

Welcome!
The public hearing
will begin soon.*

**This session is being recorded.*



Public Hearing:

Metropolitan Washington Regional Fair Housing Plan and FY 2024 Needs Assessment

presented by



Agenda

1. Welcome– Lesley M. Edmond, Housing Compliance Officer
2. Opening Remarks-Acting Director, Colleen Green
3. Districtwide Racial Equity Action Plan-ORE- Dr. Amber Hewitt
4. Metropolitan Washington Regional Fair Housing Plan-Lesley M. Edmond
5. Regional Fair Housing Plan- Open testimony
6. Needs Assessment Planning – Lesley M. Edmond
7. Closing



Opening Remarks

presented by



Districtwide Racial Equity Action Plan

Mayor's Office of Racial Equity

Dr. Amber Hewitt, Chief Equity Officer

Regional Fair Housing Plan

presented by



Fair HOUSING 101

Housing drives wealth in this country.* Millions of people immigrated to this country for the ability to own land and a home of their own; that's why homeownership is the American Dream. But not everyone has had equal access to homeownership opportunities. Often, people of color and other underserved groups were purposefully denied housing and lending opportunities.

This legacy of discrimination and structural inequality is the reason we have such huge disparities in wealth and homeownership. The homeownership gap between Whites and Blacks, after diminishing somewhat after the passage of the Fair Housing Act, has ballooned in the years since the 2008 Great Recession.

Systemic inequality and entrenched housing discrimination still drive residential segregation. Our neighborhoods are more segregated today than they were in 1920.

to build some kind of equity . . . to have a home where family can come visit . . . we want that for everyone.



Fair housing intersects with all aspects of our society and is foundational to a strong economy, the prosperity of our nation, and the ability of people to thrive and access important opportunities.

In addition to addressing the wide-ranging impacts of residential segregation, fair housing and fair lending laws also cover issues like:

- **Credit/Insurance Scoring,**
- **Risk-based Pricing,**
- **Automated Underwriting,**
- **Redlining,**
- **Racial Steering,** and other forms of discrimination.



Whites have about 10 times the wealth of Blacks and 8 times the wealth of Latinos.

Source: Federal Reserve Board, Survey of Consumer Finances, 2016

EQUAL OPPORTUNITY for All

Equal access to rental housing and homeownership opportunities is the cornerstone of this nation's federal housing policy. Housing discrimination is not only illegal, it contradicts in every way the principles of freedom and opportunity we treasure as Americans.

Title VIII of the Civil Rights Act of 1968 is commonly referred to as the Fair Housing Act of 1968. The Office of Fair Housing and

the FAIR HOUSING ACT

Equal Opportunity (FHEO) within the U.S. Department of Housing and Urban Development (HUD) is charged with administering and enforcing this law.

The Fair Housing Act prohibits discrimination and the intimidation of people in their homes, apartment buildings, and condominium developments – in nearly all housing transactions, including the rental and sale of housing and the provision of mortgage loans.

The Fair Housing Act protects people from discrimination based on seven classes:

- **Race**
- **Color**
- **Religion**
- **Sex**
- **National origin**
- **Disability**
- **Familial status**



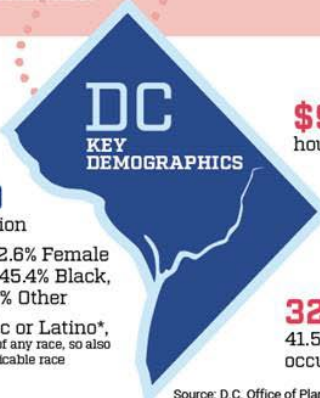
For more information, please visit the website: www.hud.gov/fairhousing

Where you live matters**



Where people live also determines their outcomes in life. Location is inextricably linked to opportunity. Unfortunately, housing segregation remains the primary driver of inequality in America, where neighborhoods of color are more likely to have diminished educational opportunities; fewer healthcare facilities; more hazardous and toxic waste plants; more polluted land, air, and water; fewer grocery stores and fitness centers; and fewer bank branches.

*Excerpted from "Lisa Rice Q&A: How Fair Housing Intersects with All Aspects of Society" by MGIC, featuring Lisa Rice, Feb 9, 2021 <https://mgic-connects.com/lisa-rice-qa-how-fair-housing-intersects-with-all-aspects-of-society>
**<https://nationalfairhousing.org/wp-content/uploads/2021/01/Where-You-Live-Matters-Slide-Updated.pdf>



705,749

Total population

47.4% Male, 52.6% Female
42.5% White, 45.4% Black,
4.1% Asian, 8% Other

11.3% Hispanic or Latino*,
*Hispanics may be of any race, so also
are included in applicable race
categories

\$92,266 Median household income:

\$646,500 Median value of owner-occupied housing

\$1,603 Median monthly gross rent

322,814 Total housing units
41.5% owner-occupied, 58.5% renter-occupied

Source: D.C. Office of Planning "District of Columbia Quick Facts 2019"



GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Regional Fair Housing Journey

- Requirement by the U.S. Department of Housing and Urban Development (HUD)
- 12 Jurisdictions
- Seven years
- DHCD released a draft report in 2019
- Regional Plan updates last DC draft report

Black Homeownership Strikeforce

- Ten recommendations were made.
- Goal: create 20,000 Black DC homeowners by 2030.
- This goal addresses discrimination that prohibited Black residents from becoming homeowners and building generational wealth in the District amid increasing home purchase prices and interest rates.

Housing Production Goals

- Mayor Bowser set a goal of 36,000 new housing units by 2025.
- 12,000 units must be affordable.
- Housing Order issued May 10, 2019:
 - Identify new policies, tools, and initiatives to reach the goal.

Housing Framework for Equity and Growth

- Made recommendations to increase housing affordability and opportunity for all residents.
- Analyzed distribution of affordable housing units in the District.
- DHCD and the Office of Planning (OP) hosted community discussions.

Zoning

- IZ amended rentals restricted to 60% AMI.
- Accessory Dwelling Units
 - Now allowable
 - Residents who have elderly parents
 - A person with disabilities who need a no-step entrance
 - DHCD Residential Accessory Apartment Program
- Comprehensive Plan
 - Housing Element released in 2019
 - Amendments made to address fair housing barriers

Increase Affordable Housing Funding

- Housing Production Trust Fund (HPTF)
 - 100 million dollars for the last nine years.
 - FY22 and FY23, over 400 million dollars.
 - Over one billion dollars invested
- DC Housing Preservation Fund (DCHPF) & Unit
 - Resources to preserve small properties
 - DOPA regulations
 - Created a \$10 million fund
 - leverages funding 3 to 1 (\$30 million).

Olmstead Plan

- The 2021-2024 Olmstead Community Integration Plan
 - Housing Priority
- 1999 Supreme Court case
- Local and state governments required to create a plan
- Individuals with disabilities live in integrated environments.

Olmstead Plan

- DC Agencies working together:
 - Office of Disability Rights (ODR)
 - Department of Housing and Community Development (DHCD)
 - DC Housing Authority (DCHA)
 - Department of Health Care Finance (DHCF)
 - Department of Human Services (DHS)
 - Department of Behavioral Health (DBH)
 - Department of Health (DC Health)
 - Department of Aging and Community Living (DACL)
 - Department on Disability Services (DDS)

Fair Housing Plan

- Plain Language
 - Executive Summary, Fliers, and Goals
- Executive Summary, fliers, and goals translated into:
 - Spanish
 - Amharic
 - French
 - Chinese
 - Vietnamese
 - Korean
- Visit www.mwcog.org/fairhousingplan.

Fair Housing Plan Goals

GOAL 1: Create more housing for families earning at or below 60% of the MFI.

GOAL 2: Change building regulations to increase affordable housing variety and supply.

GOAL 3: Create new policies to preserve affordable housing supported by public funds.

GOAL 4: Help more protected class members become homeowners.

Fair Housing Plan Goals

GOAL 5: Protect the housing rights of people in protected classes.

GOAL 6: Remove barriers, and increase community-based options for people with disabilities.

GOAL 7: Make public transportation easy to access and afford.

Your Turn: Public Comments

How it works

- You have 3 minutes to speak; we'll let you know when you have 1 minute left.
- We'll call on those who signed up to speak before the hearing first, in alphabetical order.
- Others speak next during the open forum. To be called on, ask to speak in the chat or request to speak.
- We'll let you know when it's your turn. Be sure to unmute your microphone. You can turn on your camera, but it's not required.
- When you're done, or your 3 minutes are up, we'll turn your microphone off.

Federal Planning Process



Purpose

Consolidated Plan (Con Plan)

- Assess affordable housing
- Assess community development needs
- Assess market conditions
- Data-driven
- Place-based investment decisions

Action Plan Functions

- A planning document
- Public input (citizens, organizations, businesses, and other stakeholders)
- A strategy for HUD programs
- A management tool

2022-2026 Consolidated Plan

The Consolidated Plan helps states and local jurisdictions assess their housing and development needs, and market conditions, and to make data-driven, place-based investment decisions.

AT A GLANCE ...

- The Plan covers five years
- Tied to Annual Action Plans and Consolidated Annual Performance Reports (CAPER)
- DHCD is the lead agency responsible for developing the Plan, in coordination with DOH and DHS



FUNCTIONS

- Planning document
- Submission for federal funds
- Strategy
- Management tool



HUD OBJECTIVES:

- Provide decent housing
- Establish and maintain a suitable living environment
- Create Economic Opportunities



PERFORMANCE OUTCOMES

- Accessibility/availability
- Affordability
- Sustainability



PARTICIPATORY PROCESS

- Consultations/Outreach
- Needs Assessment Public Hearing
- Public Comment Period
- Public Hearing for Final Document prior to HUD Submission



REPORTING

The District is required to complete annual spending reports:

- Annual Action Plan details how funds will be used to meet the priorities identified in the Consolidated Plan
- National Housing Trust Fund Allocation Plans specifies allocation priorities.
- Consolidated Annual Performance and Evaluation Report (CAPER) details how the City spent its federal funds and whether or not it met its goals

Needs Assessment Planning



Funding Sources

FY 2024 Funding	\$ Amount (millions)
Community Development Block Grant (CDBG)	\$20,404,214
HOME Investment Partnerships Program (HOME)	\$7,748,405
National Housing Trust Fund Program (HTF)	\$2,982,433
Recovery Housing Program (RHP)	\$1,634,036
Emergency Solutions Grant Program (ESG)	\$1,341,848
Housing Opportunities for Persons with AIDS Program (HOPWA)	\$12,770,434
Total	\$45,247,334

Needs Assessment Surveys

- Surveys launch May 1, 2023
- Survey Topics:
 - Community Development
 - Affordable Housing
 - Economic Development
 - Broadband Adoption
 - Community Facilities

Needs Assessment Engagement

- Topic specific meetings with partner agencies
- Consultation with private stakeholders:
 - Advocacy organizations
 - Social service agencies
 - Homeless service providers
 - Housing stakeholders

Neighborhood Revitalization Strategic Area

- NRSA is a HUD designation.
- Place-based approach to using CDBG leverage additional funding for the neighborhoods.
- Flexibility in economic development, housing and public service activities.
- Target: East of the River in Wards 7 and 8.
- DHCD will submit the NRSA Plan with the FY 2024 Annual Action Plan to HUD.

Have more to add?

You can still add thoughts and comments to the record.

- Submit them to DHCD through **May 30, 2023**.
- By email, OPM.QUESTIONS@dc.gov
- By phone, **202-442-7239**
- Subject "**Fair Housing**" or "**Needs Assessment**"
- In writing to:

Colleen Green, Acting Director
Department of Housing and Community Development
1800 Martin Luther King Jr. Avenue SE
Washington, DC 20020

Stay involved

- Visit www.dhcd.dc.gov
- Sign up for DHCD email updates.
- Participate in the FY 2024 Annual Action Plan (AAP) public hearing
 - When: July 2023
 - Where: Public Input
 - Date & Time: TBD

Thank you!
The hearing has ended.