DHCD will continue to work closely with its contracted housing services-focused Community-Based Organizations (for example, Housing Counseling Services, Latino Economic Development Corporation, Lydia's House, University Legal Services, and the Central American Resource Center); affordable housing developers (for example, Manna Community Development Organization, Mi Casa, Habitat for Humanity, Mission First, the Community Builders, Neighborhood Development Corporation, Washington, and Jubilee Enterprise of Greater Washington); as well as other community partners including Anacostia Economic Development Corporation; ARCH, Chamber of Commerce, Latino Chamber of Commerce, Development Corporation of Columbia Heights, H St Community Development Corporation, and North Capitol Neighborhood Development.

2

Plan Development Process

In preparing its consolidated plan, DHCD broadly consulted with government agencies, affordable housing developers, community stakeholders, and residents working in housing, social, fair housing, and homeless services; lead-based paint programs; metropolitan-wide planning; HOPWA activities; and providing public housing. A variety of methods was used to collect input from the community including a 'Housing and Community Development' survey, several stakeholder meetings, public hearings, and focused meetings with specific housing, health, and social service providers.

DHCD held five focus groups in which stakeholders from around the community were invited to provide input on the Consolidated Plan. Overall, there was broad participation by each sector of the community. The five stakeholder meetings were:

- Special Needs Housing Stakeholders..... July 22, 2009
- Tenant Advocates and Landlord July 28, 2009
- Nonprofits and Faith-based Community August 11, 2009
- HOPWA Advocates August 13, 2009
- Housing Developers September 9, 2009

3 Plan Development Consultations

In preparing the Five-Year Plan and 2011 Action Plan, DHCD consulted with the following government agencies, nonprofit and for-profit housing developers or financiers, and advocacy organizations:

Government Agencies, Developers/Financers, and Advocacy Organizations

HOUSING SERVICES

DHCD has strong relationships with private, nonprofit and other public and affordable housing service providers. The agency participates on the National Low Income Housing Coalition, Housing Preservation Network, and regularly works with the Coalition for Nonprofit Housing and Economic Development (CNHED). DHCD also attends a biweekly meeting of the planning and economic development cluster within District Government, as well as a housing cluster meeting also attended by the District Housing Finance Agency (DCHFA) and the DC Housing Authority (DCHA). DHCD's Housing Resource Center, now located onsite, is utilized as an additional tool for coordinating with other District agencies (e.g. the Department of Consumer and Regulatory Affairs, the Office of the Tenant Advocate, etc.), along with the agency's Community-Based Organizations (CBOs). In addition to regularly occurring consultation with partners, DHCD held several focus groups for various housing service providers including tenant advocates and landlords, nonprofit providers, and private developers. More information on this outreach can be found in the 'Citizen Participation' section. DHCD also holds a quarterly meeting of the Interagency Foreclosure Mitigation and Prevention Taskforce with key agencies from across the District (such as the Office on Aging, Office of Planning, DCHA, and the Department of Insurance, Securities, and Banking).

SOCIAL SERVICES

Through human services cluster meetings facilitated by the Office of the City Administrator (OCA) and the Interagency Council on Homelessness (ICH), DHCD is in regular communication with local providers of social services. See *Homeless Services* below for more information on DHCD's involvement with the ICH.

FAIR HOUSING SERVICES

Beginning in March 2010, DHCD implemented a plan for three advisory groups to meet on a monthly basis in preparation for the Analysis of Impediments to Fair Housing Choice in the District of Columbia (AI). The roundtable discussion with these key stakeholder groups ensures the analyses reflect a cross-section of individuals and organizations involved in the District housing market including local government officials, developers, lenders, realtors, community-based organizations, community development corporations, housing counseling groups, and both national and local fair housing development corporations. Consultations in this area are still in progress for completion of AI early in FY2011.

HEALTH SERVICES

DHCD has regular meetings with the District Department of Mental Health, and through the Interagency Council on Homelessness (ICH), the District Department of Human Services. See *Homeless Services* below for more information on DHCD's involvement with the ICH.

HOMELESS AND CHRONICALLY HOMELESS SERVICES

DHCD participates on the District's Interagency Council on Homelessness (ICH). ICH is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders that come together to inform and guide the District's strategies and policies for meeting the needs of individuals and families who are homeless or at imminent risk of becoming homeless in the District of Columbia. The Director and senior staff members sit on the ICH Strategic Planning Committee, as well as the Steering Committee, which is critical in gaining input on needs and ensuring agencies' work aligns. ICH is currently in the process of creating a citywide strategic plan for homelessness, which includes a substantial component on reducing chronic homelessness in the District. The DHCD Director is co-chairperson of the Permanent Supportive Housing subcommittee. Additionally, DHCD consulted extensively with the Community Partnership for the Prevention of Homelessness, who administered the District's ESG funded facilities and services for the homeless through FY2010.

LEAD-BASED PAINT

DHCD consults with public health and child welfare on mitigating the dangers of lead-based paint mainly through its participation in the Lead Screening Advisory Committee (LSAC). The LSAC includes child health care providers, as well as representatives from the District government (including the Department of Health and Department of the Environment), managed care organizations, Medical Assistance Administration, faith-based organizations, and children's health advocates. LSAC is the planning vehicle that the Center for Disease Control (CDC) uses to develop and update the Strategic Plan to eliminate Childhood Lead poisoning in the District of Columbia. DHCD's Lead Safe Washington (LSW) program staff attends the monthly LSAC meetings for coordination and joint planning. DHCD also consulted with the District Department of the Environment (DDOE), the lead agency for lead-based paint hazards, for this section of the consolidated plan.

ADJACENT GOVERNMENT AND METRO PLANNING AGENCIES

Representatives of DHCD attend meetings of the Metropolitan Washington Council of Governments (COG) committees to participate in information sharing and initiatives of the committee. Currently, the DHCD Director chairs COG's Housing Directors Advisory Committee (HDAC), which meets bimonthly. Through COG, DHCD and other Housing Directors, and their counterparts in land use planning, transportation and environment from around the greater Washington area, have developed a regional vision plan entitled "Greater Washington 2050 Region Forward." The document outlines regional goals similar in scope to a regional vision plan recently outlined by the federal Partnership for Sustainable Communities.

A major housing goal of the Greater Washington 2050 Region Forward is to target affordable housing toward regional activity centers with high quality transit to provide lower income households not only with affordable housing, but affordable transportation options as well. The plan was adopted by COG in January 2010 and as of July 2010, all 21 COG members have taken local action to endorse *Region Forward*. DHCD used data and recommendations from this document while creating its Consolidated Plan.

HOPWA

In the District, HOPWA is administered through the HIV/AIDS, Hepatitis, STD & TB Administration (HAHSTA). HAHSTA submitted all HOPWA funded facilities and services as a free-standing appendix to DHCD's Consolidated Plan.

PUBLIC HOUSING AGENCY PLAN

The District of Columbia Housing Authority (DCHA) was the principal author of sections of the Consolidated Plan related to public housing. DHCD and DCHA have a strong working relationship and communicate

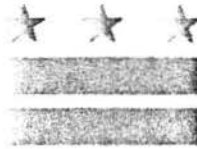
frequently Both agencies also participate on the Interagency Council on Homelessness described in detail above.

Interagency Coordination

In addition to specific outreach regarding the Consolidated Plan, DHCD is fortunate to have considerable access to District agencies with complementary missions. The Government of the District of Columbia is organized into clusters of agencies with allied missions. The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration priorities. Additionally, monthly Mayor's Cabinet Meetings are used to further coordinate among the clusters of agencies. This system provides for continuous consultation and coordination between agencies.

As described earlier, DHCD is part of the Planning and Economic Development (DMPED) cluster and the Health and Human Services cluster. The Planning and Economic Development cluster is led by a Deputy Mayor and consists of the Departments of Housing and Community Development; Planning, Small and Local Business Development, Real Estate Services; Consumer and Regulatory Affairs; Employment Services; Insurance, Securities and Banking; as well as the Office of Motion Picture and TV Development, the Taxicab Commission and the DC Commission on the Arts & Humanities. The Health and Human Services cluster is led by the City Administrator and consists of the Department of Health, Department of Human Services, Child and Family Service Agency, and others. In these periodic cluster meetings, agency needs, upcoming plans, and recent accomplishments are discussed to coordinate efforts. DHCD used these cluster meetings to assist in creating its five-year plan.

DHCD also participates in regular Housing Agency cluster meetings. These meetings are led by the DMPED and attended by DHCD, DCHFA and DCHA. The agenda regularly includes coordination of pipeline projects and resources, addressing shared issues and information sharing.



Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

1 Citizen Participation Process

As described in Chapter One's 'Vision' section, DHCD's Consolidated Plan rests on the foundation provided by the District's 2006 Comprehensive Plan, conducted by the Office of Planning, in which hundreds of District residents took part in small group discussions, workshops, community fairs, town hall meetings, and mayoral hearings. DHCD has continued this citizen participation process into its own consolidated plan development process.

DHCD facilitates broad-based participation in its planning process by providing

- No less than two-week advance publication of a Notice of Public Hearings,
- No less than 30 days to review the draft documents,
- Two-week periods following hearings for the submission of additional comments,
- Direct mailings of Notices to a wide range of interested groups,
- Easy access to draft documents (hard copies and online) and hearing transcripts,
- Accommodation of special needs participation through sign-language interpreters and interpreters for Spanish-speaking constituents, and
- Holding hearings at convenient times and in barrier-free facilities that are easily accessible by public transportation

The Director and senior DHCD staff members are present at public hearings to take the direct testimony, answer questions on the District's housing and community development needs, and receive comments on DHCD's program performance for prior periods as well as for the current year. The submission of written testimony for the record is encouraged, and Public Hearing records are kept open for at least two weeks after the hearing for the receipt of post-hearing written testimony. A court reporter provides written transcripts within two weeks of the date of the Public Hearing, and a record of the Public Hearing, including the written transcript, is made available for public viewing at DHCD. When preparing the final consolidated plan, DHCD includes a summary of the comments and views received from citizens orally and in writing at the Public Hearing, as well as a response to any comments not accepted. Moreover, DHCD provides citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the District's Consolidated Plan and its use of assistance under the programs covered under the Consolidated Plan.

DHCD promotes attendance at the hearings, particularly for low- and moderate-income citizens and citizen groups located in blighted areas of the city in which DHCD entitlement grant program funds are directed. The Public Hearings are announced through the publication of a Public Hearing Notice, containing the date, time, location, and subject matter of the Public Hearing. Advertisement of the Public Notice is placed at least 2 weeks prior to the hearings in the *D C Register*, and in various media outlets that reach different population and interest groups. These media outlets include a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, and minority populations (such as the Afro-American, El Tiempo and the Blade). No fewer than 500 copies of the Public Hearing Notices are distributed by direct mail to various constituent groups and individuals, including all Advisory Neighborhood Commissions, public housing resident councils, civic associations, nonprofit developers, organizations supporting special needs populations, church groups, and community based organizations. Additionally, DHCD has contractual relationships with specific community-based organizations (CBOs) that have a responsibility to distribute information.

2**Citizen Comments**

Citizens were given multiple opportunities to provide comments or views on the Consolidated Plan. A summary of comments can be found in Appendix E: Citizen Participation- Summary of Hearings and Citizen Comments. Additionally, DHCD administered a survey soliciting comments on the District's housing and community development needs and priorities. Graphs depicting responses to selected questions can be found in Appendix F: Citizen Participation - Survey Results.

3**Efforts to Broaden Public Participation**

As mentioned, DHCD's Consolidated Plan is based on the District's 2006 Comprehensive Plan and subsequent updates, which included a remarkable amount of public participation. DHCD has made certain to continue this trend of proactively seeking public participation, particularly from historically under-represented populations. As testament, DHCD's Citizen Participation Plan (CPP) is designed to "especially encourage participation by low- and moderate-income persons, minority and non-English speaking persons, residents of public and assisted housing developments, and, in particular, persons living in areas where the federal grant funds are proposed to be used." The District's CPP can be found in Appendix E.

The District's CPP explicitly required DHCD to post hearing notices in media outlets publications that reach different language groups, neighborhoods, and minority populations (such as publications with primarily African-American, Spanish speaking, or LGBT audiences). The CPP also requires DHCD to give two weeks notice to organizations that focus on supporting special-needs populations. As written in DHCD's Citizen Participation Plan, four hearings were held on the Consolidated Plan, and a fifth hearing was held on the first draft of this document on June 3, 2010 at 6pm at DHCD headquarters. DHCD encourages participation on special needs populations and provides sign-language interpreters and interpreters for Spanish-speaking constituents. Hearings were held at convenient times (including both daytime and evening) and in barrier-free facilities that are easily accessible by public transportation. Hearings held for the FY2011-2015 Consolidated Plan are as follows:

- Needs Assessment Hearing (Held in Ward 6)September 17, 2009
- Needs Assessment Hearing (Held in Ward 8)October 14, 2009
- Needs Assessment Hearing (Held in Ward 7)October 28, 2009
- Needs Assessment Hearing (Held in Ward 1)November 19, 2009
- Hearing on Draft Consolidated Plan (Held in Ward 8)....June 3, 2010

The District also administered a survey soliciting residents' comments and views on District housing and community development. The survey was posted on DHCD's main homepage and also sent to community stakeholders. In total, 62 respondents participated in the survey that yielded useful information on the needs and priorities of District residents. Finally, as mentioned previously in "Managing the Process", DHCD held five focus groups in which stakeholders from around the community were invited to provide input on the Consolidated Plan. Overall, there was significant participation from all sectors of the community. The five stakeholder meetings were:

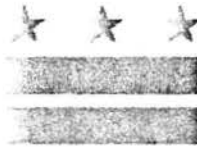
- Special-Needs Housing Stakeholders.....July 22, 2009
- Tenant Advocates and Landlord.....July 28, 2009
- Nonprofits and Faith-based CommunityAugust 11, 2009

- HOPWA Advocates.....August 13, 2009
- Housing DevelopersSeptember 9, 2009

4

Comments Not Accepted

Citizen comments on this draft have been compiled and added to the large amount of comments already received on needs and priorities for housing and community development in the District. DHCD accepts all citizen comments and responds to each.



Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, nonprofit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

3-5 Year Strategic Plan Institutional Structure response:

1

Institutional Structure

In the District of Columbia, executive functions are organized under the Mayor, City Administrator and Deputy Mayor and two additional Deputy Mayors who supervise clusters of agencies with similar missions. The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration priorities. Additionally, monthly Mayor's Cabinet Meetings are used to further coordinate among the clusters of agencies. This system provides for continuous consultation and coordination between agencies. The Office of the City Administrator can call upon an array of government programs to address specific neighborhood needs and to coordinate all agencies around a priority need such as homelessness, youth services, mental health and fair housing. A partial summary of these supportive services appears to support the data captured in the Non-Housing Community Development Needs table in Section 1 of Chapter Four: Community Development.

DHCD also works closely with the DC Housing Authority (DCHA) and the DC Housing Finance Agency (DCHFA) to maximize dollars available for housing opportunities for all income levels from extremely low to moderate income. A representative of DHCD attends the meetings of the Metropolitan Washington Council of Governments (COG) Committee of Housing Directors to participate in information sharing and initiatives of the Committee. The Director is also a member of the Comprehensive Housing Policy Task Force, which brings together diverse interest groups and experts to broadly analyze housing needs in the District of Columbia and recommend actions.

As part of its unified leveraging strategy, the District will continue to work with its nonprofit, for-profit and semi-governmental development partners, and to coordinate DHCD's investments in the renewal of affordable housing and neighborhood revitalization with government agencies that fund infrastructure improvements and services needed to create self-sustaining neighborhoods.

2

Strengths and Gaps in the Delivery System

While there is room for improvement in any system, the District of Columbia is proud of its efficient and effective delivery system. As described above, the cluster arrangement of District agencies, along with strong partnerships with private, nonprofit, and public entities, enables DHCD to improve monitoring, coordination, compliance, and partnerships among agencies in its delivery system.

As is true with jurisdictions across the country, the biggest challenge in the District's delivery system is a lack of resources to fund the level of affordable housing, homeless facilities, community development, and programs for special needs populations. The District has seen a dramatic reduction in tax revenue as well as other local revenues that fund the Housing Production Trust Fund. Additionally, private corporations and foundations that frequently partner with District government have seen a drastic reduction in income, which has affected their ability to fund District projects.

Other gaps in DHCD's delivery system include a duplication of services among its Community-Based Organizations and other not-for-profit agencies providing similar public services. DHCD continues to address these gaps by streamlining its community services programs and encouraging collaboration among its providers and roundtable conversations that identify and consolidate duplicate services. A second gap is the ability of

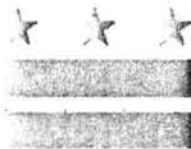
DHCD to reach further into non-English speaking communities While further progress is necessary, DHCD continues to consult with leaders in these communities to get input on how to improve in this area

Additionally, in accordance with the D.C Language Access Act of 2004 and corresponding regulations, DC Department of Housing and Community Development (DHCD) has established a plan to enable the Department to establish and provide greater access and participation in public services, programs and activities for residents of the District of Columbia with limited or no-English proficiency (LEP/NEP) In accordance with Section 5(a)(2) of the Language Access Act of 2004, DHCD's Language Access Plan (LAP) is updated every two years and published in the D C Register, subject to the review of the Mayor and City Administrator

3 Strengths and Gaps in Delivery of DCHA

DCHA is structured as a "Move to Work" agency, which means it is allowed flexibility with how it uses federal funding DCHA uses this flexibility to substitute local requirements for any statutory or regulatory barriers to successful partnership both in mixed finance opportunities and in working with supportive service programs of the District of Columbia government, for example, in its execution of the Local Rent Supplement Program. DCHA has submitted to HUD for review and approval a streamlined Subsidy-Only Development Protocol that will reduce transaction time and costs in order to negotiate and finalized subsidy-only partnerships Frequently, these partnerships are derived from the DHCD project pipeline DCHA responds to DHCD identified development participation opportunities to include new public housing units in DHCD funded projects This has resulted in the development or proposed development of 85 units in FY09, and an additional 90 units proposed in FY2010

DCHA is an independent Authority whose Board of Directors is comprised of Mayoral nominees confirmed by the District City Council and resident representatives elected by public housing residents As an independent Authority, DCHA has its own hiring, procurement, and contracting rules, regulations and practices that conform to HUD requirements



Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

3-5 Year Strategic Plan Monitoring response: [REDACTED]

Standards and Procedure

The Program Monitoring Division (OPM) conducts oversight and reviews of DHCD projects and funding recipients. Its core functions include the following types of oversight

- *Contract Compliance* Completing various federally required compliance reviews as part of the underwriting and project development process,
- *Quality Assurance* Monitoring the compliance of DHCD funded sub-recipients with federal HOME Investments Partnership Program (HOME) and Community Development Block Grant Program (CDBG) funding requirements; and
- *Compliance Monitoring:* Ensuring projects developed by DHCD through the Housing Production Trust Fund (HPTF), CDBG, HOME and Low Income Housing Tax Credit (LIHTC) programs remain in compliance with federal and local program requirements throughout the duration of the projects period of affordability

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Every CDBG grant sub-recipient is monitored several times each year by trained OPM staff. A monitoring report is completed for the following compliance areas

- Eligibility,
- Fair Housing,
- Civil Rights and Equal Opportunity,
- Financial and Audit;
- Federal Labor Standards,
- Acquisition and Relocation, Section 104(d),
- Interim and Final Audit, and
- Final Benefit Count

In the event that OPM staff identifies compliance problems, the sub-recipient is notified and a deadline is set for a response and possible corrective actions. Prior to formal close-out of each grant, a final check is made to be sure all monitoring has been completed and any finding is resolved satisfactorily.

HOME RENTAL HOUSING LOAN PROGRAM

DHCD has developed and implemented compliance monitoring procedures to ensure proper implementation of all HOME regulations. OPM conducts site visits annually for multifamily properties with 26 or more units and biannually for multifamily properties with 25 or fewer units. Properties are inspected for conformance with income and rent restrictions and HUD's Uniform Physical Conditions Standards. OPM monitors each property for compliance with its written HOME agreement. The owner of each property is required to complete the HOME Annual Owner Certification each year. By completing the document, the owner is certifying that the subject property has complied with all appropriate Federal and District regulations.

Compliance with federal and state requirements is conducted for each project as noted below

1 Subsidy Layering

DHCD will perform subsidy-layering analysis for HOME funded projects prior to the time of preliminary commitment for projects receiving tax credits from the District's low-income housing tax credit allocation

2 Environmental Review

OPM staff also complete a HUD-approved checklist after it independently reviews all of the environmental information collected for each site. Additionally, in accordance with the National Environmental Protection Act (NEPA), OPM has provided public notice and reviewed the environmental effects of proposed housing related activities throughout the District and concluded that a broad range of activities will not have an adverse impact on the environment.

3 Labor Standards

If HOME funds are provided (whether for construction or non-construction expenses) to projects involving the construction of affordable housing consisting of 12 or more HOME units, then the contract relating to the new construction or rehabilitation must comply with the following labor standards

- Davis-Bacon Act, 40 U S C. 276(a)-5
- Contract Work Hours and Safety Standards Act, 40 U S.C. 327-332
- Copeland "Anti Kickback" Act, 40 U S C 276(c) 1982
- All applicable regulations and HUD Handbook #1344 1

Each developer/owner is required to attend a pre-construction conference. During this conference, OPM will distribute applicable forms and instructions relating to labor standards.

4 Affirmative Marketing

Affirmative Marketing is required when HOME-assisted housing contains five or more units. If applicable, owners of HOME-assisted housing must adopt and conduct affirmative marketing procedures and requirements which provide information and otherwise attract eligible persons. OPM will monitor and annually assess the affirmative marketing efforts conducted by owners in compliance with this requirement.

5 Uniform Relocation Act

Uniform Relocation Act information is reviewed by OPM staff at the time of application. Each project's compliance with relocation requirements is also monitored throughout the construction process and through lease-up by reviewing rent rolls, relocation plans and budgets and by visiting the sites.

6 Fair Housing, Equal Opportunity and Accessibility Laws

HOME recipients must comply with any and all federal and District laws relating to fair housing and equal opportunity, including but not limited to those listed below.

- Minority Business Enterprise Executive Orders 11625, 12432, and 12138
- The Federal Fair Housing Act (42 U S C §3601 et seq (1968))
- Age Discrimination Act of 1975 (42 U S C §6101 et seq)
- Section 504 of the Rehabilitation Act of 1973 (29 U S C §794)

- Americans with Disabilities Act of 1990 (ADA) (42 U S C §12116 et seq)
- Section 3 of the Housing and Urban Development Act of 1968 (12 U S C §171U et seq)
- Executive Order 11063
- Title VI Civil Rights Act - 1964 (42 U S.C 2000d)

OPM staff reviews each project for compliance with each of these statutes. Each project is reviewed both during the planning stage and during construction to ensure that all applicable accessibility requirements are met.

EMERGENCY SHELTER GRANT (ESG)

Beginning in FY2011, DHS will assume responsibility for ESG and monitor all subrecipients in the Program to ensure compliance with program regulations promulgated by HUD at 24 CFR Part 576 for ESG programs designed to benefit homeless persons.

LOW-INCOME HOUSING TAX CREDITS

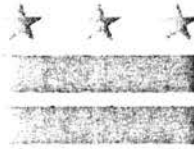
Once a tax credit allocation is received, DHCD monitors the recipient's compliance with federal and state regulations and procedures. To ensure compliance with Section 42 of the Internal Revenue Code, OPM schedules a site visit every three years to inspect the conditions of the apartments, randomly selects tenant files for review, and interviews those tenants. In particular, OPM verifies that all sources of tenant income are documented in accordance with program guidelines and monitors rent restrictions under Section 42(g) of the Internal Revenue Code.

In FY2011-2015, DHCD will continue its program and sub-recipient monitoring activities which includes:

- Conducting monitoring reviews of its Development Finance Division Project Financing, Neighborhood Based Activities, and Emergency Shelter Grant programs,
- Continuing to perform environmental reviews and project-specific labor standards monitoring,
- Conducting long-term monitoring reviews for HOME, Low Income Housing Tax Credit (LIHTC), HPTF and CDBG funded projects,
- Conducting follow-up reviews to ensure that corrective actions for audit report recommendations have been implemented, and
- Monitoring the Department's spending and commitment requirements in accordance with the funding sources.

The Department will monitor its activities through ongoing communications with sub-grantees and site visits to their programs. Activities will also be monitored through periodic, but systematic, tracking of performance through the Housing Development Software (HDS) and HUD's Integrated Disbursement and Information System (IDIS). HDS will be improved to provide an automated and integrated mechanism for recording and reporting the results of site visits. IDIS gives the Department the capability to assess progress of individual projects, as well as each major HUD-funded program as a whole. As the HDS software becomes fully operational, by linking budget, performance measures, and program delivery, DHCD will be able to effectively monitor its progress in carrying out the strategic plans contained herein. HDS is designed to ensure that applicable program requirements are followed for every HUD-funded project. A list of all DHCD projects that includes budgets, number of units, contract status, IDIS numbers, and other information is in HDS. The system provides a summary of all projects/major resources in the Department and the spending status. This is critical to ensure adherence to the budget, draw downs, the public service cap, and the planning and administration cap.

DHCD will produce a self-evaluation of its annual performance in relation to meeting priorities and specific objectives in the form of a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides a summary of the programmatic accomplishments for projects reported under the IDIS, as well as additional narratives describing program milestones and accomplishments. The CAPER must be filed with HUD within 90 days (December 30) after the close of DHCD's program year.



Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

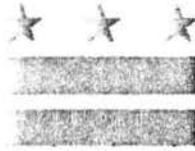


1 **Basis for Assigning Priority**

Please refer to “Geographic Priority” and “Basis for Allocation of Funding” in the “General Questions” section earlier in this chapter.

2 **Obstacles to Meeting Underserved Needs**

Please refer to “Obstacles to Meeting Underserved Needs” in the “General Questions” section earlier in this chapter.



Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

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1 **Housing Units Containing Lead-Based Paint**

Number of housing units containing lead-based paint hazards

Of the almost 285,000 housing units in the District of Columbia, approximately 250,000 were built before 1980, two years after the use of lead-based paint was prohibited. An estimated 166,927 housing units, roughly 60 percent of the total housing stock, contain lead-based paint hazards. While complete data is not available, the District Department of the Environment, the lead agency for lead-based paint hazards, estimates that between 35,000 to 40,000 housing units are occupied by extremely low-income families, low-income families, and moderate-income families. Additionally, elderly households experience high numbers of lead hazards in their place of residence.

TABLE 1.16: ESTIMATED NUMBER OF HOMES WITH LEAD PAINT

Total housing units	284,164 ²⁴
Number built before 1980 (88%)	250,213 ²⁵
Number built before 1950 (50%)	153,912 ²⁶
<i>Estimated number with lead-based paint (87%)</i>	<i>219,986²⁷</i>

TABLE 1.17: LEAD HAZARD FOR ELDERLY HOUSEHOLDS²⁸

Elderly Households, 2008		Current %	Current Number
Income			
<=30% MFI	Number of households	100.0	17,070
	With lead hazard	88.1	15,042
>30 to <=50% MFI	Number of households	100.0	6613
	With lead hazard	92.4	6109
>50 to <=80% MFI	Number of households	100.0	4403
	With lead hazard	93.5	4118
TOTAL <=80% MFI	Number of households	100.0	28,086
	With lead hazard	90.0	25,269

2 **Actions to Reduce Lead-Based Paint Hazards**

Evaluating Lead-Based Paint Hazards

Due to the high level of housing units containing lead, the District developed a broad strategy to identify lead-based paint hazards. This strategy is headed by DHCD's Lead Safe Washington (LSW) initiative and the District Department of the Environment (DDOE). DDOE and DHCD work together to identify homes containing lead-based hazards in several ways:

²⁴ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau. Web. 03 Feb. 2010. <<http://factfinder.census.gov/>>.

²⁵ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau. Web. 03 Feb. 2010. <<http://factfinder.census.gov/>>.

²⁶ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau. Web. 03 Feb. 2010. <<http://factfinder.census.gov/>>.

²⁷ District Department of the Environment (estimate)

²⁸ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau IPUMS file. Prepared for DC DHCD by NeighborhoodInfo DC. 26 Feb. 2010.

- DDOE performs lead risk assessments in the homes of prospective foster care families, on behalf of the Child and Family Service Agency (CFSA);
- DDOE responds to notification of children with elevated blood lead levels by conducting environmental investigations in the homes of such children as well as in other locations that could be sources of exposure to lead for these children,
- DDOE responds to complaints by tenants and others about the presence of peeling paint in pre-1978 homes;
- DDOE conducts proactive initiatives in geographic hotspots for lead (currently in Wards 1 and 4), resulting in the identification and lead hazard control of lead-based paint hazards in thousands of residential units,
- DHCD works with the University of the District of Columbia (UDC) Architectural Research Institute to conduct lead-based paint inspection and lead-based paint evaluation of eligible properties, and
- DHCD's Community-Based Organizations work with their respective communities to identify homes likely to contain lead based paint
- Lead-based hazard removal has also been incorporated into the process for housing units working with DHCD's Single Family Residential Community Services Division (RCS) ensuring any property enrolled in (RCS) program is also evaluated for the LSW lead program

DDOE has also launched an initiative seeking voluntary compliance with the District's lead laws, targeting nuisance properties with lead-based paint hazards that are visible from the public right of way. Finally, DDOE has established a compliance registry for multifamily property owners and managers to access in order to update lead-related information about their properties.

Reducing Lead-Based Hazards

DHCD continues to actively engage public agencies and private entities in efforts to address lead-based paint hazards. Outreach actions include:

- Participation in several community fairs where attendees were able to access LSW program information, including visuals of chipping and peeling paint at each event to alert families of what these conditions represent visually;
- Proactive contact with property owners and their tenants who are reported by the Department of Environment as having a child with an Elevated Blood Level residing in the property,
- Quarterly meetings with lead reduction and remediation contractors focusing on lead-based paint hazards and resources available for reducing these hazards;
- Special briefing sessions on the LSW program with five property management firms with large number of rental units under their control, four of which are now working with LSW to address lead-based paint hazards in their properties,
- "D C Lead Safe Fair Healthy Homes-Healthy Children," which provided information on lead-related health screenings, government programs and services, as well as information on businesses and organizations that provide products or services to populations most affected by the effects of lead-based paint.
- Regular meetings with contractors, community groups, and other interested stakeholders to ensure the ongoing dissemination of lead-safe information

Additionally, LSW also provides grants of up to \$17,500 per housing unit to eligible homeowners and investor-owners of pre-1978 housing with deteriorated lead-based paint to make those units lead safe. To be eligible, the homeowner or tenant must be lower-income, with a focus on having a child under 6 years of age (or available to families with children under 6 years of age) Units occupied by pregnant women also may be eligible for assistance. Due to property owners' access to lead hazard abatement funding, DOH, DDOE, and OAG have had much greater leverage in litigating cases of lead hazards involving a child with an Elevated Blood Level (EBL) for lead. The "carrot and stick"—funding available for mitigating lead-based hazards along with the potential for significant legal consequences for non-compliance—has been a useful approach for ensuring that property owners whose housing units have lead-based paint hazards move swiftly to eradicate those hazards from their properties.

CHAPTER TWO: HOUSING



Housing Needs (91.205)

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

1

Housing Needs

The tables included here estimate the housing needs among low- and moderate-income households in the District. The information presented is drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data and American Community Survey, 2008 data. The tables outline a number of housing challenges faced by low- and moderate-income households, of varying compositions, including cost burdens, severe cost burdens, overcrowding and living in substandard conditions. The needs of particular household types which are not explicitly addressed here are covered fully elsewhere in this document, namely in "Needs of Public Housing", "Homeless Needs", Chapter Five- Non-Homeless Special Needs, and in Appendix B on HOPWA, which details housing need for persons living with HIV/AIDS and their families.

According to 2008 American Community Survey data, of approximately 250,000 households in the District, 43 percent, or 107,862 households, have incomes at or below 80% Median Family Income (MFI). See the table below for a breakdown of income distribution. Of these low- and moderate-income households, 26 percent of households are elderly, 27 percent are small related households of 2-4 persons, and 5 percent are large related households of 5 persons or more. Forty two percent are comprised of non-elderly households of unrelated persons, a category which includes single-person households, classified as "Other Households." Among low- and moderate-income households, 76 percent are renters, while 24 percent own their own homes.

TABLE 2.1: LOW-MODERATE INCOME HOUSEHOLDS, INCOME DISTRIBUTION²⁹

Households <= 80% MFI, 2008	Current Number	Current %
TOTAL	107,862	100.00%
Income		51.48%
<=30% MFI	55,532	
>30 to <=50% MFI	32,661	30.28%
>50 to <=80% MFI	19,669	18.24%

TABLE 2.2: LOW-MODERATE INCOME HOUSEHOLDS, HOUSEHOLD TYPES³⁰

Households <= 80% MFI, 2008	Current Number	Current %
TOTAL		100.00%
Type		
Elderly		26.04%
Small related		26.91%
Large related		5.24%
All other		41.81%

With the high cost of housing in the District, it is perhaps unsurprising that fully 72 percent of low- and moderate- income households experience housing problems, mostly in the form of cost burdens. While relatively few of these households experience overcrowding, at 3.5 percent, and even fewer experience inadequate kitchen or plumbing, a significant majority of low- and moderate-income households, 70 percent, have cost burdens greater than 30 percent of their income. In terms of severe cost burdens- where households spend 50% or more of their income on housing costs, 44 percent of low- and moderate-income households find themselves in this position.

²⁹ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau IPUMS file. Prepared for DC DHCD by NeighborhoodInfo DC. 26 Feb. 2010.

³⁰ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau IPUMS file. Prepared for DC DHCD by NeighborhoodInfo DC. 26 Feb. 2010.

TABLE 2.3: LOW-MODERATE INCOME HOUSEHOLDS, HOUSING PROBLEMS³¹

Households <= 80% MFI, 2008	Current Number	Current %
TOTAL	107,862	100.00%
Any housing problems	77,506	71.86%
Cost burden > 30%	75,873	70.34%
Cost burden > 50%	47,039	43.61%
Overcrowded	3,780	3.50%
Inadequate kitchen	787	0.73%
Inadequate plumbing	1,029	0.95%

Two categories of households are the most economically vulnerable overall: those at or below 30% MFI, because of their lack of financial resources, and those with severe housing cost burdens who devote over 50% of their incomes to housing costs, as this percentage of income for housing costs is often untenable in the long term. Those households at the confluence of these two patterns are of greatest concern, namely those households with the lowest incomes experiencing the highest cost burdens.

In the context of housing need, it is important to consider that, as will be detailed in the "Needs of Public Housing" section, the District has a sizable waiting list for public housing units, with the overwhelming majority of those waitlist households, 98.7 percent, earning 30 percent or less of the Median Family Income (MFI).

Housing need by race and ethnicity is detailed in the table below.

TABLE 2.4: HOUSING NEEDS BY RACE/ETHNICITY³²

All Households, 2008	Current %
Non-Hispanic black	
Any housing problems	49.18%
Cost burden > 30%	47.35%
Cost burden > 50%	25.32%
Non-Hispanic white	
Any housing problems	30.77%
Cost burden > 30%	29.53%
Cost burden > 50%	11.8%
Hispanic/Latino	
Any housing problems	56.37%
Cost burden > 30%	50.17%
Cost burden > 50%	29.14%
Non-Hispanic Asian	
Any housing problems	41.06%
Cost burden > 30%	40.04%
Cost burden > 50%	20.09%
Non-Hispanic other race	
Any housing problems	46.51%
Cost burden > 30%	46.51%
Cost burden > 50%	23.13%

³¹ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau IPUMS file. Prepared for DC DHCD by NeighborhoodInfo DC. 26 Feb. 2010.

³² 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau IPUMS file. Prepared for DC DHCD by NeighborhoodInfo DC. 26 Feb. 2010.

As noted earlier, non-elderly households of unrelated persons, a category which includes single-person households, make up a large share-42 percent-of the low and moderate income households in the District. By some measures, these households experience high degrees of housing need. For instance, forty-nine percent of low-and moderate-income renter households in this category experience housing cost burdens greater than 50 percent, while all other low-and moderate-income renters households experience severe cost burdening rates of 36-42 percent. Likewise among low-and moderate-income owners, 59 percent of households in this category experience severe cost burdens, while this is true for 33-44 percent of all other low-and moderate-income owner households.

The composition of this “Other Households” category is complex; of the 45,100 households in this category, 37,285 are single-person households, with nearly 10,000 of these households comprised of persons under 30 years of age. Just over fourteen percent of these “Other Households” include a student. This suggests that some of the housing need in this category may in part reflect the significant number of unpaid or low-paid students, interns and entry-level workers attracted to the District by educational and/or job opportunities. Housing need, in this category as in others, is a complex amalgam of employment status, earnings potential, household composition, and community-level variables such as housing costs by neighborhood, which vary tremendously even within the relatively small geography of the District.

2

Disproportionate Need

For purposes of this Consolidated Plan, as defined by HUD, disproportionate need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. The table below presents data from American Community Survey data (2008) for various household income levels relative to the Median Family Income (MFI). The last column demonstrates the threshold, for each income level, above which particular racial/ethnic groups would be identified as having a disproportionate housing need relative to all households in the District.

Table 2.5: Household Income Level Relative to District MFI³³

TOTAL HOUSEHOLDS	Total Households	Households With Any Housing Problem	% With Any Housing Problem	Disproportionate Needs Threshold
≤30% MFI	55,532	47,213	85.02%	95.02%
>30 to ≤50% MFI	32,661	20,884	63.94%	73.94%
>50 to ≤80% MFI	19,669	9,409	47.84%	57.84%
>80% MFI	141,709	28,883	20.38%	30.38%

The table below presents ACS data on housing need for racial and ethnic groups in Washington, DC, including their experience of disproportionate need. As expected, the disproportionate need threshold is highest at the lowest income strata, and, conversely, lowest for the highest income strata. For instance, as 85 percent of all households below 30% MFI experience a housing problem, the disproportionate need threshold is very high, at 95 percent. Even at this extraordinarily high level, Hispanic households and non-Hispanic white households exceed this threshold. On the other end of the income spectrum, for those with household incomes greater

³³ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau IPUMS file. Prepared for DC DHCD by NeighborhoodInfo DC. 18 Mar. 2010.

than 80% MFI, the disproportionate need threshold is relatively low at 30 percent, and is not exceeded by any racial/ethnic group.

Several contextual points are in order in considering the table below, beginning with the definition of disproportionate need as it may apply to a demographically diverse jurisdiction like the District. Multiple measures of disproportionate need are possible, while this table reflects a specific, and somewhat narrow definition. For example, while the table below may demonstrate that non-Hispanic black households do not experience disproportionate need in any category, the full picture is certainly more complex. In the District, as discussed earlier, "any housing problem" is almost universally a housing affordability problem, and housing affordability is, by its nature, most acute for the lowest income households. Of the low and moderate income households in the District, 50 percent are non-Hispanic black households, roughly proportionate; however, when we consider only those households at or below 30% MFI, nearly 74 percent of those households are non-Hispanic black households. Staying with this demographic grouping of extremely low income non-Hispanic black households, the 82 percent that experience housing problems is a very high proportion, but it is not considered "disproportionate need" because it is not ten percent above the measure for all households at this income category. This final column of this table presents the latter finding, no disproportionate housing need for this socioeconomic group, while the former, a disproportionate share of black households at very low income levels, may be equally important when considering housing needs.

TABLE 2.6: DISPROPORTIONATE NEEDS BY RACE AND ETHNICITY IN THE DISTRICT OF COLUMBIA³⁴				
TOTAL HOUSEHOLDS	Total Minority Households	Households With Any Housing Problem	% With Any Housing Problem	Disproportionate Needs Threshold Exceeded?
NON HISPANIC BLACK HOUSEHOLDS				
<=30% MFI	40,955	33,570	81.97%	No
>30 to <=50% MFI	24,094	13,770	57.15%	No
>50 to <=80% MFI	12,919	4,499	34.82%	No
>80% MFI	46,873	9,552	20.38%	No
NON HISPANIC WHITE HOUSEHOLDS				
<=30% MFI	6,920	6,657	96.20%	Yes
>30 to <=50% MFI	4,428	3,593	81.14%	Yes
>50 to <=80% MFI	3,104	2,204	71.01%	Yes
>80% MFI	77,612	16,005	20.62%	No
HISPANIC HOUSEHOLDS				
<=30% MFI	5,378	5,378	100.00%	Yes
>30 to <=50% MFI	3,180	2,616	82.26%	Yes
>50 to <=80% MFI	2,270	1,575	69.38%	Yes
>80% MFI	7,838	953	12.16%	No
NON HISPANIC ASIAN HOUSEHOLDS				
<=30% MFI	1,374	770	56.04%	No
>30 to <=50% MFI	680	626	92.06%	Yes
>50 to <=80% MFI	980	900	91.84%	Yes
>80% MFI	6,034	1,427	23.65%	No
NON HISPANIC OTHER RACE HOUSEHOLDS				
<=30% MFI	905	838	92.60%	No
>30 to <=50% MFI	279	279	100.00%	Yes
>50 to <=80% MFI	396	231	58.33%	Yes
>80% MFI	3,352	946	28.22%	No

³⁴ 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau IPUMS file. Prepared for DC DHCD by NeighborhoodInfo DC. 18 Mar. 2010.

Based on this analysis, a number of racial/ethnic groups experience disproportionate need across income strata. For instance, Hispanic households experience disproportionate need at every income band below 80% MFI. Non-Hispanic Asian households experience disproportionate need in income bands between 30 and 80% of MFI, as do non-Hispanic other race households, i.e. Native American, Pacific Islander, multiple race households and self-defined "other" race households.

Fully understanding and addressing disproportionate need is an important goal during the Comprehensive Plan period. During the ongoing process of community consultation for the analysis of impediments to fair housing, DHCD will seek particular input from stakeholders representing communities with disproportionate need. In addition to household level resource constraints, particularly acute in the <30% MFI income category, disproportionate need may result from multiple causes, all of which are important to comprehend to ensure the correct outreach and programming to reach these households.



Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.
[Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.]
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

1 **Priority Housing Needs**

In addition to the extensive community participation described elsewhere in this document, the Department of Housing and Community Development (DHCD) reviewed numerous data sources as part of its efforts to determine priority needs for the community. These sources include federal housing and demographic data such as the American Community Survey, studies of the DC housing, labor and financial markets by the Greater Washington Council of Governments (COG), Fannie Mae, Freddie Mac, the Urban Institute, Brookings Institution, the DC Fiscal Policy Institute, the DC Office of Planning (OP), and other regional and local research organizations.

As the lead agency for low-to-moderate housing opportunities in the District of Columbia, DHCD has confirmed through its consultation and analysis that its focus over the coming years should remain on supporting low-moderate income residents with:

- the preservation, rehabilitation and production of affordable housing,
- incentives to include development of housing for very-low to moderate-income residents; for the homeless, and for special needs populations,
- promoting homeownership opportunities, and
- supporting neighborhood commercial and economic revitalization.

In the District of Columbia, given external constraints on revenue generation and on the availability of land for continued growth, housing development and the retention and attraction of tax-paying residents is part of the District's strategy for economic development. Stabilizing neighborhood housing is combined with DHCD's support for retention and growth of neighborhood businesses as a source of local jobs, economic opportunity and neighborhood vitality. Particularly for that segment of the population without advanced education and facing high housing prices, DHCD's focus on neighborhood-level economic opportunity combined with retention of affordable housing will assist our more vulnerable populations.

A table detailing housing need by income, tenure and housing type is provided in the following section, "Community Priorities."

2 **Community Priorities**

In the community hearings, focus groups and meetings (Appendix E) held in preparing the Consolidated Plan, government, nonprofit and community representatives overwhelmingly supported expansion of affordable housing opportunities as the number one priority for DHCD over the Five-Year Plan period. Community representatives stressed the need for continued homeownership assistance programs, for affordable housing for persons with special needs, particularly persons living with HIV/AIDS, and for foreclosure prevention and mitigation assistance.

The priorities identified in the Needs Table reflect DHCD's assessment of the housing market, the relative acuity of the needs of residents, and specific identified objectives, including ending homelessness in the District, and continuing to promote homeownership in the city.