

DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

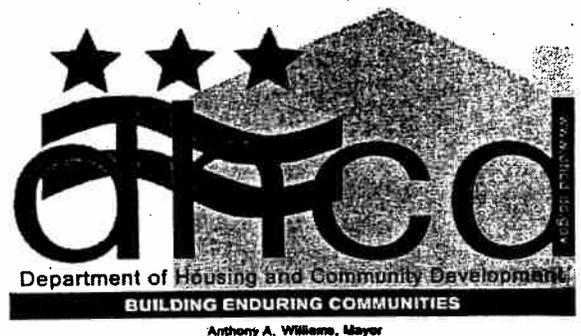
**FY 2006 CONSOLIDATED
ANNUAL ACTION PLAN FOR
THE DISTRICT OF COLUMBIA**

OCTOBER 1, 2005 - SEPTEMBER 30, 2006



ANTHONY A. WILLIAMS, MAYOR
STANLEY JACKSON, ACTING DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA

JALAL GREENE, ACTING DIRECTOR
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August 2005

Notice of Non-Discrimination

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I. APPLICATION FOR FUNDS FROM U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



Application for Funds from U.S. Department of Housing and Urban Development

An original, signed hardcopy of SF424 is provided to the local HUD CPD office.

A. Submission

Submission type is (choose one of the three below):

1. Strategic Plan with Annual Action Plan

a. Period covered in years is: 3 4 5

b. Timeframe covered (mm/dd/yr) is from 10/01/06 to 09/30/10

c. Submission date: 8/15/05

d. Type of Submission (Check one in each of the two columns below):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Original | <input checked="" type="checkbox"/> Full Plan |
| <input type="checkbox"/> Update | <input type="checkbox"/> Abbreviated Plan |
| <input type="checkbox"/> Amendment: Minor | |
| <input type="checkbox"/> Amendment: Substantial | |

2. Annual Action Plan only

a. Timeframe covered is from

b. Year of Strategic Plan period for this submission: 1 2 3 4 5

3. Annual Performance Report

a. Timeframe covered (mm/dd/yr) is from to

b. Year of Strategic Plan period for this submission: 1 2 3 4 5

4. Catalog of Federal Domestic Grants

Assistance Numbers	Assistance Titles	Action Plan period is 10/01/05 to 9/30/06	Amounts of Application Requests
14-218	<input checked="" type="checkbox"/> Community Development Block Grant (CDBG)		\$21,318,203
14-239	<input checked="" type="checkbox"/> HOME Investment Partnership Act Grant (HOME) ADDI "03 and "04 (part of HOME)		\$8,819,617
14-231	<input checked="" type="checkbox"/> Emergency Shelter Grant (ESG)		\$821,555
14-241	<input checked="" type="checkbox"/> Housing Opportunities for Persons with Aids (HOPWA)		\$10,535,000
14-900	<input checked="" type="checkbox"/> Lead Based Paint Hazard Control Grant		\$1,300,284
14-905	<input checked="" type="checkbox"/> Lead Hazard Reduction Demonstration Grant		\$1,000,000

B. Applicant

1. Name: District of Columbia
2. Identifier:
3. Employer Identification Number (EIN): 53-6001131
4. DUNS number: 072634306

5. Applicant is (choose one):
- Local Government: City
 - Local Government: County
 - Consortia
 - State
 - District of Columbia

6. U.S. Senators: N/A
7. Names of Members of Congress for this jurisdiction Congressional Districts
The Honorable Eleanor Holmes Norton The District of Columbia

8. Applicant/Grantee Representative:

Name: Jalal Greene 
Title: Director, Department of Housing and Community Development
Telephone Number: (202) 442-7210

9. Certification

"To the best of my knowledge and belief, all data in this application are true and correct, the document has been duly authorized by the governing body of the applicant, and the applicant will comply with the attached assurances if the assistance is awarded."

Signed (enter PIN): Jalal Greene, Director 
Date signed: August, 2005

10. Contact Person for matters involving this application:

Name: Kay C. McGrath
Title: Special Assistant to the Director (DHCD)
Telephone Number: (202) 442-7276; Fax Number: (202) 442-7290
E-mail Address: kay.mcgrath@dc.gov

C. For HUD Use Only

1. Is applicant delinquent on any Federal debt? Yes no
2. Is application subject to review by State Executive Order 12372 process?

Yes.

This application was made available to the E.O. 12372 process for review on July 18, 2005. (SAI#s DCG-193-2005; DCG-194-2005; DCG-195-2005; and DCG-196-2005)

No. This program is not covered by E.O. 12372.

II. EXECUTIVE SUMMARY

This 2006 Action Plan follows a modified module format recommended by HUD.

I. Application

- A. Submission
- B. Applicant
- C. For HUD use only

II. Executive Summary

III. Annual Action Plan

- A. Summary of Missions, Needs, Goals and Strategies
- B. Managing the Process: Citizen Participation
- C. Managing the Process: Consultation with Public and Private Entities
- D. Managing the Process: Certifications (local and State)
- E. Financial Sources and Uses (24 CFR 91.220(b) and (c))
Performance Measurement

IV. Narratives

- A. Geographic Targeting and Distribution (24 CFR 91.220(d))
- B. Homeless and Other Special Needs Activities (24 CFR 91.220(e))
- C. Other Actions (24 CFR 91.220(f))
- D. Program-Specific Requirements (24 CFR 91.220(g))

VI. Special Initiatives

- A. Neighborhood Revitalization Strategy
- B. Section 108

VII. Appendices

In addition, this Action Plan follows, more closely than in past years, the outline of 24 CFR 91.220, which describes the required Action Plan components for the Consolidated Planning process. Headings are provided to track to each required element.

The Action Plan is not only an application to HUD for federal funding, it also is a statement of the strategic activities that DHCD, as the District's designated program administrator, intends to undertake during the fiscal year to implement the strategic goals set in the 2006-2010 Five Year Consolidated Plan. Those strategic goals reflect HUD's priorities:

1. To provide decent housing;
2. To provide a suitable living environment; and
3. To expand economic opportunities, principally for low- and moderate-income persons.¹

¹ NOTE: 1) For purposes of this application DHCD uses "low" & "moderate" as defined in the CDBG regulations. These correspond to the "very low" and "low" in the HOME and Section 8 Regulations. Since 1999, however, DC has

Following considerable community, government, and stakeholder consultation in developing the District's Five-Year Consolidated Plan for fiscal years 2006-2010 and the FY 2006 Action Plan, DHCD has determined that in its annual implementation plans, it will continue to focus on the creation and retention of affordable housing units, expansion of home ownership opportunities, and the support of neighborhood economic and commercial revitalization. The targeting and program emphases influenced by 2000 Census economic and demographic data have been reinforced by housing analysis and neighborhood data provided in studies by the DC Fiscal Policy Institute, Fannie Mae, and other institutions, by the continuing volatility in the housing market, by the comments and testimony of constituent groups and citizens, and by the geographic and policy priorities of the City's elected leaders.

Census data in the Consolidated Plan identify the increasing cost of housing, the lagging proportion of home ownership, and the disparity between job creation and job readiness as continuing major challenges. DHCD strategies will consider the different ward demographics, requirements to meet the needs for housing tailored to serve persons with special needs, seniors, larger families and lower-income residents.

The priorities and the performance targets are based on funding available from the HUD entitlement grants as of DC FY 2005. Changes in funding availability and/or other grant conditions that are unknown at the writing of this document will require the District to change the Action Plan. Any further escalation in housing production costs may also require the District to revise its projections

The following table describes the projected priority needs and the District's response to those needs.

Table 1: Priority Needs

PRIORITY NEED & RESPONSE	GEOGRAPHIC AREA	POPULATIONS
<u>Affordable Housing: Owner and Renter Multi-family Rehabilitation</u> Increase available affordable rental and ownership units by funding rehabilitation of the District's aging housing stock. Increase emphasis on funding for housing units to meet needs of special needs populations, seniors and families.	Target areas	Extremely-low, very low, low and moderate-income residents, special needs populations and seniors.
<u>New Construction: Owner and Renter:</u> Encourage new housing development through construction assistance.	Target Areas	Low-moderate-income residents
<u>Affordable Housing, Preservation of Rental housing:</u> Preserve affordable housing through intervention, training and housing counseling for project-based tenants subject to expiring Federal	Citywide	Extremely low, very low, low and moderate-income residents.

been exempted by HUD from these limits and permitted to use "Uncapped Limits" (i.e. 80% of the Actual Medial Income for the DC Area. DC may use the exemption, as necessary, in its CDBG and HOME programs. 2) DHCD sets affordable rents for CDBG-funded units at an amount that is at or below 30% of a low to moderate person's gross income

PRIORITY NEED & RESPONSE	GEOGRAPHIC AREA	POPULATIONS
subsidy.		
<u>Owner-occupied housing:</u> Increase opportunity for home ownership	Citywide	Very-low, Low-moderate income residents; police, fire-fighters, teachers & government employees, other target groups, Including public housing res.
<u>Owner-occupied housing:</u> Preserve and improve existing homeownership by assisting residents with rehabilitation to meet housing codes.	Citywide	Low-moderate income residents; especially seniors in areas undergoing economic change.
<u>Public Facilities, Infrastructure and Economic Development:</u> Spur neighborhood reinvestment by funding community and commercial facilities, supporting local businesses and increasing jobs through development activity.	Target areas	Neighborhoods where housing investment has created the climate for reinvestment; and those where such investment can spur additional investments.
<u>Public Services:</u> Assist tenants, potential home owners and recent homeowners with counseling, technical assistance and services that support their housing choices.	Citywide	Very-low, low, moderate-income residents; immigrant and non-English-speaking populations & seniors.
<u>Public Facilities & Services:</u> Support prevention of homelessness and provide services for the homeless	Citywide	Families and individuals at risk of becoming homeless; homeless families and individuals.

Table 2 shows the District's progress from FY 2001 through 2004 in addressing the priorities set by the community.

Table 2. Five-Year Plan Accomplishments 2001-2004

Priority Area	DHCD Program Activity	FY 2001-2003	FY 2004	TOTAL
Affordable Housing, Ownership	Provide Home Purchase Assistance (HPAP) loans for down payment and closing costs	1,521	231	1,752
	Assist tenants in first-right purchase of apartments	726	109	835
	Expand access to housing through comprehensive counseling for tenants/ownership; and assistance with program requirements and intake	46,742 residents	15,996	62,738
	Make tax delinquent properties available for new ownership through a Homestead lottery	0*	0	0
	Assist current single-family homeowners to remain in decent homes by providing rehabilitation loans	80	29	119
Affordable Housing Supply	Provide funding to rehabilitate multi-family units for rental or owner occupants	4,925	955	5,880
	Provide construction assistance for new construction of single or multi-family, rental or owner housing units.	2,596	566	3,162
Community Development, Econ. Opportunity	Provide economic opportunities for residents in job creation	15,789 jobs	4,305	20,094
	Provide neighborhood-based job training and placement	382 268	NA	382 268
	Support local business development with technical assistance	2,012	1,581	3,593
	Support revitalization-community/commercial facilities	54	7	61
Homelessness**	Prevent homelessness and provide emergency assistance	1,561	395	1,956
	Provide essential support services (persons served)	Over 15,000	NA	NA
	Maintain homeless shelters (Renovate Beds)	beds 503	1,399	1,902
	Support shelter for families (# families)	45	209	254

* Previously 174 units were reported, but these were for FY 2000, not during 2001-2003.

**Homelessness services funded through the ESG grant; the 395 for 2004 represents 104 adults and 291 families.

FY 2005 accomplishments will be available by October 2005

This first (FY 2006) Annual Action Plan is intended to begin to implement the District's goals in the accompanying Five-Year Consolidated Plan, (FY 2006-2010.)

III. 2006 ANNUAL ACTION PLAN

III.A. Summary of Mission, Needs, Goals and Strategies

The mission of the Department of Housing and Community Development is to be a catalyst in neighborhood revitalization by strategically leveraging public funds with private and non-profit partners for low-to-moderate income D.C. residents in order to promote the preservation, rehabilitation and development of housing, increase home ownership, and support community and commercial initiatives. This mission aligns with HUD's goals.

To fulfill this mission, DHCD has adopted the goal of assisting low- and moderate-income households and communities through:

- creation and retention of affordable housing,
- expansion of homeownership opportunities, and
- support for neighborhood economic and community revitalization.

Program Year 1; Fiscal Year 2006 Action Plan Goals and Strategies:

The challenges in FY 2006 continue to be the increasing cost of housing, competition for a shrinking pool of affordable units, the impact of housing costs on the most vulnerable populations, the need for a well-educated and well-paid workforce to match living costs, regional employment trends, lack of access to transportation to regional employment opportunities, and the threat of displacement due to the expiration of federally subsidized housing. DHCD has based its projections of need on information provided in the U.S. Census data and 2003-2004 studies by Fannie Mae; information from DC Government agencies, as well as 2005 studies by the D.C. Fiscal Policy Institute and other organizations. These studies show:

- The shortage of affordable housing units is exacerbated by the influx of higher-income households into previously lower-income neighborhoods such as Columbia Heights (Ward 1) and Shaw (Ward 2).
- A concurrent increase over the past decade in both median income and poverty, indicating a widening gulf in household incomes among District residents.
- A prevalence of cost burdening, and an increase in crowding, within the District's rental stock, pointing to the shortage of affordable and/or family-sized units.

DHCD administers a number of programs that directly support its goals for adding affordable housing, for homeownership, for commercial and community facilities; for providing neighborhood-based services; and for increasing economic opportunity. DHCD will continue to utilize its competitive funding process to target specific projects to meet these goals, issuing Requests for Proposals (RFP) for development projects and a Request for Applications (RFA) for service-oriented grants. Additionally, DHCD will work with partner organizations—including

private, non-profit or semi-governmental development and financing entities—to provide housing and economic opportunities for low-moderate-income residents. For each fiscal year, based on community consultation, experiences within the marketplace, U.S. Census and other data, DHCD establishes objectives to meet HUD priority needs. These objectives are recorded in the agency's Action Plan, Performance-Based Budget (PBB), and Department Performance Measures. The following tables present DHCD's FY 2006 objectives within the categories specified by HUD, and within the HUD Table 1C and 2C formats. (DHCD Tables 3 and 4)

Table 3: HUD "Table 1C" Summary of Specific Homeless/Special Needs Objectives

Obj.	Specific Objectives	Performance Measure	Expected Units	Actual Units
#1	Homelessness			
1.1	Prevent increases in homelessness	Eviction-prevention grants provided for families and individuals	112 families; 78 individuals	
1.2	Support homeless families	Families benefiting from support provided for Family Shelter	55 families	
1.3	Maintain the quality of shelter provided to homeless persons.	Shelter beds renovated	N/A in '06	
#2	Special Needs Objectives			
2.1	Provide housing information services to persons living with HIV/AIDS	Persons receiving housing information	1450**	
2.2	Provide and sustain short-term supportive housing opportunities to persons living with HIV/AIDS	Persons served (with Project Based, Tenant-Based, and Rent, Mortgage, Utility assistance.	400 project-based; 739 TBRA vouchers; and 500 rent, mortgage, utility payments.	
2.3	Provide supporting services to HOPWA-assisted housing	Persons provided supportive services	635	
2.4	Provide operating support to housing for persons living with HIV/AIDS	Sub-grants awarded	30	
2.5	Assist communities to develop comprehensive strategies for HIV/ADS housing, outreach and education	Sub-grantees provided Technical Assistance	30	
2.6	Acquisition, rehabilitation, conversion, lease, and repair of facilities (24 CFR 574.300.B.3).	Acquire property for housing for persons with HIV/AIDS	30	
2.7	Other Special Needs Housing Units are included in the objective #2 to preserve and increase affordable housing.	Special needs housing units assisted.	Part of 2000 units of affordable housing	

**** All activities and totals are for the EMSA**

Table 4: HUD "Table 2C" Summary of Specific Housing/Community Development Objectives

Obj.	Specific Objectives	Performance Measure	Expected Units	Actual Units
#3	Rental Housing Objectives			
3.1	Preserve and increase affordable housing supply for low-moderate income, extremely low and very low-income residents.	Units funded with multi-family rehabilitation and construction assistance. (See also 4.4—Total production of affordable housing units targeted at 2,000 units)	1,800	
3.2	Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	Tenants provided counseling, technical assistance, under a contract that covers 36 buildings in seven wards.	1700	
3.3	Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement.	Tenants assisted	3000	
#4	Owner Housing Objectives			
4.1	Increase homeownership opportunities for low-moderate-income residents	Home purchase loans to homebuyers; incentives to non-profit developers; predevelopment loans.(includes HoDIF funds)	240	
4.2	Increase homeownership opportunities for very low- and low-income residents who are HOME-income eligible through the ADDI program	Home purchase loans to very-low and low-income home buyers, especially current public housing residents; pre-and post-ownership counseling	25	
4.3	Preserve existing home-ownership through assistance with rehabilitation to code standards.	Single-family rehab loans directly or through nonprofit intermediaries.	60	
4.4	Increase supply of new single and multi-family ownership housing units	Construction assistance loans for ownership units. (See 3.1; 2000 affordable units is target—single and multi-family, new or rehabilitated.)	200	
4.5	Assist conversion of rental units to condominium/co-op Ownership units.	Families assisted	150	

Obj.	Specific Objectives	Performance Measure	Expected Units	Actual Units
4.6	Promote and preserve home ownership and support homeowner management skills	Persons receiving comprehensive housing counseling and program intake.	7992	
4.7	Promote home ownership through the reclamation of abandoned properties.	Continue to service existing Homesteaders	5	
#5	Community Development Objectives			
5.1	(Neighborhood Revitalization) Support retention and growth of local neighborhood businesses	Businesses assisted through technical assistance from CBOs	1500*	
#6	Infrastructure Objectives			
	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Infrastructure Objectives may include business infrastructure improvements funded with local funds. See Economic Development Objectives.	(See 9.3)		
#7	Public Facilities Objectives			
	There are no specific public facility objectives in this Plan; public facility activities are undertaken as part of Development Finance Division Project Finance (see page 41)			
#8	Public Services Objectives			
	See Neighborhood-Based Activities discussion.	See Objectives 3.3, 4.5 and 9.1		
#9	Economic Development Objectives			
9.1	Foster job growth for local residents	Provide temporary construction jobs through DHCD-funded developments	2,000 jobs created through projects	
9.2	Support property management (through RLA-RC)	Properties Managed	94	

Obj.	Specific Objectives	Performance Measure	Expected Units	Actual Units
9.3	Enhance function and appearance of business facilities to strengthen commercial corridors	Businesses assisted through grants for the revitalization of commercial facades	100	
#10	Planning/Administration:			
10.1	Conduct program monitoring activities	Site visits and reports	60	
10.2	Carry out the Department's Administrative Management Program	Various	N/A	

*A range of technical assistance is provided, from phone references to full business plans. Approximately 300 businesses are provided in-depth assistance each year.

III.B. Managing the Process: Citizen Participation

The District of Columbia has an approved Citizen Participation Plan on file and has been followed in developing this FY 2006 Action Plan and Five-Year Consolidated Plan. DHCD conducted extensive outreach and utilized the results from that outreach in preparing this Annual Action Plan. Additional outreach, document circulation and hearings were part of the process for finalizing the Action Plan for submission to HUD. Appendix D contains the Notices of Public Hearings, summaries of hearing testimony and Department responses to testimony.

DHCD has taken the following actions to provide for/encourage citizen participation in developing the Strategic Plan and Annual Action Plan.

Outreach (Indicate methods used):

- To minorities and non-English-speaking persons
- To persons with disabilities
- To low- and moderate-income persons living in slum and blighted areas
- To low- and moderate-income persons living in areas where CDBG funds are proposed to be used
- To residents of predominantly low- and moderate-income neighborhoods
- To residents of public housing
- Citizen Advisory Committee (Advisory Neighborhood Commissions)
- Neighborhood meetings

Below is the schedule of meetings to elicit community information on Plan priority needs.

Schedule of Community Hearings:

Date/Time	Meeting Location
Nov. 16 th 6:30-8:30 PM	Metropolitan Police Dept. , 801 Shepherd Street, NW
Nov. 18 th 6:30-8:30 PM	Matthews Memorial Church, 2616 Martin Luther King Ave. SE
Nov. 30 th 6:30-8:30 PM	Harriet Tubman Elementary School, 3101 13th St. NW
Dec. 2 nd 6:30-8:30 PM	DHCD, 801 N. Capitol Street, NE, 9th Floor Board Room
Dec. 7 th 6:30-8:30 PM	Marshall Heights CDO, 3939 Benning Road, NE
March 22/05 6:30-9:00	Budget Hearing, DHCD, 801 N. Capital Street, NE

Schedule of stakeholder and government meetings:

Date/Time	Group or Topic	Location: DHCD 9th Floor Conf. Rm.
Nov. 10 th 12:30 PM	DC Government Agencies	DHCD
Nov. 16 th 12:30 PM	Homeless/Special Needs	DHCD
Nov. 17 th 12:30 PM	Advocates, Special Needs	DHCD
Nov. 23 rd 12:30 PM	Non-Profit Developers	DHCD
Nov. 30 th 12:30 PM*	Public Housing	DHCD

* This meeting was cancelled due to lack of response from Public Housing Resident Councils

Public hearings

- March 22, 2005, April 15, 2005 DHCD Plan /Budget Hearings
- Council Hearing, June 2, 2005

Other: (List below)

- Direct Mail of Action Plan and Hearing information to 100 groups and almost 3,000 individuals.
- Media Advertisement in four publications, and publications reaching different language groups and affinity groups.
- On-Line Access to Action Plan Documents.

Public Notices of the Needs Hearings and the budget hearing on the Five-Year and Annual Action Plan were provided at least two weeks prior to the hearings; the draft documents were available for public review two weeks prior to the Budget Hearing. The record was held open for an additional week following the hearings. The Comment Period was initiated for both the Draft Five-Year Consolidated Plan and the Draft Proposed FY 2006 Annual Action Plan, with publication of the Notice of Availability in the D. C. Register on February 25, 2005. Review periods were provided before and after the March 22nd DHCD budget hearing on the Draft Consolidated Plan and for the hearing by the Council of the District of Columbia held on April 14, 2005.

All hearings were held at sites accessible to METRO Rail and bus service. Sign language and Spanish translation services were also provided. Documents were available for review at public libraries, community-based organizations, on-line at DHCD's website, and at the Department's headquarters, which is convenient to both METRO rail and bus service. (Appendix D)

III.C. Managing the Process: Consultation with Public and Private Entities

1. The following agencies, organizations, and companies were consulted in preparation of this Action Plan: (Appendix D)

- Assisted housing
 - D.C. Housing Authority
 - D.C. Department of Health, HIV/AIDS Administration
 - Deputy Mayor for Children, Youth, Families and Elders
 - D.C. Office on Aging
 - MANNA
 - National Housing Trust
 - William C Smith Co.
 - Greater Washington Urban League
 - Transitional Housing
 - Coalition for Non-Profit Housing and Economic Development
 - City First Bank
 - Marshall Heights CDC
 - BB&T
 - Building Blocks
 - Enterprise Foundation

- Latino Economic Development Corporation
- Health services
 - D.C. Department of Health; Lead Safety Office
 - D.C. Department of Health; HIV/AIDS Administration
 - D.C. Department of Human Services
 - D.C. Department of Mental Health
- Social services
 - D.C. Department of Human Services
 - So Others Might Eat (SOME)
 - United Planning Organization (UPO)
- Homeless services
 - Office of the Deputy Mayor for Children, Youth, Families, and Elders
 - The Community Partnership for the Prevention of Homelessness
 - Coalition for the Homeless
 - Community of Hope
 - N Street Village
 - Hannah House
 - Cornerstone
- Services to persons with disabilities
 - D.C. Department of Health, HIV/AIDS Administration
 - The Green Door,
 - D.C. DHS, Family Services
- Adjacent units of general local government
(See above list of DC agencies)
- Other:
 - D.C. Housing Finance Agency
 - Metropolitan Police Department

Coordination:

The DHCD participates in meetings on a weekly basis with other agencies under the Deputy Mayor for Planning and Economic Development Cluster. At these "Cluster" meetings, agencies keep each other apprised of on-going and planned activities, develop partnerships for shared activities, and strategize for long-range, shared solutions to city problems. It is through this mechanism, and through monthly Cabinet meetings of all "Clusters", that DHCD carries out regular consultation on Action Plan initiatives that require input or activity from other agencies.

2. Lead agency or entity responsible for overseeing the development of the Action Plan is the D.C. Department of Housing and Community Development (DHCD).

3. Lead-Based Paint: What organizations were consulted when preparing the portion of the Action Plan dealing with lead-based paint hazards? (Check all that apply)

- ◆ State or local health agencies
 - D.C. Department of Health
- ◆ State or local child welfare agencies

(coordinated through the Department of Health, see Lead Safety Section)

◆ Other

DHCD has actively engaged public agencies and private entities in its efforts to address lead-based paint hazards, starting with a Lead-Safe Housing Conference in July 2003 for public and private entities, including government agencies, lending institutions, non-profit and for-profit developers, contractors and others to familiarize them with the Lead Safe Housing Rule and procedures to be followed. The Department subsequently hosted a Lead-Safe Washington Industry Forum on February 12, 2004, for lead contractors, risk assessors, developers, and owners to bring them up-to-date on District of Columbia law for lead-based paint and to introduce them directly to DHCD's new HUD Lead Grants Program. DHCD plans to conduct another Lead-Safe Housing Conference, with Lead Safe Washington as a major focus, with its public/private partners in the fall of 2005, the start of FY 2006. In addition, DHCD will continue to meet with contractors, community groups, and other interested stakeholders to ensure dissemination of lead-safe information through an extensive Outreach and Education Campaign funded under the Grants.

III.D. Managing the Process: Certifications

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- | | |
|--|-------------------------|
| 1. Analysis of Impediments to Fair Housing | Analysis On File |
| 2. Citizen Participation Plan... | Plan On File and In use |
| 3. Anti-displacement and Relocation Plan | Plan On File and In Use |

Certifications appear on the following pages. **(Signed certifications accompany this final submission.)**

General Certifications

In accordance with the applicable statutes and regulations governing the Housing and Community Development Plan regulations, the District of Columbia Government hereby makes the following certifications:

Affirmatively Furthering Fair Housing - The District hereby certifies that it will affirmatively further fair housing.

Anti-Displacement and Relocation Plan - The District of Columbia Government hereby certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan that, in the case of any such displacement in connection with any activity assisted with funds provided the CDBG or HOME programs, requires the same actions and provides the same rights as required and provided under Section 104(d) of the Housing and Community Development Act of 1974 in the event of displacement in connection with a development project assisted under Section 106 or 119 of such Act.

Drug Free Workplace - The District of Columbia Government will provide a drug-free workplace by:

1. Publishing a statement notify such employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specify the actions that will be taken against employees for violations of each prohibition;
2. Establishing an ongoing drug-free awareness program to inform such employees about;
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Providing all employees engaged in performance of the grant with a copy of the statement required by subparagraph 1 of this clause;
4. Notifying such employees in writing, in the statement required by subparagraph I of this clause, that as a condition of continued employment on this grant, the employee will:
 - (a) Abide by the terms of the statement; and

- (b) Notify the employer, in writing, of the employee's conviction for a criminal drug statute for a violation occurring in the workplace not later than five (5) calendar days after such conviction.
5. Notifying the Contracting Officer, in writing, within ten (10) calendar days after receiving notice under subdivision 4(b) of this clause, from an employee or otherwise receiving actual notice of such conviction. The notice shall include the position title of the employee;
 6. Within thirty (30) calendar days after receiving notice under subdivision 4(b) of this clause of a conviction, take one of the following actions with respect to any employee who is convicted of a drug abuse violation occurring in the workplace:
 - (a) Taking appropriate personnel action against such employee up to and including termination;
or
 - (b) Require such employee to satisfactorily participate in a drug-abuse assistance or rehabilitation program approved for such purposes by a Federal, State or local health, law enforcement or other appropriate agency.
 7. Making a good faith effort to maintain a drug-free workplace through implementation of subparagraphs 1 through 6 of this clause.

The grantee, if an individual, agrees by award of the grant or acceptance of a purchase order, to not engage in the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance in the performance of this grant.

In addition to other remedies available to the Government, the grantee's failure to comply with these requirements may, pursuant to FAR 23,506, render the grantee subject to suspension of grant payments, termination of the grant for default, and suspension or debarment.

Anti-Lobbying - The District of Columbia Government hereby certifies that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any reason for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, loan, loan or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete

and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions; and

3. It will require that Anti-Lobbying language be included in the award documents for all standards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly; the jurisdiction is in compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms, if required by that part.

Authority of Jurisdiction - The District of Columbia Government hereby certifies that the Consolidated Plan for the 2001-2005 period is authorized under local law and the District of Columbia Government possesses the legal authority to carry out the programs for which it is seeking funding in accordance with applicable HUD regulations.

Its governing body has duly adopted or passed as an official act, a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the Consolidated Plan and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the Consolidated Plan and to provide such additional information as may be required.

Prior to submission of its Consolidated Plan to HUD, the grantee has:

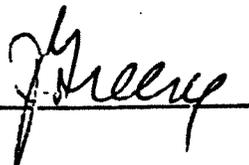
1. Met the citizen participation requirements of Section 570.301(b);
2. Prepared its Consolidated Plan of housing and community development objectives and projected use of funds in accordance with Section 570.301 and made it available to the public.

Consistency with the Plan - The District of Columbia Government hereby certifies that the housing activities to be undertaken with CDBG, HOME, ESG and HOPWA funds are consistent with the strategic plan.

Acquisition and Relocation - The District of Columbia Government hereby certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR Part 24.

Section 3 - The District of Columbia Government certifies that it will comply with Section 3 of the Housing and Urban Development Act of 1968 and implementing regulations at 24 CFR Part 135.

By: (Signed certifications with submitted document)
Jalal Greene, Director
Department of Housing and Community Development

 Date: 7/25/05

Community Development Block Grant Program Certifications

In accordance with the applicable statutes and regulations governing the Housing and Community Development Plan regulations, the District of Columbia Government hereby makes the following certifications:

Citizen Participation

The District of Columbia Government hereby certifies it is following a detailed citizen participation plan which:

- 1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low- and moderate-income who are residents of slum and blighted areas and of areas in which funds are proposed to be used, and provides for participation of residents in low- and moderate-income neighborhoods as defined by the local jurisdictions;**
- 2. Provides citizens with reasonable and timely access to local meetings, information and records relating to the grantee's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;**
- 3. Provides for technical assistance to groups representative of persons of low- and moderate-income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;**
- 4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;**
- 5. Provides for a timely written answer to written complaints and grievances, with 15 working days where practicable; and**
- 6. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.**

Community Development Plan - The District of Columbia Government hereby certifies that this consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the statute authorizing the CDBG Program, as described in 24 CFR 570.2.

Current Plan - The District of Columbia Government hereby certifies that it is following a current Consolidated Plan that was approved by HUD in September, 2000.

Fund Usage - The District of Columbia Government hereby certifies that it has complied with the following criteria:

1. With respect to activities expected to be assisted with CDBG funds, the Action Plan has been developed so as to give the maximum feasible priority to activities that will benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight.
2. The aggregate use of CDBG funds, including section 108 guaranteed loans, during a period of three specific consecutive program years, shall principally benefit low- and moderate-income families in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons; and
3. The District of Columbia Government will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvement. However, if CDBG funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBC funds to cover the assessment.

Excessive Force - The District of Columbia Government has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy enforcing applicable State and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

- ✓ **Compliance with Anti-Discrimination Laws** - The District of Columbia Government hereby certifies that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.), the Fair Housing Act (42 U.S.C. 3601 - 3619), and implementing regulations.
- ✓ **Compliance with Lead-Based Paint Procedures** - The District of Columbia Government hereby certifies that its notification, inspection, testing, and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR 570.608.
- ✓ **Compliance with Laws** - The District of Columbia Government hereby certifies that it will comply with applicable laws.

By: (Signed certifications with submitted document)
Jalal Greene, Director
Department of Housing and Community Development

J. Greene Date: 7/25/05

HOME Program Certifications

In accordance with applicable statutes and regulations governing the Housing and Community Development Plan regulations, the District of Columbia Government hereby certifies that:

1. It is using and will use HOME funds for eligible activities and costs as described in 24 CFR 92.205 through 92.209, and not for activities and costs prohibited under 24 CFR 92.214; and
2. Prior to committing funds to a project, it will evaluate the project in accordance with guidelines it has adopted and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

By: (Signed certifications with submitted document) Jalal Greene Date:
Jalal Greene, Director
Department of Housing and Community Development

Emergency Shelter Grant (ESG) Program Certifications

In accordance with the applicable statutes and regulations governing the Housing and Community Development Plan regulations, the District of Columbia Government hereby certifies that:

1. In the case of assistance involving major rehabilitation or conversion, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for not less than a 10-year period;
2. In the case of assistance involving rehabilitation less than that covered under the preceding paragraph, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for not less than a three-year period;
3. In the case of assistance involving essential services (including but not limited to employment, health, drug abuse, or education) or maintenance, operation, insurance, utilities and furnishings, the applicant will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served;
4. Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary;
5. It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, and local, and private assistance available for such individuals;
6. It will obtain matching amounts required under Section 576.71 of this title;
7. It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter;
8. To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under this program, in providing services assisted under the program, and in providing services for occupants of facilities assisted under the program; and
9. It is following a current HUD-approved Consolidated Plan.

By: (Signed certification with submitted document)

Jalal Greene, Director

Department of Housing and Community Development

 Date: 7/25/05

Housing Opportunities for Persons with AIDS (HOPWA) Program Certification

In accordance with the applicable statutes and regulations governing the Housing and community Plan regulations, the District of Columbia Government hereby certifies that:

Activities funded under the program will meet urgent needs that are not being met by available public and private sources; and

Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

- a) period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility; or
- b) For a period of not less than three years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

By: Lydia L. Watts
Lydia Watts, Senior Deputy Director
DC Department of Health
HIV/AIDS Administration

Date: April 20, 2005

By: Jalal Green
Jalal Green, Director
Department of Housing and Community Development

Date: July 25, 2005

III.E. Financial Sources and Uses

III.E.1. Financial Sources (Resources)

The Department relies on three sources of funding to finance housing and community development projects, programs, and delivery costs. These include federal resources from the U.S. Department of Housing and Urban Development; local and other funds, composed of appropriated District funds and certain loan repayments; and private investments that have been leveraged with public resources. Please also see the Financial Sources table on the next page.

Federal Resources

FY 2006 is the thirtieth-first year (CD-31) of the Community Development Block Grant Program. The Community Planning Division of HUD informed DHCD that its fiscal year 2006 formula entitlement grant allocations were as follows:

Table 5: FY 2006 Federal Entitlement Grant Allocations

	CDBG	HOME	ESG	HOPWA	LEAD
Allocation	\$21,318,203	\$8,819,617*	\$821,555	\$10,535,000	\$0

*Includes ADDI funds administered under HOME

DHCD also anticipates the following additional federal funds to be available in FY 2006:

Program Income (anticipated)	\$8,950,000	\$400,000	\$0	\$0	\$0
FY 2004 *Carry Over	\$41,684,714	\$0	\$0	\$0	\$2,300,285

*Note: These estimated carryover funds, which are shown as "Other" funds on the SF-424 forms, are not included in budget document that DHCD submits to the District of Columbia Council each year.

The net available federal funds for FY 2006 are:

Net available federal funds	\$71,952,917	\$9,219,617	\$821,555	\$10,535,000	\$2,300,285
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Table 6: Annual Financial Resources

Annual Financial Sources: Complete areas in blue only below. Express dollar amounts in 000s.

Financial Sources	a. CDBG	b. HOME	c. ESG	d. HOPWA	e. Public Housing Operating Fund	f. Public Housing Capital Fund	g. HOPE VI	h. Section 8 Tenant-Based Rental Assistance	i. Public Housing Drug Elimination Program	j. Resident Opportunity & Self-Sufficiency Grants	k. Subtotal other Grants (List each below at 1.)	l. Subtotal of Federal Grants available current year.
Annual \$ Available	8,819	8,819	10,535	8,819								41,493
Annual \$ Budgeted	8,819	8,819	10,535	8,819								41,493
Subtotal of Federal Grants available current year (from l. above) Plus subtotal prior year Federal grants (from list below at 2.) (unobligated funds only) Plus subtotal Non-Federal public sources (from list below at 3.) Plus CDBG program income Plus CDBG surplus: Urban Renewal Settlements Plus CDBG grant funds returned to line of credit Plus CDBG income from float funded activities Plus other income (List below at 4.) SUBTOTAL ALL RESOURCES:												
												43,984
												110,714
												8,950
												400
												205,541

Calculations

Amount	State or Local?	Amount
1. Other current year Federal Grants:		
CDBG Carryover	Local	10,535
HOME Carryover	Local	8,819
Lead Hazard Control Grant	Local	100
Lead Hazard Reduction Grant	Local	100
Subtotal 1.		110,714
2. Prior year Federal Grants:		
CDBG Carryover	Local	10,535
HOME Carryover	Local	8,819
Lead Hazard Control Grant	Local	100
Lead Hazard Reduction Grant	Local	100
Subtotal 2.		43,984
3. Non-Federal public sources:		
HPTF	Local	10,535
Local Loan Repayment	Local	8,819
Other	Local	100
Subtotal 3.		110,714
4. Other income:		
HOME PI	Local	400
Subtotal 4.		400

DHCD will serve as the administrator for the CDBG, HOME, and ESG grants.² The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA). Federal grant funds are distributed through DHCD's and HAA's various programs as described in the Tables 3 beginning on page 34, and in Appendix B, for HOPWA.

At the end of FY 2003, the Department also received two lead-based paint grants from HUD's Office of Healthy Homes and Lead Hazard Control: a Lead Hazard Control Grant for \$2,997,743 and a Lead Hazard Reduction Demonstration Grant for \$2,000,000. The District's match for these grants comes to \$4,482,071. For FY 2006, DHCD will carryover \$ 2,300,284 of total lead grants for the lead hazard control and lead hazard deduction demonstration activities. The FY 2006 local match for the Lead-Based Paint grants is \$3,154,060. The use of the grant funds is described on page 95.

Program Income

There is a total of \$8,950,000 in program income dollars projected to be collected for the CDBG and \$400,000 is projected to be collected in program income dollars for the HOME program. Program income was derived primarily from repayment of loans provided to citizen 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.

Local Resources

According to the Mayor's FY 2006 baseline budget, the funds projected from District budget appropriations total \$2,030,870. Appropriated and local funds are broken down as follows:

Table 7: FY 2006 Proposed Local/Other Funds Allocations

	Housing Production Trust Fund	Local Appropriation	Loan Repayments	Other***
Allocation*	\$100,886,474	\$2,030,870	\$6,622,350	\$1,175,775

*Note: All dollar amounts are as of April 20, 2005.

*** "Other" consists of Land Acquisition and Housing Development Organization (LAHO) \$416K; Portal Sites \$46K,; and Low Income Housing Tax Credits of \$713K.

The Housing Production Trust Fund (HPTF or "Fund"), authorized by the Housing Production Trust Fund Act of 1988 as amended by the Housing Act of 2002, is a local source of money for affordable housing development. Capital for the Housing Production Trust Fund is supplied from the legislated share of DC deed recordation taxes and real estate transfer taxes, currently 15%. The Fund is designed to direct assistance toward the housing needs of the most vulnerable District

² In FY 2005, DHCD resumed the oversight and administration of ESG funds starting with the HUD grant year 2004. During 2002-2004, DHCD had transferred administration and management of the ESG program to the Office of the Deputy Mayor for Children, Youth, Families and Elders. DHCD will work directly through the Community Partnership for the Prevention of Homelessness and their sub-grantees in implementing homelessness strategies and programs.

residents—very low- and extremely low-income renters. Pending the receipt of feasible project proposals, the statute requires that:

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

The rest of the Funds may be used for for-sale housing development, single family housing rehabilitation, and loans and title-clearing costs associated with the Homestead Program. In FY 2005, DHCD launched a new HPTF Site Acquisition Fund Initiative (SAFI) which combines Trust Fund money with private lender money to provide loans to non-profit housing developers to facilitate acquisition of sites for affordable housing. The rapid pace of the real estate market in the District of Columbia makes this initiative necessary to retain land parcels for the housing needs of low-moderate-income residents.

DHCD also receives separate, local budget appropriation and loan repayments from its Home Purchase Assistance Program (see page 33), which it uses to make more loans within these programs. Finally, under Other Funds, there was \$416,000 in Land Acquisition and Housing Development Organization (LAHDO) funds; \$713,775 for the funding of monitoring related activities for the Low-Income Housing Tax Credits granted by the District; and \$46,000 from the "Portal Site", which is revenue generated from District-owned parking lots and the disposition of District-owned property. The Portal Site revenue is a pass-through to the District and is budgeted for miscellaneous administrative expenses related to these activities.

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, the private financing sector provides the bulk 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 and ongoing operations. 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 non-profit 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, Meyer Foundation, Local Initiatives Support Corporation (LISC), and the Enterprise Foundation.

Matching Funds

Two HUD programs that require matching funds: HOME and the Emergency Shelter Grant. In addition, DHCD must provide matching funds for the lead-based paint grants received in FY 2004: the Lead Hazard Control Grant and the Lead Hazard Reduction Demonstration Grant.

Under 24 CFR 92.218 *et. seq.*, the District must provide a matching contribution of local funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. The District's FY 2006 contribution was 12.5 percent of its non-administrative HOME draws. (The District has received a 50 percent reduction in its match requirement for HUD Program Year 2003, which is the District's Fiscal Year 2004.)

DHCD meets its HOME obligation through contributions from the Housing Production Trust Fund, which is described on page 26. 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 30 years, which exceeds the HOME affordability period requirement. In FY 2006, the Department's HPTF budget is \$100,886,474. As the Department incurs HOME match-eligible expenses, it will ensure that adequate funding is provided for the matching contribution.

The FY 2006 local match for the Lead-Based Paint grants is \$3,154,060 and the Emergency Shelter Grant match is \$20,783,137 in cash and fair market value of free shelter rent.

III.E.2. Financial Uses (Activities to be Undertaken)

The following pages contain the U.S. Department of Housing and Urban Development-defined "Table 3"s that describes each of DHCD's programs and activities. The Tables 3 are grouped according to the District's major uses of HUD funds:

- **Homeownership and Home Rehabilitation Assistance:** This DHCD program area meets the HUD priority need of *Owner-Occupied Housing* by providing financial assistance to increase home purchases and for home rehabilitation.
- **Affordable Housing/Real Estate Development:** This DHCD program area meets the HUD priority needs of *Owner-Occupied Housing, Rental Housing, Public Facilities, Infrastructure* and *Non-Homeless Special Needs* by providing financial support for owner-occupied and rental housing projects for both general and special needs populations; infrastructure for community development projects; and commercial and community facilities.

- **Neighborhood Investment:** This DHCD program area meets the HUD priority needs of *Economic Development, Public Services, Owner-Occupied Housing, and Rental Housing* by providing financing to community-based organizations for program delivery costs in the areas of small business technical assistance, housing counseling and other services.
- **Economic and Commercial Development:** This DHCD program area meets the HUD priority need of *Economic Development* by providing support for business and job development through the Section 108 program or other financing mechanisms, and for property management and disposition services.
- **Agency Management:** This DHCD program area supports the Department's planning and administration efforts.
- **Program Monitoring and Compliance:** This DHCD program area supports all HUD priority needs by ensuring that activities are carried out in compliance with federal and local regulations.
- **Homeless Support and Prevention:** This program area is overseen by DHCD but carried out by the Community Partnership for the Prevention of Homelessness. A supervisory arrangement that had existed with the Office of the Deputy Mayor for Children, Youth, Families and Elders was discontinued, and in FY 2005 DHCD resumed the oversight and administration of ESG funds starting with the HUD grant year 2004 funds. Programs and activities support the HUD priority need of *Homeless/HIV/AIDS* through the delivery of Emergency Shelter Grant program funds for any or all of the following: homeless prevention, outreach and support; shelter renovation, rehabilitation and operations; and program administration.
- **Housing for Persons with AIDS Program Management:** This Department of Health, HIV/AIDS Administration program area supports the HUD priority need of *Homeless/HIV/AIDS* through the delivery of services eligible under the HOPWA program.

The DHCD Funding Process:

DHCD invests its federal and local funds 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. The results of the competitive process for FY 2006 funding will be known and budgeted in the first quarter of the District's fiscal year, which runs from October 1st to September 30th. Starting with FY 2005, DHCD released two RFPs for the same fiscal year's funding for development projects. DHCD intends to continue this expansion of access to funds in FY 2006 to increase its development of affordable housing.

If the specific projects to be funded in the fiscal year are known when the Action Plan is filed with the U.S. Department of Housing and Urban Development (HUD) in August, the list will be included with the Action Plan. If project selection has not been completed, DHCD will identify the programs that DHCD will use, the amount and types of funds targeted for each program, who may apply, criteria for selection, the performance goals, and the geographic and population targets are all

identified in the RFP process and referenced in each Action Plan. The CAPER will report on the specific projects funded within a fiscal year.

In HUD's "Guidelines for Preparing A Consolidated Plan Submission for Local Jurisdictions" (Office of Community Planning and Development), the following is stated on page 18, **Location:** *"If the location of a specific project is not known or is confidential, the jurisdiction should identify the general area or activity. For projects for which the jurisdiction has not yet decided on a specific location, such as when the jurisdiction is allocating an amount of funds to be used for making loans or grants to businesses or for residential rehabilitation, the description shall identify who may apply for the assistance, the process by which the grantee expects to select who will receive the assistance (including the selection criteria), and how much and under what terms the assistance will be provided."*

RFP Development Project Types, Priorities and Uses of Funds:

The most common, *eligible* project types funded by DHCD with its combined federal and local resources include:

1. Substantial Rehabilitation of Affordable Rental or For-Sale Housing
2. New Construction of Affordable Rental or For-Sale Housing
3. Community and commercial Facilities
4. Preservation of Expiring, Federally Subsidized, Affordable Rental Housing
5. Special Needs Housing
6. Elderly Housing

Priorities:

DHCD gives priority, in its funding process, to certain types of projects and target areas:

- Projects in one of the 13 strategic neighborhood investment areas, "hot-spots", New Communities, Great Streets and two NRSAs, (See page 75 for target information, and page 92 for NRSAs.)
- Preservation of affordable housing for very-low and extremely-low-income households in buildings with expiring federal subsidies,
- Homeownership projects and funding mechanisms,
- Affordable rental housing development for extremely low-income households,
- Economic opportunity through support of commercial and community facilities that serve low-income communities, and
- Façade projects and commercial/retail building development in strategic investment areas or that leverage resources committed through the *ReStore DC* and other initiatives.

III.F. Performance Measurement

Describe jurisdiction's Performance Measurement System:

The District has had a Monthly Performance Measurement system in place since FY 2000. In FY 2003, the District began to implement a government-wide system of Performance-Based Budgeting (PBB). DHCD implemented its PBB starting with FY 2004. As part of the District's performance measurement system, DHCD has a Mission Statement, goals, objectives, and performance measures in place for each program area.

For FY 2006, the District's new automated budget and performance measurement system, *Administrative Services Management Program* (ASMP), is fully operative. Monthly (or quarterly) performance data for demand and output are provided by program staff and the system automatically calculates the result as a percentage based on a preset formula. Reporting is done through the Office of the Director for transmittal to the City Administrator and Mayor.

The District takes Performance Measurement seriously—it is a part of all agency directors' employment contracts and is evaluated, in writing and in conference with the Mayor, each year. In turn, within an agency, the measures for each program/division become a part of Division Directors' contracts and annual evaluation.

The measurement system enables the Director to know, on a monthly basis, the progress being made in meeting commitments to HUD and to the Mayor and Council of the District of Columbia. Program managers/division directors are provided with a quarterly analysis of their progress toward established goals and are required to explain any deficiencies and to recommend strategies and/or resources needed to meet unmet obligations. This data collection and monitoring system provides a basis for managers to make course corrections in light of unforeseen circumstances, and to anticipate changes needed in program design, funding, or operations.

DHCD's performance targets are submitted as part of the Action Plans and results are reported in the annual CAPER reports.

Outcome Measures:

DHCD has developed outcome measure indicators that will relate to an improved quality of life for program participants, improved quality of local housing stock, and revitalization of neighborhoods. Our initial outcome measurements are reflected in the Table below, and show how DHCD program measures relate to HUD parameters for measuring outcomes:

Program Outcome Measurement

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
Create Decent Housing through affordability	Number of housing units assisted that have eliminated at least one significant health and safety deficiency	DFD Project Financing—Rental Housing Rehab Program	<i>Over a five-year period, up to 10,000 units of affordable housing will be brought up to DC building Code standard for rental or owner occupants. The annual output objective is 2000 units at DC Code standards. Units will be in targeted neighborhoods throughout the District to increase stability and revitalization.</i>	Actual number of units of affordable housing financed and brought up to DC building code standards will be measured against a Dept. of Consumer & Regulatory Affairs database of DC total housing unit code deficiencies and be expressed as a percentage of reduction.
Suitable Living Environment	Units provided with financing for the correction of documented housing code violations and other health and safety threats.	Homeownership Promotion and Preservation, Single-Family Residential Rehab Program	<i>Stable housing is preserved for low/moderate income homeowners as 60% of eligible homeowners complete the necessary steps to obtain District rehabilitation financing to correct housing code violations and other threats to personal health and safety.</i>	Ratio of Single Family Rehab applications approved by loan committee to total number of rehabilitation projects financed by loans and/or grants.
Suitable Living Environment	Reduction in derelict properties as a result of acquisition, demolition or rehabilitation and Increased neighborhood stability.	DFD Financing, TPAP, tenant purchase program.	<i>150 units of rental housing will be returned to DC code standards and homeownership will be increased by assisting 150 tenant-households to purchase and own these units. Units will be in targeted neighborhoods throughout the District</i>	Number of families successfully purchasing condo-co-op units in purchased buildings.
Create Decent Housing through Affordability and Access	% increase in homeownership rate in targeted neighborhoods or community overall	HPAP, first-time homeowner loans, and ADDI first-time homeowner loans	<i>City-wide proportion of low-Moderate-income homeowner households to rent households is increased, as 30% of all low/mod-income renters receiving Notice of Eligibility for DC HPAP assistance achieve homeownership. It is estimated that 240 new homeowners would be assisted through HPAP and 25 through ADDI annually</i>	Ratio of all HPAP applicants obtaining Notices of Eligibility for assistance to total number of households purchasing homes with HPAP assistance.

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
Economic Opportunity through accessibility	Increase in number of temporary jobs	DFD project funding	Over 2,000 temporary jobs will result from DHCD investment in rehab and new construction projects.	Actual number of temporary jobs resulting from DHCD project investments as measured by total construction cost of projects funded divided by unit construction cost/job value of jobs created.
Economic Opportunity Through accessibility	Neighborhood Based Activity	Commercial Corridor Development and Technical Assistance	Small businesses in expanding commercial corridors become more competitive and are stabilized against possible displacement as 90% of businesses presenting receive assistance developing marketing efforts, business plans, certifications, etc., that increase their opportunities to be self-sustaining. It is estimated that 1500 small businesses will be assisted	Ratio of all small businesses that seek technical assistance from grantee agencies to total number of small businesses actually provided such services by grantee agencies.
Suitable Living Environment Through accessibility	Neighborhood Based Activity	Housing Counseling Program	Households with active or potential housing crises have housing situations stabilized, as 90% of households seeking assistance receive counseling, information about affordable housing, and/or access to District housing assistance programs.	Ratio of all households requesting appointments for counseling services** with grantee agencies to all households that receive face-to-face counseling. **excluding households that do not keep scheduled appointments.
Decent housing through affordability and accessibility	Prevent chronic homelessness in DC and provide temporary shelter	ESG Prevention Emergency Assistance and shelter support	Provide emergency prevention assistance to at least 112 families and 78 individuals annually. Support a family shelter for at least 55 families	Actual number of families/individuals assisted.

III.G. Table 3 – Consolidated Plan Listing of Projects

After the HUD Tables 3 on following pages, you will find DHCD's summary tables for the FY 2006 Budget for federal funds by program activity. (P.75)

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Owner-Occupied Housing

Project Title
Home Purchase Assistance Program (HPAP)

Project Description

The Home Purchase Assistance Program (HPAP) provides financial assistance in the form of interest-free or low-interest loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives. Qualified households who are accepted into the program are eligible for loans to meet down payment and closing cost requirements. The amount of the loan is based on several factors including, income, household size, and the amount of assets that each applicant has to commit toward the purchase price. The loans are subordinate to private first trust mortgages. Included in the home purchase assistance programs are the D.C. Employer-Assisted Housing Program (EAHP), which provides special homebuying benefits to District government employees. Among these employees, special EAHP incentives are offered to teachers, fire fighters, Emergency Medical Technicians (EMTs), and Metropolitan police officers.

Location

Community-wide

Objective Number 4.1	Project ID FY 2006 HPAP	
HUD Matrix Code 13	CDBG Cit. 570.201(n)	HOME Cit. 92.205(a)(1)
Type of Recipient Individuals & sub- recipients (for admin.)	CDBG National Objective LMH	
Start Date 10/1/2005	Completion Date 9/30/2006	
Performance Indicator Housing units funded	Annual Units 240	
Local ID 6010	Units Upon Completion 240	

Funding Sources:

CDBG	\$ 2,455,193
ESG	0
HOME	2,053,821
HOPWA	0
Total Formula	4,509,014
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	6,124,215**
Other Funding – private	
Total	\$10,633,229

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
Public Housing Needs.

**Local appropriated funding & repayment of local appropriated funds.

Homeownership and Home Rehabilitation Assistance

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Owner Occupied Housing

Project Title
American Dream Down-payment Initiative (ADDI)

Project Description

The American Dream Downpayment Initiative provides first-time homebuyer assistance to HOME income-eligible District of Columbia residents. Eligible households may receive up to \$10,000 in downpayment assistance. DHCD, in partnership with the D. C. Housing Authority (DCHA) will provide specific outreach to public housing residents and others assisted by DCHA, with at least 3 annual seminars. Participants in the ADDI program are required to attend pre-purchase and post-purchase counseling sessions.

Location

Community-wide

Objective Number 4.2	Project ID FY 2006 ADDI
HUD Matrix Code 13	HOME Cit. 92.205(a)(1)
Type of Recipient Individuals & sub-recipients (for admin.)	CDBG National Objective LMH
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Housing units funded	Annual Units 25
Local ID 6010	Units Upon Completion 25

Funding Sources:	
CDBG	0
ESG	0
ADDI (HOME)	\$220,312
HOPWA	0
Total Formula	220,312
Prior Year Funds	
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$220,312

*Based on formula allocation available from the website of the U.S. Department of Housing and Urban Development (HUD).

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs. *Estimated prior years' funds †Estimated leverage, First Trust Mortgages. **Local appropriated funding & repayment of local appropriated funds.

Homeownership and Home Rehabilitation Assistance

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Owner-Occupied Housing

Project Title
Single Family Residential Rehabilitation Program

Project Description

This program is a source of low-cost financing for the rehabilitation of homeowner-owned and -occupied residential housing. Eligible home improvements include items to correct building code violations as well as modifications needed by the particular occupants for handicapped accessibility. The program provides low- or no-interest, amortized or deferred loans, depending on the financial circumstances of the borrower and the amount and type of rehabilitation required. Up to \$10,000 of assistance is automatically deferred for senior citizens. The first \$30,000 of assistance for handicapped accessibility improvements is provided as a grant. The program also provides grant funds for lead-based paint hazard abatement that the Department adds to the home rehabilitation scope to meet District and federal requirements for lead safety.

Location
Community-wide

Objective Number 4.3	Project ID FY 2006 SFRRP	
HUD Matrix Code 14A	CDBG Citation 570.202(a)(1)	HOME Citation 92.205(a)(1)
Type of Recipient Individuals	CDBG National Objective LMH	
Start Date 10/1/2005	Completion Date 9/30/2006	
Performance Indicator Housing Units Assisted	Annual Units 60	
Local ID 6040	Units Upon Completion 60	

Funding Sources:	
CDBG	\$2,179,208
ESG	0
HOME	1,055,000
HOPWA	0
Total Formula	3,234,208
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	506,311±
Other Funding – private	0
Total	\$3,740,519

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs
±Estimated leverage, public, Housing Production Trust Fund,

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Owner-Occupied Housing

Project Title
Homestead Housing Preservation Program

Project Description

Through the Homestead Housing Preservation Program, DHCD takes possession of tax delinquent real properties and makes them available, via a lottery system, for as little as \$250 per unit. In exchange, the homebuyer must complete a homeownership training course, rehabilitate the property, reside in the property for a minimum of 5 years, and return it to the real property tax rolls. Low- and moderate-income participants receive a \$10,000 deferred mortgage to assist them with rehabilitation financing. A multi-family component of the program makes properties available to developers for rehabilitation and sale to income-qualified, first-time homebuyers. Due to the difficulty in securing a portfolio of tax delinquent properties, as of January 1, 2005, the program is largely focused on the conclusion of rehabilitation projects for properties awarded in past Homestead offerings.

Note: The locally funded "Home Again" initiative that was implemented in 2002 by the Mayor is expanding and has goals similar to the Homestead Program. For FY 2006 and 2007, DHCD will look at how to coordinate these efforts and maximize homeownership options for low- and moderate-income residents.

Location
Community-wide

Objective Number 4.7	Project ID FY 2006 Homestead
HUD Matrix Code	CDBG Citation
Type of Recipient Individuals & sub- recipients (for administration)	CDBG National
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Housing units funded	Annual Units 5
Local ID 6030	Units Upon Completion 5

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	0
Total Formula	
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	\$500,000*
Other Funding – private	0
Total	\$500,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs *Represents Housing Production Trust Fund local appropriated dollars.

Affordable Housing/Real Estate Development

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Rental Housing

Project Title
Development Finance Division Project Financing, Rental Housing

Project Description
This portion of the Development Finance Project Financing for FY '05 provides low-cost, interim construction financing and permanent financing for the rehabilitation and/or new construction of residential property containing five or more units.

Location
Community-wide

Objective Number 3.1	Project ID FY 2006 DFDPF
HUD Matrix Code 14B	CDBG Citation, 570.202 HOME Citation, 92.205(a)
Type of Recipient For-profit and nonprofit organizations	CDBG National Objective LMH
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Housing units financed	Annual Units 1340
Local ID 2010	Units Upon Completion 1340

Funding Sources:	
CDBG	<u>\$4,538,780</u>
ESG	
HOME	<u>2,002,416</u>
HOPWA	
Total Formula	<u>\$6,541,196</u>
Prior Year Funds	<u>10,000,000</u>
Assisted Housing	<u>0</u>
PHA	<u>0</u>
Other Funding – public	<u>68,630,399*</u>
Other Funding – private	<u>354,543,540. ±</u>
Total	<u>\$439,715,135</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

*Other public funding includes primarily Housing Production Trust Funds and Capital Improvement Funds. ±Private funds include bank loans, developer equity and/or bond financing

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Non-Homeless Special Needs

Project Title
Development Finance Division Project Financing – Acquisition for Rehab

Project Description
This portion of the Development Finance Project Financing for FY '05 finances sites acquired by private for-profit and non-profit applicants to develop housing, including community-based residential facilities, for households with special needs, including the elderly, disabled, and individuals undergoing treatment for substance abuse. DHCD provides assistance for acquisition/rehab in the form of deferred or amortized loans to qualified organizations for eligible activities.

Location
Community-wide

Objective Number 2.6	Project ID FY 2006 DFD PF	
HUD Matrix Code 14G	CDBG Citation 570.202	HOME Citation 92.205(a)(1)
Type of Recipient For profit & non profit organizations	CDBG National Objective LMH	
Start Date 10/1/2005	Completion Date 9/30/2006	
Performance Indicator Housing Units acquired	Annual Units 660	
Local ID 2010	Units Upon Completion 660	

Funding Sources:	
CDBG	\$ 4,760,260
ESG	
HOME	1,917,339
HOPWA	
Total Formula	\$ 6,731,599
Prior Year Funds	1,000,000
Assisted Housing	
PHA	
Other Funding – public	31,298,675*
Other Funding – private	174,625,923±
Total	\$215,027,579

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

*Other public funding includes primarily Housing Production Trust Funds and Capital Improvement Funds. ±Private funds include bank loans, developer equity and/or bond financing

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Rental Housing/Owner-Occupied Housing

Project Title
First Right Purchase Program

Project Description
The First Right Purchase Program offers financial assistance to low- and moderate-income occupants of rental housing in the District to purchase their building when threatened with displacement due to the proposed sale of the building.

Location
Community-wide

Objective Number 4.5	Project ID FY 2006 TAP-TPTA
HUD Matrix Code 14G	CDBG Citation 570.202
Type of Recipient Non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Housing Units	Annual Units 150
Local ID 2020	Units Upon Completion 150

Funding Sources:	
CDBG	\$2,250,000
ESG	0
HOME	
HOPWA	0
Total Formula	2,250,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$2,250,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Rental Housing/Owner-Occupied Housing

Project Title
Tenant Purchase Technical Assistance

Project Description
This portion of the Tenant Purchase Technical Assistance Program funds nonprofit organizations that provide counseling, organizational and development assistance, loan packaging, and other technical services to low- and moderate-income tenant groups desiring to purchase their existing units and convert them to tenant-owned cooperatives or condominiums. The Tenant Purchase Technical Assistance Program also provides housing management, education, and bulk purchasing assistance to recently formed low- and moderate-income cooperative and condominium associations after they have purchased their building. Approximately 1700 households in 36 buildings receive some combination of these services monthly.

Location
Community-wide

Objective Number 3.2	Project ID FY 2006 TAP-TPTA
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Individuals & sub- recipients (tech asst. providers)	CDBG National Objective LMH
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Housing Units	Annual Units 1700
Local ID 2020	Units Upon Completion 1700

Funding Sources:	
CDBG	\$401,200
ESG	0
HOME	0
HOPWA	0
Total Formula	401,200
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$401,200

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Neighborhood Investment

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Public Services

Project Title
Neighborhood Based Activities – Community-Based Housing Counseling

Project Description
Overall, Neighborhood Based Activities combine the former Neighborhood Development Assistance Program, (NDAP) the Community Based Services Program, Neighborhood Initiatives Support Program, (NISP) and the Community Activities and Services Support Program (CASSP).

Through nonprofit, community-based organizations, DHCD supports a broad range of housing counseling services, including program intake, community outreach, and citizen participation, with an emphasis on home ownership, eviction and mortgage default prevention, and preservation of existing housing placements.- All costs are for the direct delivery of housing counseling services.

Location
Community-wide

Objective Number 4.6	Project ID FY 2006 NBA CBHC
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective LMC
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator People assisted	Annual Units 7,992
Local ID 3000	Units Upon Completion 7,992

Funding Sources:	
CDBG	<u>\$1,953,234</u>
ESG	<u>0</u>
HOME	<u>0</u>
HOPWA	<u>0</u>
Total Formula	<u>\$1,953,234</u>
Prior Year Funds	<u>1,000,000*</u>
Assisted Housing	<u>0</u>
PHA	<u>0</u>
Other Funding – public	<u>0</u>
Other Funding – private	<u>2,300,000†</u>
Total	<u>\$5,253,234</u>

the primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
Public Housing Needs

* Estimated prior years' funds. † Estimated leverage resulting from private fundraising by grantees.

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Public Services

Project Title
Neighborhood Based Activities – Affordable Housing Preservation – Tenant Intervention

Project Description

Under the Affordable Housing Preservation activity, grantees will provide housing assistance services to residents of multi-family properties for which federal housing subsidies are due to expire. Services to tenants will include early intervention for: tenant education on rights and opportunities under existing landlord-tenant law; tenant organizing and advocacy; evaluation for tenants' potential to exercise First Right to Purchase; referrals to legal assistance; and when necessary, relocation assistance. All costs are for the direct delivery of services and will not be provided for "core funding."

Location

Three neighborhoods: Congress Heights, Shaw, Columbia Heights

Objective Number 3.3	Project ID FY 2006 NBA AHP
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit organization	CDBG National Objective LMC
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator People assisted	Annual Units 3,000
Local ID 3000	Units Upon Completion 3,000

Funding Sources:

CDBG	\$1,134,520
ESG	0
HOME	0
HOPWA	0
Total Formula	1,134,520
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	1,000,000 [†]
Total	\$2,134,520

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs; [†]Estimated leverage resulting from private fundraising by grantees.

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Economic Development

Project Title
Neighborhood Based Activities – Commercial Corridor/Small Business Development

Project Description
Overall Neighborhood Based Activities combine the former Neighborhood Development Assistance Program, (NDAP) the Community Based Services Program, Neighborhood Initiatives Support Program, (NISP) and the Community Activities and Services Support Program (CASSP).

Under the Commercial Corridor/Small Business Development activity, DHCD targets intensive revitalization efforts in commercial corridors and neighborhoods that have experienced economic decline and physical decay. Through community-based, nonprofit organizations, funded projects help to support and strengthen existing businesses, broaden the commercial mix of stores, restaurants, and services; provide technical assistance to small businesses, and provide greater access to capital for small, neighborhood-based businesses. A wide range of assistance is provided. All costs are for the direct delivery of services or projects.

Location
Four neighborhoods: H Street NE Area, Georgia Avenue Corridor, Columbia Heights, Minnesota / Benning

Objective Number 5.1	Project ID FY 2006 NBA CCSBD
HUD Matrix Code 18B	CDBG Citation 570.204(a)(1)
Type of Recipient Non-profit organization	CDBG National Objective LMA
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Businesses assisted	Annual Units 1,500
Local ID 3000	Units Upon Completion 1,500

Funding Sources:	
CDBG	<u>\$1,446,537</u>
ESG	<u>0</u>
HOME	<u>0</u>
HOPWA	<u>0</u>
Total Formula	<u>1,446,537</u>
Prior Year Funds	<u>0</u>
Assisted Housing	<u>0</u>
PHA	<u>0</u>
Other Funding – public	<u>0</u>
Other Funding – private	<u>1,300,000[†]</u>
Total	<u>\$2,746,537</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs; * Estimated prior years' funds. [†] Estimated leverage resulting from private fund raising by grantees.

Table 3
Consolidated Plan Listing of Projects
District of Columbia

Applicant's Name

District of Columbia

Priority Need

Economic Development

Project Title

Neighborhood Based Activities – New Façade Development

Project Description

Overall, Neighborhood Based Activities combine the former Neighborhood Development Assistance Program, (NDAP) the Community Based Services Program, Neighborhood Initiatives Support Program, (NISP) and the Community Activities and Services Support Program (CASSP).

The purpose of this activity is to enhance the image and overall economic viability of neighborhood business districts by improving the function and appearance of individual commercial facades. Under the New Façade Development activity, the Department will provide grants, through non-profit partners, to retail and commercial property owners for the enhancement of retail and commercial facades in targeted areas of the District. Generally, the Department will provide a grant of up to 80% of construction costs for façade improvements. An additional 20% is provided to the non-profit for administrative and management costs including outreach efforts, design fees, project management, and construction administration. All costs are for the direct delivery of services or completion of projects.

Location

Community-wide

Objective Number 9.3	Project ID FY 2006 NBA NFD
HUD Matrix Code 14E, 14H	CDBG Citation 570.202(b)(2) & (b) (9)
Type of Recipient Non-profit organization	CDBG National Objective LMC
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Businesses assisted	Annual Units 100
Local ID 3000	Units Upon Completion 100

Funding Sources:

CDBG	1,541,985
ESG	0
HOME	0
HOPWA	0
Total Formula	1,541,985
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	1,541,985

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Owner-Occupied Housing

Project Title
Neighborhood Based Activities – Affordable Housing Development

Project Description

Overall, Neighborhood Based Activities combine the former Neighborhood Development Assistance Program, (NDAP) the Community Based Services Program, Neighborhood Initiatives Support Program, (NISP) and the Community Activities and Services Support Program (CASSP).

In this activity, the Department provides grants to four nonprofit partners to conduct pre-development activity (i.e., securing financing, obtaining permits, and pre-marketing of housing units, etc.) for affordable housing for selected development projects in distressed areas of the District.

Location

Eight neighborhoods: Anacostia, Congress Heights, Shaw, Trinidad, Columbia Heights, Georgia Avenue, Minnesota/Benning, and Pennsylvania Avenue/Fairlawn.

Funding Sources:

Objective Number 4.4	Project ID FY 2006 NBA AHD
HUD Matrix Code 14B	CDBG Citation 570.202(a)(1)
Type of Recipient Non-profit organization	CDBG National Objective LMH
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Housing Units assisted	Annual Units 42
Local ID 3000	Units Upon Completion 42

CDBG	\$724,787
ESG	0
HOME	0
HOPWA	0
Total Formula	724,787
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	835,267
Total	\$1,560,054

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3

Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Public Services

Project Title
Neighborhood Based Activities – Public Safety and Crime Prevention

Project Description

Overall, Neighborhood Based Activities combine the former Neighborhood Development Assistance Program, (NDAP) the Community Based Services Program, Neighborhood Initiatives Support Program, (NISP) and the Community Activities and Services Support Program (CASSP).

DHCD is formulating a substantial effort to support crime prevention initiatives in targeted "Hot Spot" crime areas of the District. Under this new activity in FY 2006, DHCD will fund non-profit organizations and/or interagency crime prevention initiatives such as: A Metropolitan Police Department initiative in neighborhood education in community policing; Department of Human Resources' teen advisory committee and city-wide forum; and the Department of Parks and Recreation's youth cultural arts training. All costs are for the direct delivery of services.

Location
Citywide

Objective Number 9.1	Project ID FY 2006 NBA
HUD Matrix Code 05I	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective LMC
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator People Assisted	Annual Units 1500 persons served
Local ID 3000	Units Upon Completion 1500 persons served

Funding Sources:

CDBG	\$1,000,000
ESG	0
HOME	0
HOPWA	0
Total Formula	1,000,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,000,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Economic and Commercial Development

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Economic Development

Project Title
Section 108 Loan Repayments

Project Description
This program account services existing Section 108 loans. The program account is maintained as a reserve account to assure that funds are available to pay Section 108 loan/interest payments in the event that a loan recipient fails to forward periodic payments to DHCD by the deadline required by the regular servicing of the loan. The reserve is for the PEPCO Pump House Project developed/sponsored by the Earth Conservation Corps.

Location
Community-wide

Objective Number 9.0	Project ID FY 2006 Sec 108
HUD Matrix Code 19G	CDBG Citation 570.203(b)
Type of Recipient For-profit/nonprofit organizations	CDBG National Objective LMJ (the current 108 loans being serviced meet the LMJ National Objective)
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Loan/interest payments	Annual Units Payments (amount unknown, as this is a contingency)
Local ID 5010	Units Upon Completion TBD

Funding Sources:	
CDBG	\$200,000
ESG	0
HOME	0
HOPWA	0
Total Formula	200,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	440,169±
Other Funding – private	0
Total	\$640,169

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs ±The source of other public funding is local appropriated dollars.

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Economic Development

Project Title
Disposition

Project Description

The purpose of this program is to provide temporary property management services for properties purchased with either CDBG or Urban Renewal funds. The District plans to dispose of these properties for economic development purposes.

Location

Department of Housing and Community Development, 801 North Capitol Street, NE

Objective Number 9.0	Project ID FY 2006 RESPM
HUD Matrix Code 02	CDBG Citation 570.201(b)
Type of Recipient Government	CDBG National Objective LMA
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Facilities managed	Annual Units 23
Local ID 7000	Units Upon Completion 23

Funding Sources:

CDBG	\$102,320
ESG	0
HOME	0
HOPWA	0
Total Formula	102,320
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$102,320

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Affordable Housing—RLA-RC

Project Title
Single and Multi-Family Housing

Project Description

Rehabilitation & Construction Assistance

The RLA-RC will provide below-market interest rate loans, in many cases to CBDO's LSDBE developers for acquiring, rehabilitating and preserving primarily affordable housing in target neighborhoods of the city. The Fund will provide local, smaller developers access to capital as an incentive to encourage smaller-scale, affordable/workforce housing rehabilitation and/or financing for demolition of abandoned structures and pre-development of new construction.

Owners/Renters Housing

RLARC's in-house production team will focus on increasing the availability of rental and ownership housing that is affordable for low-and moderate-income individuals and families that are part of the District's workforce. This program contemplates single-and small-unit, multi-family projects on vacant land or land with abandoned structures in targeted neighborhoods including Marshall Heights, Deanwood, Burrville, Anacostia and Congress Heights. These homes will typically be detached housed, but could also include townhomes and small scale multi-unit buildings. In these activities, RLARC will assist or participate in the efforts to acquire, clear and prepare sites and dispose of land to developers or provide assistance to developers for predevelopment activity (i.e. securing financing, obtaining permits, and pre-marketing of housing units, etc.) for affordable/workforce housing in distressed areas of the District. Loans to developers for this activity may be provided under RLARC's Housing Rehabilitation and Construction Assistance initiative.

Location Community-wide, primarily Ward 7 and Ward 8

Objective Number 3 and 4	Project ID FY 2006 RLA	Funding Sources: CDBG _____ ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds* <u>\$8,000,000</u> Assisted Housing _____ PHA _____ Other Funding – public _____ Other Funding – private _____ Total <u>\$8,000,000</u>
HUD Matrix Code 01; 02; 04; 14A and 14B	CDBG Citation 570.201(a),(b)and (d); 570.202;	
Type of Recipient Sub-recipient	CDBG National Objective LMH	
Start Date 10/1/2005	Completion Date 9/30/2006	
Performance Indicator Housing Units	Annual Units 30	
Local ID 5030	Units Upon Completion 30	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs
*RLARC/CDBG program income

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Economic Development

Project Title
RLA Redevelopment Corporation (RLARC)

Project Description

After the former Redevelopment Land Agency (RLA) Board and assets were transferred to the National Capitol Revitalization Corporation (NCRC), by agreement with DHCD pursuant to DC law, District law required Redevelopment Land Agency Redevelopment Corporation (RLARC) and DHCD to share any lease/rent income from a CDBG-eligible asset, or similar program assets from transferred properties on a 50-50 basis, and any land disposition program income from former urban renewal properties or CDBG-funded assets on a 60-40 basis in favor of RLARC. RLARC returns such funds to DHCD in accordance with the DHCD-RLARC Subrecipient Agreement and CDBG regulations, as applicable.

To the extent that program income is realized during a CDBG program year, RLARC is permitted by the Subrecipient Agreement to use such funds during the year for eligible costs of program management and disposition and other eligible costs as permitted by RLARC's DC-Council-approved budget. RLA-RC has been active in the redevelopment activity for the Anacostia Gateway, with the Anacostia Waterfront Corporation and DCUSA. The cost figure below represents only the *cost* of this activity and not the program income, which is to be returned to DHCD and then to HUD "as soon as practicable" after the last day of the program year pursuant to 24CFR 570.504 (b)(2)(iii).

Location

Community-wide

Objective Number 9.2	Project ID FY 2006 RLA
HUD Matrix Code 02, 04, 07, 08	CDBG Citation 570.201(b),(d),(h),(i)
Type of Recipient Sub-recipient	CDBG National Objective LMA
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Facilities managed	Annual Units 2
Local ID 5030	Units Upon Completion 2

Funding Sources:

CDBG	\$600,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds*	\$400,000
Assisted Housing	
PHA	
Other Funding – public	
Other Funding – private	
Total	\$1,000,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs * RLARC/CDBG program income

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Economic Development

Project Title
Re-Development of Skyland Shopping Center-RLARC

Project Description

This project is being undertaken by RLARC, a subsidiary of NCRC. RLARC plans to fund this project with a combination of CDBG program income and Section 108 loan guarantee proceeds, provided that HUD approves the 108 application. This multi-year, large-scale project includes land acquisition of approximately 18 acres, relocation of existing businesses, clearance- demolition – remediation, site preparation, and disposition of the site to the previously competitively selected development group. The development group will construct the shopping center using a combination of equity and borrowed funds. The new shopping center is projected to include approximately 250,000 sq.ft. of retail space with one or two anchor tenants (such as Target), a mixture of relocated local businesses and new businesses, including national chains, such as a drugstore, clothing store, non-fast-food restaurants, and parking for approximately 1100 cars. The tenants will be chosen with a view toward serving identified gaps in retail enterprises accessible to the surrounding underserved neighborhood, which is primarily low and moderate income. For FY 2006, it is projected that the major activities to be funded will include relocation, demolition/clearance and remediation, site preparation and land acquisition.

Location: Good Hope and Naylor Roads, SE

Objective Number 9	Project ID FY 2006 RLA
HUD Matrix Code 01, 02, 04, 08	CDBG Citation 570.201(a)(b),(d) and (i) or 570.703 ©,(d),(e),(f), and (g)
Type of Recipient Sub-recipient	CDBG National Objective LMA
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Acquisition and disposition Of businesses	Annual Units Acquisition, disposition
Local ID 5030	Units Upon Completion 250,000sqft retail space

Funding Sources:

CDBG	_____
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds*	<u>\$18,000,000</u>
Assisted Housing	_____
PHA	_____
Other Funding – public	_____
Other Funding – private	_____
Total	<u>\$18,000,000</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs * RLARC/CDBG program income and Section 108 Proceeds TBD

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Economic Development

Project Title
Economic Opportunity Program Initiatives-(RLARC)

Project Description

1) **Micro-enterprise Loan Fund** to be administered by RLARC will provide self-employment and entrepreneurship development and assistance to low- and moderate individuals as well as business expansion opportunities to existing micro-enterprise owners. The Fund will target low-income communities with capital for business creation/expansion, or training and development. (\$3 million)
 2) **Pre-Apprenticeship Readiness Training (P.A.R.T)** will provide a strategic and structured curriculum of traditional occupational and supportive services to prepare disadvantaged, very-low, low- and moderate-income residents for entry into registered apprenticeship programs leading to a long-term, family-sustaining career. The program combines intense classroom and technical hands-on instruction in the building and construction trades. NCRC, the Developer and Skill development providers will partner in training. (\$300,000)
 3) **Neighborhood-based Activities:** Other grants and loans to assist in training low-income persons in establishing a business, needing technical business assistance. In some cases training may be linked to participation in the micro-enterprise loan fund or other eligible RLARC initiatives. (\$300,000)

Location: Community-wide, primarily Ward 7 and Ward 8

Objective Number 5.9	Project ID FY 2006 RLA
HUD Matrix Code 18C, 05H	CDBG Citation 570.201(o); 570.201 (e); 570.203 (b)(2)
Type of Recipient Sub-recipient-RLARC	CDBG National Objective LMC
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Businesses/individuals assisted	Units 141 bus/indivs.
Local ID 5030	Units Upon Completion 141 bus/indivs.

Funding Sources:

CDBG	_____
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds*	\$3,600,000
Assisted Housing	_____
PHA	_____
Other Funding – public	_____
Other Funding – private	_____
Total	\$3,600,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs * RLARC/CDBG program income

Agency Management

Table 3

**Consolidated Plan Listing of Projects
District of Columbia**

Applicant's Name

Priority Need
Planning/Administration

Project Title
Agency Management Program

Project Description

Community Development Block Grant (CDBG) funds may be used to pay reasonable program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG or HOME programs. Up to 10% of the HOME fund allocation may be used to pay reasonable administrative and planning costs. Program administration costs include staff and related expenditures required for overall program management, coordination, monitoring, reporting, and evaluation. Other activities eligible under this category include:

- Citizen participation costs;
- Fair housing activities;
- Indirect costs charged using an accepted cost allocation plan;
- Development of submissions or applications for Federal programs; and
- Certain costs of administering the HOME program or a federally designated Empowerment Zone or Enterprise Community.

Location

DHCD – 801 North Capitol Street, NE, Washington, DC

Objective Number 10.2	Project ID FY 2006 ADM	
HUD Matrix Code 21A	CDBG Citation 570.206	HOME Citation 92.207
Type of Recipient Government	CDBG National Objective N/A	
Start Date 10/1/2005	Completion Date 9/30/2006	
Performance Indicator Various	Annual Units Various	
Local ID 1000	Units Upon Completion Various	

Funding Sources:

CDBG	\$5,233,114
ESG	0
HOME	276,112
HOPWA	0
Total Formula	5,509,226
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	3,009,508*
Other Funding – private	0
Total	\$8,518,734

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

*Represents administrative portion of local, other funds and the HPTF

Program Monitoring and Compliance

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Planning/Administration

Project Title
Program Monitoring and Compliance

Project Description

The purpose of the Program Monitoring and Compliance activity is to provide oversight and monitoring services of DHCD projects to ensure the Department's use of project funds fully complies with HUD and District regulations. This particular activity ensures that federally-funded projects meet environmental requirements. It includes a Quality Assurance activity that provides program review and performance evaluation to DHCD and sub recipients/contractors so they can operate in full compliance of regulations in the most effective and efficient manner possible.

Location

Department of Housing and Community Development, 801 North Capitol Street, NE

Objective Number 10.1	Project ID FY 2006 PMC
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Site visits / reports	Annual Units 60
Local ID 7000	Units Upon Completion 60

Funding Sources:

CDBG	\$769,233
ESG	0
HOME	0
HOPWA	0
Total Formula	769,233
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$769,233

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Homeless Support and Prevention

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Homeless/HIV/AIDS

Project Title
Emergency Shelter Grant Program – Prevention and Emergency Assistance

Project Description

The Prevention and Emergency Assistance activity will provide emergency assistance (i.e. to defray rent and utility arrearages) for approximately 112 families at an average cost of \$1,500 each, as well as an average of 78 individuals at an average cost of \$1,000 each during fiscal year 2006.

Location* (See following page for exact locations)

Community-wide. The intake sites for emergency assistance will be the Virginia Williams Family Intake Center, Change, Inc., Catholic Charities, the Greater Washington Urban League, the Near NE Community Improvement Corporation, Community Family Life Services, United Planning Organization, Plymouth Congregational Church, Refuge of Hope, Capitol Hill Group Ministries, Marshall Heights Community Development Organization, Salvation Army, and the Family Support Collaboratives in Shaw-Columbia Heights, South Washington West of the River, East of the River, Far Southeast, North Capitol, Georgia Avenue and Edgewood-Brookland.

Objective Number 1.1	Project ID FY 2006 ESG - PEA
HUD Matrix Code 05Q	ESG Citation 24 CFR 576.21(a)(4)
Type of Recipient Families & individuals, through nonprofits.	CDBG National Objective LMC
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator People Assisted	Annual Units 112 fams/78 indivs
Local ID 4000	Units Upon Completion 112 fams/78 indivs..

Funding Sources:

CDBG	0
ESG	\$ 246,467
HOME	0
HOPWA	0
Total Formula	\$ 246,467
Prior Year Funds	
Assisted Housing	0
PHA	0
Other Funding – public	256,466.50
Other Funding – private	0
Total	\$502,934

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

***ESG Prevention and Emergency Assistance Locations**

Intake Site	Address
Virginia Williams Family Intake Center	25 "M" Street, SW Washington, DC 20024
Change, Inc.	1413 Park Road, NW Washington, DC 20010
Catholic Charities Family Center	1438 Rhode Island Avenue, NE Washington, DC 20018
Catholic Charities Family Support Center	220 Highview Place, SE Washington, DC 20032
Greater Washington Urban League	2900 Newton Street, NE Washington, DC 20018
Near Northeast Community Improvement Corporation	1326 Florida Avenue, NE Washington, DC 20002
Community Family Life Services	305 "E" Street, NW Washington, DC 20001
United Planning Organization/Anacostia	1649 Good Hope Road, SE Washington, DC 20020
United Planning Organization/Petey Green	2907 Martin Luther King Avenue, SE Washington, DC 20032
Plymouth Congregational Church	5301 North Capitol Street, NE Washington, DC 20011
Refuge of Hope Disciple Center	10 "P" Street, NE Washington, DC 20002
Capitol Hill Group Ministries	620 "G" Street, SE Washington, DC 20003
Marshall Heights Community Development Organization	3939 Benning Road, NE Washington, DC 20019
Salvation Army/ERI	3101 Martin Luther King, Jr. Avenue, SE Washington, DC 20032
Shaw-Columbia Heights Family Support Collaborative	1726 7 th Street, NW Washington, DC 20001
South Washington West River Family Support Collaborative	1501 Half Street, SW Washington, DC 20024
East of the River Family Support Collaborative	3732 Minnesota Avenue, NE Washington, DC 20019
Far Southeast Family Support Collaborative	Heart Middle School 601 Mississippi Avenue, SE Washington, DC 20032
North Capitol Family Support Collaborative	1190 First Terrace, NW Washington, DC 20001
Georgia Avenue Rock Creek East Family Support Collaborative	1104 Allison Street, NW Washington, DC 20011
Edgewood-Brookland Family Support Collaborative	1345 Saratoga Avenue, NE Washington, DC 20017

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Homeless/HIV/AIDS

Project Title
Emergency Shelter Grant Program – Shelter Operations

Project Description

In keeping with Homeless No More, the District's 10-year plan to end homelessness, the city will support objectives of the 10-year plan—specifically to support facilities (to be specified in the city's FYU 2006 homeless Continuum of Care budget) that provide case management and housing placement services for adults and families, with an expected match of at least \$2 million in District funds.

Location Sites to be determined with finalization of FY 2006 Continuum of Care budget.

Objective Number 1.2	Project ID FY 2006 ESG – ESSO
HUD Matrix Code 03T	ESG Citation 24 CFR 576.21(a)(3)
Type of Recipient Homeless families	CDBG National Objective LMC
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Families sheltered	Annual Units 55 units/month
Local ID 4000	Units Upon Completion 55 units/month

Funding Sources:

CDBG	<u>0</u>
ESG	<u>\$534,010</u>
HOME	
HOPWA	
Total Formula	<u>\$534,010</u>
Prior Year Funds	<u>0</u>
Assisted Housing	<u>0</u>
PHA	<u>0</u>
Other Funding – public	<u>\$2,000,000</u>
Other Funding – private	<u>0</u>
Total	<u>\$2,534,010</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

*Estimated ESG Match District local appropriated dollars to be used for operations and other shelters.

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Homeless/HIV/AIDS

Project Title
Emergency Shelter Grant Program – Renovation and Rehabilitation

Project Description

The District will not be using ESG funds for Renovation and Rehabilitation activity in FY 2006, but will instead devote all its ESG resources (except for 30% to Prevention and 5% to Overhead) to Shelter Operations and Prevention to be determined that support 10-year plan objectives.

Location
N/A

Objective Number 1.3	Project ID FY 2006 ESG RR
HUD Matrix Code 03C	ESG Citation 24 CFR 576.21(a)(1)
Type of Recipient Shelter residents.	CDBG National Objective LMC
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Public Facilities renovated	Annual Units N/A in '06
Local ID 4000	Units Upon Completion N/A in '06

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	0
Total Formula	0
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$0

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
Public Housing Needs

*Estimated ESG Match—District local appropriated dollars to be used for other renovation and rehabilitation activities.

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Planning/Administration (Homeless/HIV/AIDS)

Project Title
Emergency Shelter Grant Program – Sub-recipient Overhead

Project Description

The District provides sub-recipient funding to the Community Partnership for the Prevention of Homelessness for administrative costs associated with administering the Emergency Shelter Grant on the District's behalf. The District will provide \$41,078 to the Partnership to pay administrative costs.

Location 801 Pennsylvania Avenue, SE, #360, Washington, DC 20003

Objective Number 1.0	Project ID FY 2006 ESG - SO
HUD Matrix Code 21A	ESG Citation 24 CFR 576.21(a)(5)
Type of Recipient Nonprofit	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator N/A	Annual Units N/A
Local ID 4000	Units Upon Completion N/A

Funding Sources:	
CDBG	0
ESG	\$41,078
HOME	0
HOPWA	0
Total Formula	41,078
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$41,078

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Planning/Administration (Homeless/HIV/AIDS)

Project Title
Emergency Shelter Grant Program – District Overhead

Project Description

The Office of the Deputy Mayor for Children, Youth, Families, and Elders will receive \$41,078 (5%) for overhead and will pass this amount through to its sub-grantee, The Community Partnership for the Prevention of Homelessness.

Location 1350 Pennsylvania Avenue, NW, Suite 303, Washington, DC 20004.

Objective Number 1.0	Project ID FY 2006 ESG – DO
HUD Matrix Code 21A	ESG Citation 24 CFR 576.21(a)(5)
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator N/A	Annual Units N/A
Local ID 4000	Units Upon Completion N/A

Funding Sources:	
CDBG	<u>0</u>
ESG	<u>0</u>
HOME	<u>0</u>
HOPWA	<u>0</u>
Total Formula	<u>0</u>
Prior Year Funds	<u>0</u>
Assisted Housing	<u>0</u>
PHA	<u>0</u>
Other Funding – public	<u>0</u>
Other Funding – private	<u>0</u>
Total	<u>\$0</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Housing for Persons with AIDS Program Management

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
HIV/AIDS

Project Title
Housing Opportunities for Persons With AIDS Program – Housing Information Services

Project Description

Housing Information Services will provide housing information to persons living with HIV/AIDS in need of housing. A list of available units and landlords with current vacancies will be maintained at a central location in order to provide clients with an up-to-date roster of available and affordable housing in the District of Columbia.

Location

Service provided community-wide, at Housing Counseling Services, Inc. 1726 Kalorama Rd. Washington, DC 20009

Objective Number 2.1	Project ID FY 2006 HOPWA HIS
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Non-profit organization	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Persons counseled	Annual Units 1,450
Local ID N/A	Units Upon Completion 1,450

Funding Sources:	DC
CDBG	0
ESG	0
HOME	0
HOPWA	\$411,000
Total Formula	\$411,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$411,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Project-Based Rental Assistance

Project Description

Project Based rental assistance will provide short-term supportive housing opportunities to persons living with HIV/AIDS in the District of Columbia. Project Based rental assistance allows a person in need of housing and supportive services to reside in a facility for a period of 6 months to one year.

Location
EMSA-wide

Objective Number 2.2	Project ID FY 2006 HOPWA PBA
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Non-profit and for-profit organizations	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Persons housed	Annual Units 400
Local ID N/A	Units Upon Completion 400

Funding Sources:	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	\$800,000
Total Formula	\$800,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$800,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Tenant-Based Rental Assistance

Project Description

The Tenant Based Rental Assistance program is a voucher-based program that provides rental subsidy payments to persons living with HIV/AIDS who are capable of living independently, but are in need of some financial assistance to reside in scattered site housing. Affordable housing units are obtained throughout the metropolitan area making it possible for persons to reside in their own units without intensive case management services. The client will contribute 30% of their adjusted income or 10% of their gross income toward the rent and TBRA will provide the remaining portion of rent.

Location
EMSA-wide

Objective Number 2.2	Project ID FY 2006 HOPWA TBRA
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Vouchers generated	Annual Units 739
Local ID N/A	Units Upon Completion 739

Funding Sources:	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	
	\$6,691,070.80
Total Formula	\$6,691,070.80
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$6,691,070.80

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Short-Term Rent, Mortgage, and Utility Payments-

Project Description

Short-term rent, Mortgage and Utility Payment program provided financial assistance to persons living with HIV/AIDS who have encountered some financial hardships, have fallen ill, or lost employment due to prolonged illness. Short-term assistance last for a period of 21-weeks out of a 52-week period and can be used to assist with mortgage payments, rents, or utility bills.

Location
EMSA-wide

Objective Number 2.2	Project ID FY 2006 HOPWA - ST
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Persons served	Annual Units 500
Local ID N/A	Units Upon Completion 500

Funding Sources:	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	\$477,929.
Total Formula	\$477,929.
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$477,929.

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
HIV/AIDS

Project Title
Housing Opportunities for Persons With AIDS Program – Supportive Services

Project Description

Supportive services must be provided as part of any HOPWA-assisted housing program. Persons living with HIV/AIDS may receive supportive services including: health services, mental health services, assessments, housing placement assistance and advocacy, case management services, drug and alcohol abuse treatment, day care, personal assistance, nutritional services, intensive care (when needed), assistance securing government benefits, and transportation.

Location
EMSA-wide

Objective Number 2.3	Project ID FY 2006 HOPWA SS
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Persons served	Annual Units 635
Local ID N/A	Units Upon Completion 635

Funding Sources:	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	\$1,074,071.
Total Formula	\$1,074,071.
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,074,071.

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
HIV/AIDS

Project Title
Housing Opportunities for Persons With AIDS Program – Operating Costs

Project Description

Operating costs will cover expenses for housing persons living with HIV/AIDS such as maintenance and security, insurance and utilities, furnishings, equipment, supplies, and other incidental expenses.

Location
EMSA-wide

Objective Number 2.4	Project ID FY 2006 HOPWA OC
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Sub-grants awarded	Annual Units 30
Local ID N/A	Units Upon Completion N/A

Funding Sources:	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	\$210,500.
Total Formula	\$210,500.
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$210,500.

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Technical Assistance

Project Description

Technical assistance is provided to help communities develop comprehensive strategies for HIV/AIDS housing, planning, pre-development/construction activities, community outreach and education. It also assists with the establishment and/or operation of community residences and ensures sound management of the HOPWA program.

Location
EMSA-wide

Objective Number 2.5	Project ID FY 2006 HOPWA TA
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Non-profit organizations	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Sub-grantees assisted	Annual Units 30
Local ID N/A	Units Upon Completion 30

Funding Sources:	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	\$54,379.30
Total Formula	\$54,379.30
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$54,379.30

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Planning/Administration (HIV/AIDS)

Project Title
Housing for Persons with AIDS Program – Sub-recipient Administrative Expenses

Project Description

The sub-recipient administrative costs are for general management, oversight, coordination, and reporting on eligible activities. Three percent of HOPWA funding is allowed to the HOPWA grantee and 7% of funds awarded are allocated to the program sponsor.

Location
EMSA-wide

Objective Number 2.0	Project ID FY 2006 HOPWA SAE
HUD Matrix Code 31D	CDBG Citation N/A
Type of Recipient Sub recipient	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator N/A	Annual Units N/A
Local ID N/A	Units Upon Completion N/A

Funding Sources:	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	0
Total Formula	0
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	0

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Planning/Administration (HIV/AIDS)

Project Title
Housing for Persons with AIDS Program – Grantee Administrative Expenses

Project Description
Grantee administrative expense (up to 3% of award)

Location
Washington, DC

Objective Number 2.0	Project ID FY 2006 HOPWA GAE
HUD Matrix Code 31B	CDBG Citation N/A
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator N/A	Annual Units N/A
Local ID N/A	Units Upon Completion N/A

Funding Sources:	(EMSA-wide)
CDBG	<u>0</u>
ESG	<u>0</u>
HOME	<u>0</u>
HOPWA	<u>\$316,050.</u>
Total Formula	<u>\$316,050.</u>
Prior Year Funds	<u>0</u>
Assisted Housing	<u>0</u>
PHA	<u>0</u>
Other Funding – public	<u>0</u>
Other Funding – private	<u>0</u>
Total	<u>\$316,050.</u>

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Planning/Administration (HIV/AIDS)

Project Title
Housing for Persons with AIDS Program – Acquisition, Rehab, Conversion, Lease, and Repair of Facilities

Project Description

The HIV/AIDS Administration is requesting an opportunity to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income families/individuals. (Family income does not exceed 50 percent of the median income for the area)

Location
EMSA-wide

Objective Number 2.5	Project ID FY 2006 HOPWA TA
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Non-profit orgs.	CDBG National Objective N/A
Start Date 10/1/2005	Completion Date 9/30/2006
Performance Indicator Sub-grantees assisted	Annual Units 30 Clients
Local ID N/A	Units Upon Completion 30 Clients

CDBG	0
ESG	0
HOME	0
HOPWA	\$500,000.
Total Formula	\$500,000.
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$500,000.

Funding Sources: (EMSA-wide)

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



Summary Tables: DHCD Program Federal Funds Budgets

Table 8: FY 2006 CDBG Program (CD-29) Budget

1.	Homeownership and Home Rehabilitation Assistance	
a.	Home Purchase Assistance Program (HPAP)	\$ 2,455,193
b.	Single Family Residential Rehabilitation Program	2,179,208
c.	Homestead Housing Preservation Program	0
	Subtotal	4,634,401
2.	Affordable Housing/Real Estate Development	
a.	Development Finance Division Project Funding	18,299,040
b.	Tenant Apartment Purchase	2,651,200
c.	Real Estate Acquisition and Disposition	0
d.	Title VI	0
	Subtotal	20,950,240
3.	Neighborhood Investment	
a.	Neighborhood-Based Activities (including NISP & CASSP)	8,801,063
	Subtotal	8,801,063
4.	Economic and Commercial Development	
a.	Economic Development	200,000
b.	Disposition	102,320
c.	Property Management and Disposition	30,600,000
	Subtotal	30,902,320
5.	Agency Management Program	5,895,660
6.	Program Monitoring and Compliance	769,233
	Total CDBG Program	\$71,952,917

Total includes FY 2005 allocation and program income. It does not include FY 2004 estimated carry over funds.

Table 9: FY 2005 HOME Program Budget

1.	Agency Management Program	\$ 276,112
	Subtotal	276,112
2.	Affordable Housing/Real Estate Development	
a.	DFD Project Financing	5,614,372
b.	Tenant Apartment Purchase Activity	0
	Subtotal	5,614,372
3.	Homeownership and Home Rehabilitation Assistance	
a.	Home Purchase Assistance Program	2,274,133**
b.	Single Family Residential Rehabilitation	1,055,000
	Subtotal	3,329,133
	TOTAL HOME Program	\$ 9,219,617
Total includes FY 2004 allocation and program income. It does not include FY 2003 carry over funds.		
**Includes ADDI funds for FY 03 and 04 received in '05: \$713,779.		



Table 10: FY 2005 Emergency Shelter Grant Budget

Homeless Support and Prevention	\$821,555
Emergency Shelter Grant Management	\$821,555
TOTAL ESG Program	

Total includes FY 2005 allocation. It does not include FY 2003 carry over funds.

Table 11: FY 2005 Housing for Persons With AIDS Program EMSA-Wide Budget

HOPWA Eligible Activity	
1. Housing Information Services	\$411,000
2. Resource Identification	
3. Acquisition, Rehab., Conversion, Lease, and Repair of Facilities	500,000
4. New Construction, Dwellings and Community Residences	
5. Project-based Rental Assistance	800,000
6. Tenant-based Rental Assistance	6,691,070.80
7. Short-term rent, Mortgage, and Utility Payments	477,929
8. Supportive Services	1,074,071
9. Operating Costs	210,500
10. Technical Assistance	54,379.30
11. Administrative Expenses – 7% Cap	0
12. Administrative Expenses/Grantee 3% Off the Top Total HOPWA Formula Award	316,050
TOTAL HOPWA Program	\$10,535,000

HOPWA budget information provided by DC-Department of Health, HAA.



IV. PROGRAM NARRATIVES

IV.A. Geographic Targeting and Distribution

For FY 2006, the Department will continue to target its funding to address the demographic changes and needs identified in the 2000 Census, in the Administration’s development priorities (as identified in the Mayor’s City-Wide Strategic Plan), and through DHCD’s Needs Assessment Hearings. Through its city-wide citizen participation process, the District’s Administration identified 13 areas for targeted investment. These remain priority areas for 2006 through 2010.²

Table 12: District Areas for Targeted Investment

1. Anacostia	8. Ivy City / Trinidad
2. Bellevue	9. Minnesota / Benning
3. Columbia Heights	10. Near Southeast
4. Congress Heights	11. Pennsylvania Avenue / Fairlawn
5. Georgia Avenue, N.W	12. Shaw
6. H Street, N.E.	13. Takoma*
7. Howard University / LeDroit Park	

*Takoma Park is not a CDBG-eligible area because of higher area incomes.

The rationale for prioritizing investment in these areas is that these areas meet the characteristics of the priority areas outlined in the District’s FY 2001-2005 Consolidated Strategic Plan. The pertinent characteristics have not changed. Investment is targeted to:

- Neighborhoods where crime, vacant housing, and the absence of retail, educational, and social enrichment opportunities require long-term sustained investment;
- Emerging Growth Communities, where development momentum has been established, but where further periodic investment is needed, and where existing residents need housing assistance to prevent dislocation;
- Neighborhoods abutting government centers, Metro stations and Convention Center;
- Neighborhoods in which there is a dense concentration of tax-delinquent, vacant, abandoned, and underutilized housing and commercial facilities; and
- Gateways to the city – their first impression sets the tone for visitors’ interaction with the city.

The District of Columbia is also targeting activities from all agencies into a concerted initiative to increase public safety and reduce crime in twelve “hot spots”. Many identified areas overlap DHCD’s target areas. The hot spots are based on Metropolitan Police Districts and are as follows:

Ward 1 – Columbia Rd	Ward 5 – Rhode Island Ave.	Ward 6 – Orleans Pl.	Ward 8 – Ainger Pl.
Wards 1&4 – Georgia Ave.	Ward 5 – 17 th & M St.	Ward 7 – 50 th Street	Ward 8 – Yuma St
Ward 4 – Ga. Ave & Longfellow St.	Ward 6 – Sursum Corda	Ward 7 – Clay Terr.	Ward 8 – Elvans Rd.

² For the purposes of describing its investments and activities, DHCD cannot identify the exact location of activities to be undertaken, but specifies the target area (in compliance with HUD guidelines); DHCD will not have made its development awards for FY 2005 funding prior to the first quarter of the fiscal year.

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. In the case of Ivy City, Minnesota/Benning, and Congress Heights, where housing stock is particularly old and in poor condition, the District has targeted its Lead Hazard Control Grant to these neighborhoods to address lead-based paint hazards. However, DHCD has requested HUD approval to eliminate target areas under this grant to expand the service area to the whole city. DHCD has requested this change to allow it to provide funding to areas where children poisoned by lead-based paint have been known to reside. DHCD will also support new Administration initiatives to revitalize "New Communities and to restore commercial corridors in the "Great Streets" program.

DHCD will also cooperate with semi-governmental development corporations such as the National Capitol Revitalization Corporation (NCRC), RLA Redevelopment Corporation (RLA-RC) and Anacostia Waterfront Corporation in endeavors that benefit low-to-moderate-income residents. DHCD will leverage its funds with financial vehicles such as the Section 108 Loan Guarantee 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.

Appendix A contains maps of target areas, CDBG-eligible areas, and a list and map of census tracts with their minority concentrations.

In addition to these target areas, there also are two Neighborhood Revitalization Strategy Areas (NRSAs): Georgia Avenue and Carver Terrace/Langston Terrace/Ivy City/Trinidad. These are described in the "Neighborhood Revitalization Strategy Area" section of this Plan on page 106.



IV.B. Homeless and Other Special Needs Activities

(See also Appendix C and Tables 3 on pages 59-64)

This section is divided into two parts. The first discusses the activities the District will undertake to serve its homeless population. The second part (and Appendix B) focus on the activities the District will undertake for non-homeless special needs population – specifically, those living with HIV/AIDS.

Emergency Shelter Grant (ESG) Program Management—Homeless Support and Prevention:

The District's current homeless and homeless special needs' housing efforts are coordinated and managed by the Community Partnership for the Prevention of Homelessness (the Partnership). In FY 2002, DHCD transferred administration of the ESG grant to the Office of the Deputy Mayor for Children, Youth, Families and Elders (ODMCYFE). In FY 2005, DHCD resumed the oversight and administration of ESG funds starting with the HUD grant year 2004 funds.

The Partnership serves as the lead agency for homeless Continuum of Care under a FY 2005 contract from the Department of Human Services (DHS) – renewable for up to four option years based upon achievement of the contract's performance objectives and the decision of the city. The contract funds the Partnership to address the needs of the District's homeless population, including the homeless and other special need subpopulations of the homeless (e.g., the frail elderly, chronically mentally ill, drug and alcohol abusers, and persons with AIDS/HIV).

The Partnership, with the approval DHCD determines annually which services will be funded with the ESG Grant to address the most pressing emergency and prevention needs. In FY 2006 the ESG funds will pay for prevention and shelter operations. The Tables 3 on pages 59-64 describe the uses of ESG funds in FY 2006. These funds are to be drawn from HUD's FY 2004 and in part from HUD's FY 2005 ESG allocation announced in January 2005.

Homelessness (91.215 (c))

1. Describe the jurisdiction's strategy for helping low-income families avoid becoming homeless.

The District of Columbia's strategy for helping low-income families avoid homelessness includes:

- a. The use of ESG funds in partnership with the DC Emergency Assistance Fund that offers assistance to avoid displacement.
- b. Family Support Collaboratives across the city that offer not only emergency assistance, but also counseling and identification of programs that support and assist families.
- c. The Strong Families Initiative that assesses and counsels families in crisis and offers emergency assistance.
- d. The Virginia Williams Family Resource Center (family central intake) that assesses and counsels displaced families, connects them to employment and housing counseling services, and finds them immediate shelter if that is needed.

2. Describe how the jurisdiction will reach out to homeless persons and address their individual needs.

District of Columbia and federal HHS funds are used to support several outreach programs. These include:

- a. The Shelter Hotline, available 24 hours a day during hypothermia season and 16 hours a day at other times of the year to answer calls from homeless people seeking shelter. The number is widely disseminated and responds to approximately 20,000 calls per year. The van outreach not only picks up individuals who call into the Hotline, but makes rounds to check on street homeless persons. It logs approximately 10,000 shelter trips per year.
- b. Outreach teams funded through the Partnership in eight areas of the city engage homeless people in the streets in order to connect them to services, shelter and housing. These are First 7th Day Adventist Church, Neighbors Consejo, Georgetown Ministries, Community Council for the Homeless at Friendship Place, Rachael's Women's Center, Salvation Army Grate Patrol, Capitol Hill Group Ministry, and DC Central Kitchen's First Helping Program.
- c. The Department of Mental Health sponsors outreach programs: the Comprehensive Psychiatric Emergency Program (CPEP) and a homeless outreach team.
- d. Additional outreach is done by Unity Healthcare, Inc. through its mobile medical van funded in part by HHS Health Care for the Homeless funds.

In addition to these outreach efforts, private nonprofits and community-based organizations provide dozens of free meal programs, drop-in community centers and other forms of outreach to the homeless, as detailed more fully in Appendix B.

3. Address the emergency shelter and transitional housing needs of homeless persons.

In its annual submission to HUD for McKinney-Vento competitive Continuum of Care funds, the Partnership publishes a "Housing Gaps Analysis Chart" that is based upon point-in-time data on the homeless population, an inventory of available public and private beds for homeless persons (known as the "Housing Activity Chart"), and recommendations about needed programs that have emerged in the District's Continuum of Care planning process. The chart that follows is taken from the Continuum of Care narrative submitted for the 2004 SuperNOFA application:

Housing Gaps Analysis Chart

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	2,934	480	0
	Transitional Housing	1,001	114	0
	Permanent Supportive Housing	1,759	201	1,800
	Total	5,694	490	1,800
Persons in Families with Children				
Beds	Emergency Shelter	954	75	0
	Transitional Housing	1,293	92	113
	Permanent Supportive Housing	1,021	228	1,422
	Total	3,268	320	1,535

Form HUD 40076 CoC-H

(Chart includes seasonal beds)



The Unmet Need/Gap figures in this chart refer only to new units that are to be developed as an integral part of (“inside”) the District’s homeless Continuum of Care. This chart does not include 1,000 additional beds in permanent affordable housing for Individuals, or 2,500 additional affordable housing units for families that are called for in the District’s 10-year plan to end homelessness entitled *Homeless No More* (see Appendix C for details of the 10-year plan). These 3,500 single and family units will be affordable to persons with incomes between 10% and 20% of Area Median Income, an income level typical of many who do enter shelter now, and are meant to prevent homelessness by increasing the stock of affordable housing. Thus those affordable housing units, while central to the 10-year plan to end homelessness, are considered “outside” the Continuum of Care and are not reflected in this Housing Gaps Analysis Chart.

The chart shows no gap in emergency shelter for Individuals or Families (after the beds and units “under development” are completed) because there is expected to be ample capacity for Individuals while the plans for families are focusing more on “housing first” strategies that will place families in permanent housing with transitional or permanent supportive services.

There is no gap in transitional housing for Individuals because point-in-time data have shown for the last four years that transitional housing beds for adults are under-utilized, and at best the existing stock needs to be reallocated to specific unmet needs. Similarly for families the gap in transitional housing is relatively small, with the 205 beds under development or needed (92 +113) representing 62 additional units for families – 12 under development and 50 needed for families in recovery from substance abuse who are in the early stages of recovery with less than 30 days clean time (such families find it hard to access existing transitional housing).

The gaps for permanent supportive housing were determined by point-in-time and longitudinal data maintained by the Partnership that show an estimated 2,000 chronically homeless persons living in the District; these are defined by HUD as single persons with disabilities who have been homeless for more than a year or more than four times in the past three years. The 2,000 beds under development or needed for Individuals thus represent the need to provide housing for these chronically homeless persons. The 1,650 beds (228 + 1,422) under development or needed for families represent the need to develop 500 units (500 X an average family size of 3.3 persons = 1,650 beds) for families with disabilities and other deep-seated problems that cause them to become homeless again and again, and who therefore will need permanent housing with supportive services.

4. Describe how the jurisdiction will assist homeless persons to make the transition to permanent housing and independent living:

The District’s 10-year plan to end homelessness includes the following objectives to assist homeless persons and persons at risk of homelessness with obtaining permanent housing and, if needed, ongoing supportive services.

- 1) Creation of 6,000 units of affordable housing over the next ten years through the collaboration of District Government, federal resources and institutional funders. This will produce 3,000 SRO (single room occupancy) or other appropriate units for individuals and 3,000 units of affordable housing for extremely low-income families.

As noted in the discussion of the gaps chart, these units will ensure that 2,000 SRO or other appropriate units will be service-enriched supportive housing to bring inside the estimated 2,000 chronically and episodically homeless adults, with the remaining 1,000 units of affordable housing to help extremely low-income, non-disabled adults to stay out of shelters. Within the scope of these 1,000 units there are preliminary targets for housing unaccompanied youth and elderly. For families the great majority (2,500) of the units to be created will not require ongoing supportive services, while 500 will.

The following chart sums up the plans for permanent housing in *Homeless No More*.

Planned Distribution of Housing Units

A. Household Type	B. Units to be made affordable	C. Number of the units in Column "B" to be "supportive housing"
Chronically homeless adults, including elderly	2,000	2,000
Working poor and elderly adults	800	0
Unaccompanied youth under 21 years old	200	0
Families with children	3,000	500
TOTALS	6,000	2,500

- 2) Full integration of mainstream public services and funding:
 The 10-year plan and legislation currently before the Council of the District of Columbia both call for the establishment of a District government Interagency Council on Homelessness to coordinate and integrate mainstream city and federal services for the homeless. The Interagency Council on Homelessness will be established by the Mayor in FY 2005 and its charge will be to develop the cross-system strategies and programming, as well as annual interagency budgets, to support the objectives of *Homeless No More*.

Mainstream city services will be available at the front end of the homeless Continuum of Care as the District and Partnership create 24-hour, easy-access, rapid-exit "Homeless Assistance Centers" to replace the current stock of overnight emergency shelters; and they will be available to support the 2,000 chronically homeless persons and 500 families in permanent supportive housing. The better application of mainstream services will also have a major effect on preventing homelessness, especially for families who are already connected with the TANF (welfare) system and other public health and human services.

5. Describe the jurisdiction's Continuum of Care:

The District's public and private facilities and services for the homeless include:

- **Emergency shelter** that consists of both overnight-only shelter and 24-hour facilities. For most adults it is needed for less than 60 days out of a year, but for the chronically homeless is often used for much longer. Emergency shelter for families is 24-hour and the stay is limited to less than six months.



- **Transitional housing** that provides adults and families a longer-term stay – up to two years – in programs that provide rehabilitative and supportive services to prepare people for self-sufficient living. Persons in transitional housing are considered “literally homeless” because they have no lease or other right to remain in the housing permanently.
- **Permanent supportive housing** that serves people who are “formerly homeless” but continue to be at risk. A serious disability may make self-sufficient living unlikely, so the care extends into permanent housing programs supported by local and federal “homeless” dollars so that they do not become homeless again.
- **Supportive services** address employment, physical health, mental health, substance abuse recovery, childcare and other needs. These preventive and restorative services help homeless people achieve self-directed lives.

The District/Partnership-managed Continuum of Care for homeless persons provides the following capacities and shelter and supportive services, some of these managed directly by the Community Partnership, while others are projects funded directly by HUD but renewed annually through the HUD SuperNOFA process that the Community Partnership manages.

Public CoC Projects Managed by the Community Partnership					
Project Types	Population	Beds	Units (FC)	Families Served Annually	Persons Served Annually
KEY: SM=Single Male; SF=Single Female; SMF= Single Male & Female; FC=Families with Children; Y=Unaccompanied Youth;					
Outreach to streets	SMF	Nine programs covering the city			1,410
Emergency Shelter ⁽²⁾ and Housing Assistance Centers	SMF	2,760			7,452
	FC		213	625	2,065
Domestic Violence Shelters	FC,SF		34	60	228
Transitional Housing	SMF,Y	432			1,015
	FC		180	195	578
Permanent Housing	SMF	466			470
	FC		195	195	512
	TOTALS	3,633	622	1,075	13,730

HUD McKinney-Vento Programs/Capacity that the Community Partnership Submits for Renewal Annually					
	Populations	BEDS	Units (FC)	Families Served Annually	Persons Served Annually
Transitional Housing	SMF,Y	146			344
	FC		103	103	306
		Populations	BEDS		Persons
Permanent Housing	SMF	201			201
	FC		100	100	330
TOTALS		347	203	203	1,181

Supportive Services Only Managed by the Partnership				
	SMF,Y	FC	Persons	
Rental Assistance (Prevention)	90	190	660	



	Exit Assistance		65	195
	Employment Search, Job Training	568	190	758
	Childcare, assessments		102	102
	Primary Healthcare	700		700

(See Appendix C for more detailed descriptions of other services provided by public and nonprofit agencies in Washington, D.C.)

6. Describe the nature and extent of homelessness by racial and ethnic groups, to the extent that the information is available. (91.205(c))

In 2003 an estimated 16,000–17,500 people were homeless at some point during the year and as many as 2,000 of these were “chronically homeless” persons who lived either in shelters or on the streets throughout the year. At the point-in-time enumeration undertaken on January 21, 2004 by the Metropolitan Washington Council of Governments (COG), about 8,250 persons were counted by public and private programs within the Washington, D.C. homeless Continuum of Care. About 6,100 of these persons were *literally homeless* – i.e., on the streets, in shelters or in transitional facilities. The District’s count included (unlike other COG jurisdictions) 194 families with 600 persons who were listed by family central intake as doubled-up, eligible for shelter because their situation put them at imminent risk of homelessness, and seeking relief from the homeless system or anywhere else they could find a route to permanent housing. It also included an estimated 315 persons who normally live in the streets, a figure that grows to about 500 persons in the warmer months. Another 2,150 persons were counted in 2004 as *permanently supported homeless* who are living within permanent supportive housing. Although part of the overall count of “the homeless,” for these persons homelessness has ended but could easily re-occur without the ongoing support.

Over the last ten years the District and many private agencies have created one of the largest homeless Continuum of Care systems in the nation both to relieve the immediate suffering of people without shelter and help them with obtaining and keeping permanent housing. There are currently enough public and private beds to shelter or house about 8,875 persons, enough to serve 1-in-13 of all District residents living in poverty. A HUD report to Congress showed that the District has a rate of homelessness and shelter usage among single adults in poverty higher than New York City or Philadelphia. Another HUD report showed that the District’s Continuum has more Continuum of Care beds per persons in poverty than other major cities such as Boston and San Francisco.

The homeless population is comprised of numerous subpopulations with special service and housing needs and/or suffering with various disabilities. Drawing upon an annual point-in-time survey of homeless clients conducted in the third week of January and upon national data, the table above indicates the estimated percentages of individuals (adults and unaccompanied youth) and persons in families who are fall into subpopulations with special needs, as well as the estimated distribution of racial and ethnic groups.



IV.C. Homeless and Other Special Needs Activities

Subpopulations and Special Needs

Subpopulations of Homeless	Individuals	Persons in Families*
Chronic Substance Abusers (CSA)	36.0%	28.0%
Seriously Mentally Ill (SMI)	19.0%	12.0%
Dually Diagnosed (CSA/SMI)	16.0%	13.0%
Veterans	18.0%	15% (of men)
Persons living with HIV/AIDS	12.0%	12.0%
Domestic Violence Victims	19.0%	55.0%
Unaccompanied Youth (16-21 years)	2.6%	N/A
African-American	82%	88%
Caucasian and other	10%	4%
Latino	8%	8%

* primarily applies to adults, but children are affected as well

Source: The Community Partnership for the Prevention of Homelessness

7. Describe the process for awarding grants to State recipients and a description of how the allocation will be made available to units of local government.

In FY 2005, DHCD resumed the oversight and administration of ESG funds starting with the HUD grant year 2004 funds. From 2002-2004, the Department had transferred administration of the Emergency Shelter Grant to the Office of the Deputy Mayor for Children, Youth, Families and Elders. DHCD will work directly through the Partnership for the Prevention of Homelessness and its sub-grantees to carry out the intent of the ESG program. The Partnership serves as the lead agency for the local HUD-funded Continuum of Care for Homeless City Residents.

The Partnership utilizes three categories of procurement to establish or expand new services from District and federal funding sources.

1. **Open Competition** is the most frequently used method. The Partnership issues Requests for Proposals (RFPs) for desired services. The RFPs define in detail the services required. Draft RFPs are reviewed in a public conference prior to the issuance of a final RFP in order to insure maximum understanding and participation by potential providers. The Partnership accepts competitive applications from any interested organization. Applications submitted in response to RFPs are evaluated and ranked, according to the ranking criteria outlined in the RFP, by panels of three to five persons consisting of Partnership Board members and outside reviewers who have been determined to have no personal or financial interest in the provision of services under the various programs to be funded. The review panel makes recommended selection of awardees to the Partnership's Executive Director who, in consultation with the Board, is responsible for determining which proposals shall be funded.
2. **Limited Competition** is used to competitively bid within a limited pool of qualified providers. The basic criteria for inclusion in such procurement include: long standing and unique experience, capacity to implement a special project for a limited period of



time, and/or capacity to provide a unique and specialized service under extenuating circumstances.

3. Sole Source Contracts are used primarily for interim contracts for projects that may be subject to an open competition at a later date; collaborative agreements with substantively qualified agencies that can advance a particular initiative; or personal services and consultant contracts to achieve limited objectives.
4. HUD SuperNOFA McKinney-Vento Continuum of Care Funds: Annual submissions to the US Department of Housing and Urban Development (HUD) for Continuum of Care funding utilize the open competition method of procurement. The application considers both new permanent housing proposals and renewals of existing transitional housing, permanent supportive housing and supportive services only (employment, healthcare, childcare). Once HUD announces the SuperNOFA round, the Partnership issues a broadcast fax and email to more than 125 programs and city leaders announcing the availability of HUD funding. A letter of intent to apply is requested from all entities interested in submitting a new application. Several meetings are held to discuss the process and rank the proposals. The following objective criteria have been established for use by the SuperNOFA Project Priority Review Committee in ranking applications:
 - a. Performance on achieving past measurable objectives
 - b. Demonstrable and credible outcomes on Housing, Income, Occupancy and Self-Sufficiency measurable objectives
 - c. Leveraging of additional public and private resources
 - d. Cost effectiveness in terms of measurable outcomes per HUD dollar
 - e. Project readiness for new proposals
 - f. Access to mainstream services for clients

Performance: How performance is measured in homeless programs and services

The Partnership requires all District- and HUD-funded programs to submit quarterly and annual measurable objectives that measure program performance along. The following language is included in all contracts between the Partnership and its contractors.

Measurable objectives in the Scope of Work must be stated in terms of quantifiable data elements recorded in the HMIS and the Contractor must state at least one measurable objective for each of the following four outcomes: 1.) Clients Served, 2.) Housing, 3.) Income and 4.) Self-Sufficiency.

The "clients served" measure shall be stated as quarterly and annual estimates of the number of clients to be served by the program. The "housing" outcome measure(s) shall be stated as the number and percentage of clients who are expected to exit the program to transitional or permanent housing; unless the program provides permanent supportive housing, in which case the housing measure shall be stated in terms of the number and percentage of clients who will remain housed for at least one year. The "income" outcome measure(s) shall be stated as the number and



percentage of clients exiting the program who will increase their income through obtaining mainstream benefits or employment, or both. The “self-sufficiency” outcome measure(s) shall be stated as the number and percentage of clients who will use or participate in the Contractor’s *specific services* that are designed to improve each client’s ability to direct their own lives to the best of their abilities. The Contractor shall indicate in its Scope of Work exactly which data elements in the HMIS will be used to measure each of the four outcomes.

IV.C.1. Non-Homeless Special Needs

Housing Opportunities for Persons With AIDS (HOPWA)

See Tables 3 on pages 65-74 for FY 2006 activity and spending; and Appendix B for full discussion of HOPWA.

1. 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).

A fair, equitable, and untainted process is the basis of investment allocation within our jurisdiction. This EMSA is comprised of the District of Columbia, Suburban Maryland, Northern Virginia, and West Virginia. The allocation is based on the number of HIV (MD, VA, and WVA) and AIDS cases (DC), trend analysis, and community and client input, as well as standardized projections of need. Each jurisdictional, government agency is expected to determine and establish the appropriate level of support for the allocation of HOPWA investments.

In the District of Columbia, the geographical distribution of funding priorities is performed after a detailed analysis of epidemiological data has taken place, including a thorough review of AIDS incidence data. Once a specific area is identified as a “priority point” in terms of need and lack of availability of community or governmental resources, every effort is made to allocate additional resources intended to address those identified needs. For example: although we have identified African-American women of child-bearing age with and without children as a group in continuous need of prioritization, after recent analysis, we have been able to establish Wards 7 and 8 (both east of the Anacostia River) as an investment priority. In the District of Columbia, every effort is made to prioritize the Wards with the highest reported incidences of HIV/AIDS infection and direct funding to organizations serving those specific Wards. Relative priority needs in the District include women with and without children, and youth.

Additionally, by use priority, HOPWA funds: 1) rental assistance through qualified HIV/AIDS service agencies. These agencies determine the appropriate level of support and priority for allocating HOPWA investments geographically; 2) supportive housing for low-income, HIV-infected and affected individuals and families in need of emergency or transitional housing; 3) housing information, resource identification, and outreach programs; and 4) other existing support service facilities that enhance the quality of life for persons infected and affected by HIV/AIDS.

2. Describe the method of selecting project sponsors

The actual process of awarding and distributing HOPWA funds in the District of Columbia is done through a legally sanctioned and overseen competitive grant application process. Once the determination is made of the amount of available funds, as well as priority areas and services, notice is published in legal registers, as well as community-based media outlets. A pre-application conference takes place in order to clarify and facilitate the application process, as well as to encourage the participation of previously unfunded CBOs. Once the 30- to 60-day application process is completed, the resulting applications are collected and submitted to an impartial panel of experts that review, analyze, and rate them. Incomplete, as well as late applications are not forwarded to the review panel. A final award recommendation report is prepared, signed and forwarded to the District of Columbia Department of Health (DOH), HIV/AIDS Administration (HAA), including score sheets, applications, and any other materials used in the process. A DOH Director of Grants and Contracts Management proceeds to certify the results of the process and forwards that certification to HAA.

Grantees that score high, based upon the selection criteria, are awarded HOPWA program funds. The District of Columbia utilizes its HOPWA funds to support emergency housing, support housing, transitional housing, housing for recovering substance abusers, short-term utility, rent, and mortgage assistance, and tenant-based rental assistance. Additionally, HOPWA funds are distributed for supportive services such as job/empowerment training, multi-service day treatment services, housing information resource and referral, and building the capacity of housing providers.

IV.C.2. General Discussion

1. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

As indicated in earlier sections of this document, the housing market itself has had and continues to have a negative impact on availability of affordable units for rent or purchase, even with public subsidies. Because of renewed interest in "city living", competition for housing units, even in areas where this was not previously the case, has reduced the number and increased the price of any available units. The expiration of Section 8 housing subsidies has exacerbated the problem as owners sell their properties for market-rate housing. Given the limited geographic area of the District of Columbia and its urban, built-up character, there are few large tracts for any substantial housing expansion.

2. Describe Efforts to Address Obstacles to Meeting Underserved Needs and Fostering and Maintaining Affordable Housing

The District's efforts to assist other non-homeless, special needs populations such as the elderly and persons with disabilities, are managed through DHCD's Affordable Housing/Real Estate Development program activities and Homeownership and Home Rehabilitation Activities (specifically, the Handicapped Accessibility Improvement Program under the Single Family Residential Rehabilitation Program). Under these program areas, the Department provides



financing for new construction and home rehabilitation in response to viable applications for assistance.

DHCD is working to improve its various programs to effectively address underserved needs. The Department funded outreach and assistance to tenants in buildings with expiring Section 8 and/or other federal programs. Tenants are provided information on purchase options under the District's First Right statute, comprehensive housing counseling and assistance are also provided for relocation, location of apartments, and for first-time home ownership.

The District's *Housing Production Trust Fund* (HPTF) is a major response to overcoming obstacles to production of low-moderate-income housing. Under the Housing Act of 2002, a dedicated funding source was identified for housing production that requires at least 40 percent of the funds benefit households at 30 percent of area median income, and at least 40 percent of the funds benefit households at 50 percent of area median income. During FY 2005 DHCD launched a Trust Fund initiative to facilitate access to acquisition funds for non-profit housing developers. The Site Acquisition Fund Initiative (SAFI) combines public funds from the HPTF and private funds from selected lending institutions for non-profit developers to quickly acquire development sites in the current hotly competitive real estate market.

DHCD also has made a number of improvements to its HPAP to increase the reach of this vital tool for increasing lower-income households' opportunities to become homeowners. The median sale price of single-family homes in the District more than doubled in the past four years—from \$175,000 in 2000 to \$375,000, at the end of 2004. As a result, the stock of available affordable housing for HPAP borrowers has dramatically decreased during this time, with more than a seventy percent decrease in the number of units for sale at prices less than \$150,000. This has made it very difficult to increase the District's very low, citywide percentage of homeowner-occupied housing stock (41%).

In April 2004, the Department implemented amendments to the regulations that govern the HPAP program, as approved by the City Council. The amendments increased the levels of down payment and closing cost assistance to low-income, first-time homebuyers (income up to 80% of area median income) from \$15,000 to \$20,000, and assistance to very low-income, first-time homebuyers (income up to 50% of the area median income) from \$20,000 to \$30,000. The amendments also eased repayment requirements on HPAP loans by deferring all payments for at least the first five years of homeownership, lowering interest rates, and extending periods of repayment (depending on the borrower's income).

Still, the pace of escalating prices of for-sale homes in the District served to make first-time home purchases increasingly difficult in FY 2004 for households of modest means, even with the more favorable terms of HPAP assistance. In response to this, the Department, in FY 2005, is increasing efforts to market the HPAP program to the lending and realtor communities, as well as to prospective first-time homebuyers. The Department has seen an increased success rate in the HPAP program during the first quarter of this fiscal year, with ninety-two HPAP loans closed as of January 31, 2005.



In addition, the Department is implementing the federal *American Dream Downpayment Initiative (ADDI)*. DHCD intends to use these federal funds (a designated portion of its HOME Investment Partnership Program (HOME) allocation from HUD), to supplement assistance levels already available to very low- and low-income, first-time homebuyers through HPAP by as much as \$10,000 per homebuyer. The Department anticipates that this additional resource, coupled with renewed outreach to the residential real estate community, will serve to significantly increase the effectiveness of the HPAP program in FY 2005. DHCD continues to explore ways, such as writing down mortgage interest rates, to put its homeownership programs within reach of even extremely-low income residents.

DHCD offers, through its *Single-Family Residential Rehabilitation Program*, rehabilitation loans/grants to owner-occupants of single-family homes in order to prevent displacement due to market pricing pressures and to ensure that residents continue to live in decent and safe housing that meets the provisions of the District's housing codes. To meet special needs, up to \$10,000 of assistance is automatically deferred for senior citizens, and the first \$10,000 of assistance for handicapped accessibility improvements is provided as a grant.

To assist in preventing displacement when a tenant's apartment building is offered for sale, DHCD offers the *First Right to Purchase and the Tenant Purchase Technical Assistance* programs that provide technical assistance, counseling, and loans/grants to tenant organizations to enable them to exercise their right to purchase their building for homeownership. Additionally, in FY 2006, DHCD continues a Neighborhood-Based Activity program to provide pro-active counseling and assistance to tenants in buildings where Housing Choice Voucher Program (formerly Section 8) subsidies are due to expire within a year.

On the housing development side, the Development Finance Division's FY 2006 Requests for Proposals (RFP) will solicit proposals that address these housing and community development needs:

1. Substantial Rehabilitation of Affordable Rental or For-Sale Housing
2. New Construction of Affordable Rental or For-Sale Housing
3. Community Facilities
4. Preservation of Expiring, Federally Subsidized, Affordable Rental Housing
5. Special Needs Housing
6. Elderly Housing

Priorities

During its funding process, DHCD gives priority to the following types of projects and target areas:

Projects in one of the thirteen (13) strategic neighborhood investment area, hot spots, New Communities or Great Streets areas, and two National Revitalization Strategy Area (NRSAs),

Preservation of affordable housing for very low- and extremely low-income households in buildings with expiring federal subsidies,

Homeownership projects,

Affordable rental housing development for extremely low-income households,

Commercial and community facilities that serve low-income communities, and



Façade projects and commercial/retail building development in strategic investment areas or that leverage resources committed through the *ReStore DC* initiative.

OUTREACH

The Department's public outreach strategy is another component for addressing obstacles to meeting underserved needs. Often, populations are underserved because they are not fully aware of the assistance available to them.

The Department's Office of Strategy and Communications (OSC) is responsible for outreach and dissemination of information regarding DHCD's programs, projects, and services to District residents, with special attention to low- and moderate-income populations. In its efforts to be effective in interacting with the public, OSC coordinates the following activities:

- Public hearings and community and civic association meetings throughout the District related to the following:
 1. Consolidated Plans;
 2. Annual Action Plans;
 3. Notice of Funding Availability (NOFA), Request for Proposals (RFP), and Request for Applications (RFA); and
 4. Targeted development projects (i.e., in FY '04/'05: Skyland Shopping Center, DC USA, and the Bellevue Revitalization).
- Notifications to Advisory Neighborhood Commissions regarding DHCD actions that may impact their constituents;
- Advertisements in mainstream and community newspapers to ensure residents are aware of and involved in activities that may affect their neighborhoods and communities;
- Distribution of DHCD program brochures and other informational material;
- "Brown bag" meetings with various community groups and other stakeholders, including but not limited to:
 - other agency directors
 - homelessness advocates
 - nonprofit and for profit housing developers
 - CBOs and CDCs
 - representatives of the Latino, Asian, and Pacific Islander communities
 - realtors and financial institutions
- Operation of informational tables/booths at neighborhood and/or community events;
- Updating community calendars on upcoming and ongoing DHCD events;
- Annual seminars/workshops for targeted groups and the general public on DHCD's home purchase assistance programs

DHCD's Internet homepage is used to communicate with the public; for example:

- Daily communications with residents and other stakeholders via "Ask the Director" website;
- Announcement of public hearings and meetings;
- Program income guideline updates; and
- General information on all DHCD programs, plans and services.



In addition, other informational materials and brochures are available in other languages. OSC conducts mass mailings in excess of 1,200 pieces of mail to residents, Advisory Neighborhood Commissions (ANCs), community and civic organizations, special interest groups, and other stakeholders of public hearings, especially to encourage citizen participation in the development and creation of DHCD's annual action plans and reporting documents.

However, in spite of all of the printed material available and distributed, based on testimony received during recent public hearings and community meetings, there are still many segments of the District's population that remain unaware of the availability of DHCD's programs and services. Consequently, OSC will be adding additional training for DC residents through neighborhood meetings. These sessions will educate residents throughout the city on the program assistance available through DHCD, and how to apply for available resources. DHCD will look for other opportunities to receive input from the community and to share information.

DHCD's outreach and communications strategy for FY 2006 will include:

- Meeting regularly with constituents and stakeholders in seminars, workshops, and brown bag luncheons and training sessions;
- Communicating with the media through press advisories and/or press releases on DHCD's strategies, programs, projects, and accomplishments;
- Marketing projects funded by DHCD by staging events such as: ground breakings, ribbon cuttings, and contract signings; and
- Informing stakeholders and the public by producing and distributing brochures and other printed materials, as well as a promotional video, "DHCD, The Product, The People, The Community", that highlights the projects, programs, and satisfied clients of DHCD.
- Updating and expanding its outreach database to ensure maximizing outreach to all residents of the District of Columbia;
- Continued expansion of DHCD's "*Ambassadors' Program*" by building partnerships with various stakeholders through a series of one-day tours of DHCD projects to highlight the Department's accomplishments and through presentations at Advisory Neighborhood Commissions (ANC) and community and civic associations meetings;
- Increasing solicitation of input from other stakeholders (financial institutions, community organizations, developers, etc.) to determine the need for home ownership and community and economic development initiatives in under-served communities to help stabilize and revitalize those neighborhoods; and
- Conducting public hearings throughout the year to solicit citizen participation in the development of the Department's annual action plan, programs, and the budget process, and to engage discussion on DHCD's performance.



OSC will continue to emphasize expanded marketing of DHCD's programs and projects and ensure that all segments of the community are aware, and take advantage of the various programs and services offered by DHCD.

Multicultural Outreach Activities

Washington is a very diverse city with unique neighborhoods, people, and cultures. The department recognizes the need to reach out to the minority populations to ensure they take advantage of the programs and services offered by DHCD. Although the messages and products the department delivers to minority residents is the same as those offered to the larger community, DHCD makes special efforts, such as targeting minority media outlets, to present the information in a clear, concise, and readily-accessible manner.

The department will continue to fund community-based organizations (CBO) that target the city's Latino population. These bilingual nonprofit organizations offer numerous homeownership and tenant assistance outreach products in Spanish, including brochures, customer service surveys, home purchase assistance applications, and flyers. More importantly, CBO staff members often live and work in predominately Latino communities and quickly recognize and respond to the needs of this growing population.

In addition to efforts to reach the Latino population, the District is focused heavily on outreach to the Asian and Pacific Islander communities. Town hall meetings have been held to gauge the interests and needs of the Asian community, and to educate them about services offered by various government agencies. An outreach plan for these communities has been implemented for these populations and DHCD staff attends monthly update meetings to ensure the needs of the Asian and Pacific Islander communities are addressed.

3. Describe Efforts to Remove Barriers to Affordable Housing – Fair Housing

The Council of the District of Columbia continually considers legislation that will remove barriers to affordable housing, thereby producing greater access to fair housing choice. In the past fiscal year, the Council passed a property tax bill that will both increase the "Homestead deduction" for home values and limit the allowable annual increase in property taxes. The effect of this bill will be to allow households to increase the amount of home value that is not subject to tax – a great benefit for lower-income households whose property values have not increased. It also will prevent lower-income households in areas of rapidly escalating values from facing massive property tax increases.

The city is also taking steps to ensure that in their efforts to bring the city into compliance with housing code regulations and afford greater housing accessibility to its residents, it does not promote dated legislation and enforce latent policies, which have a disproportionate discriminatory effort on residents of a particular ethnic or racial background. Recently, the DC Council introduced Bill 16-050, "*Rental Housing Conversion and Sale Amendment Act of 2005*" to narrow the 95 percent/5 percent loophole in the Rental Sale Conversion Act of 1980, which allows rental property owners to bypass the First Right of Refusal law by selling the first ninety-five percent interest in their property, then selling the remainder five percent after a twelve-month period has expired. This



particular loophole has been used to displace District residents from their homes, disproportionately a majority Latinos and other immigrants in high market areas.

Like many cities, one of the barriers to affordable housing comes from barriers to equal access, either private sector driven (disregard for equal opportunity laws and regulations by the real estate, lending, mortgage and insurance industries) or as a result of an overburden regulatory department, which does not have the funding or personnel to enforce its compliance laws and regulations. The District of Columbia has made progress in overcoming the effects of the impediments to fair housing identified in the 1996 "*Regional Analysis of Impediments to Fair Housing*" (updated in 2001), which formed the basis for DC's fair housing initiatives under its Five-Year Consolidated Plan for 2001-2005. An updated AI will be forthcoming. The Department engaged the nonprofit sector in a citywide fair housing education and outreach effort, as well as educating the private and for profit sectors that engages in the production of affordable housing.

The Department has an active Fair Housing Program within the office of Program Monitoring, which oversees the Department's adherence to federal and local fair housing and equal opportunity laws and regulations, as well as providing education and outreach on fair housing to all District residents. For the past three years, the Department has ensured that its funding awards are in compliance with FHEO regulations, in addition to ensuring that its sub-recipients are well aware of the FHEO obligations under DHCD/federal funding. These activities include:

- Continuing to promote fair housing education and participation in activities which further fair housing outreach to under-served communities. To comply with federal regulations and to ensure program accessibility to communities with Limited English Proficiency (LEP), the Department will continue to provide program materials in Spanish, Vietnamese and Chinese and continue outreach to these communities.
- Engaging in activities that promote compliance with federal regulations and ensure program accessibility to communities with Limited English Proficiency (LEP). To this end, the Department will continue to provide agency program materials in English and Spanish, and other languages as deemed necessary by the community for the targeted program, as well as continued dissemination of the fair housing information and educational materials in English, Spanish, Vietnamese, Chinese, and Amharic.
- Working in concert with HUD's FHEO office and private, non-profit civil rights organizations to provide fair housing training sessions for: 1) sub-recipients; 2) DHCD program and project managers who manage sub-recipient grants to community based organizations; 3) developers; and 4) community development corporations.
- Coordinating the annual Fair Housing Symposium for fair housing month in April. April 2004 marked DHCD's third annual Fair Housing Symposium, which was organized in collaboration with the DC Office of Human Rights and the Equal Rights Center, a regional fair housing nonprofit organization. DHCD and its partners have secured a venue, speakers, and completed the theme for this year's Symposium in April 2005.



- Continuing to monitor all its sub-recipients to ensure compliance with fair housing and equal opportunity laws and regulations, as well as be available as a resource for constituents and service providers.
- Ensuring Section 504 accessibility compliance by DHCD grant sub-recipients. DHCD has engaged University Legal Services to assist in the agency's compliance check of all funded housing and community development projects.
- Actively pursuing HUD grant to provide fair housing education and outreach to linguistically isolated and other minority communities. DHCD has submitted and received three competitive fair housing and education grants. The first such grant was received in FY 2001, under the Fair Housing Initiatives Program (FHIP) Education and Outreach Initiative (EOI). In FY 2003, a second grant was awarded to DHCD, in partnership with Housing Counseling Services, Inc., on a twelve-month funding cycle. Based on DHCD's performance, a continuing grant was awarded for FY 2004.

DHCD will continue to partner with local community grass roots organizations that provide direct services to District residents in order to ensure the various communities are targeted for agency program and fair housing education. As the city's real estate market continues to soar and neighborhood compositions change—demographically and by income, DHCD will be vigilant, along with its partners, to ensure that its clients do not become victim or predatory tactics by unscrupulous home repair scams, real estate agents, mortgage brokers, or lending institutions.

Finally, DHCD management will continue to meet with representatives of the city's various special needs housing advocacy groups (e.g., groups representing individuals with chronic mental illness, needs related to substance abuse, physical challenges, the elderly, etc.), to better determine how DHCD may meet those populations' needs. Strategies will include enhanced enforcement of fair housing requirements, but also will be reflected in targeted funding for special needs housing in the DHCD competitive funding RFP process.

Regulation:

At the regulatory level, the Department of Consumer and Regulatory Affairs (DCRA) is using the "Existing Structures Code" to encourage the use and reuse of existing buildings, which lowers development costs. The Existing Structures Code was developed by the International Codes Council (ICC) and does not increase construction costs. Its provisions do not restrict the use of new materials, products, or methods of construction, nor do they give preferential treatment to particular types of classes of materials, products or methods of construction as required by the standard building codes. The District adopted the ICC Codes in January 2004.

Zoning:

Zoning regulations exist to protect the health, safety and welfare of residents. Zoning sets basic development standards such as setbacks, height, minimum lot size, open space set-asides and parking requirements. These requirements do not generally constrain housing production in the District. Currently, the city permits housing by right in all of its commercial zones and even provides zoning incentives for housing production in some of these zones.



Some constraints may result from the federal Uniform Height Act of 1910, limited land area for development and Historic District provisions. The Height Act is enforced by Congress, and cannot be changed by the District of Columbia government.

The District uses the Planned Unit Development (PUD) process as a means to relax zoning standards, and to grant additional density where certain amenities (such as affordable housing) are provided. However, even with PUD provisions, the Height Act effectively limits building height in the District to 13 or 14 stories.

Building Codes:

A Building Code Advisory Committee, chaired by the Director of the Office of Zoning, convenes regularly to address the need for regulatory reform and permit streamlining. The Committee considers zoning options such as second units/granny flats; co-housing, and live-work arrangements.

4. Describe Efforts to Address Lead-Based Paint Hazards

DHCD has revised its Homestead, Single-Family and Multi-family-Residential Rehabilitation program policies and processes for implementing the Lead-Safe Housing Rule.(24 CFR 35) DHCD requires that lead-based paint (LBP) hazards be addressed in every project it undertakes involving an existing residential building. Implementing DHCD's adaptation of the Lead-Safe Housing Rule involves approving and/or monitoring the full range of lead-hazard reduction activities, e.g., disclosure verification, risk assessment completion, lead scope-of-work, construction inspection and verification of clearance. Once clearing testing is complete, the D.C. Department of Health (DOH) reviews the particular project and issues a Certification of Lead-Based Paint Compliance to the property owner. DHCD has developed a partnership with the DC Department of Health and our Department's housing partners for implementation of the Rule.

At the end of FY 2003, DHCD received both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, for a combined total of \$4,997,743, from the HUD Office of Healthy Homes and Lead Hazard Control. In 2004, DHCD hosted a Lead-Safe-Washington Industry Conference to bring the rehabilitation and lead remediation companies up to date on DC law for lead-based paint and to introduce them to the two HUD lead grants. DHCD plans to host annual Lead-Safe Washington Industry Conferences. DHCD cooperates with the District of Columbia Department of Health to ensure compliance with the District's LBP regulations, which in some areas are even more stringent than those in the federal regulation.

DHCD will target the '05 carryover of the Lead Hazard Control Grant for use in the Ivy City/Trinidad, Marshall Heights/Deanwood, and Congress Heights neighborhoods, which evidence some of the District's greatest housing need among pre-1978 units. DHCD will target the '05 carryover of the Lead Hazard Reduction Demonstration Grant for the thirteen target areas listed on page 75 and the three above neighborhoods, where there are high quantities of pre-1940 child occupied housing. (Total carryover \$3,466,000) Note that DHCD has requested HUD approval to eliminate the target areas under the Lead Hazard Control grant to expand the service area to citywide. DHCD has requested this change to allow it to provide funding to areas where children poisoned by lead-based paint have been known to reside. DHCD will fund lead-based paint

inspection, risk assessments and lead-hazard control activity in 400 units, primarily occupied by young children.

Services will also include outreach and education, compliance with and legal enforcement of lead-safe housing requirements, and job training and economic development related to the reduction and abatement of lead hazards. DHCD is currently revising its Single-Family and Multi-Family Residential Rehabilitation program policies and processes for implementing the two Lead Grants

IV.C.3. Lead-Safe Washington

While addressing LBP hazards in all projects, DHCD also operates a separate program called the Lead Safe Washington (LSW) Program. The LSW Program specifically targets housing units occupied by lower-income families with young children. It operates in tandem with the larger rehabilitation programs in that LSW funds can supplement rehabilitation funding for a project in which LBP hazard reduction will take place, but an LSW project also can stand alone as a project to reduce or eliminate LBP hazards.

DHCD is providing \$2,983,670 as matching funds and \$1,903,358 in contributing funds to match the two HUD grants totaling \$4,997,743 awarded to the Department of Housing and Community Development in September, 2003. LSW will produce 400 units of lead-safe housing through March, 2007, and has a significant community education, training and outreach component. Financing lead hazard control is done with grants.

LSW operates both city-wide and in the three target areas of Marshall Heights/Deanwood, Congress Heights and Ivy City/Trinidad, but is expected to expand to citywide under both grants in August 2005.

In addition to partnering with the D.C. Department of Health, DHCD's agency partners include the Department of Consumer and Regulatory Affairs, and the Department of Employment Services. Partnerships with the Coalition to End Childhood Lead Poisoning, the East of the River Community Development Corporation, the Edgewood/Brookland Family Support Collaborative, and the East River Family Strengthening Collaborative provide the outreach and education component.

Additional Lead Intervention:

As an accompaniment to the District's efforts to reduce lead hazards, DHCD's Single Family Residential Rehabilitation Program is financing the replacement of the privately-owned portion of residential lead water service lines. The D.C. Water and Sewer Authority (WASA) is replacing all of the District's residential lead water service lines by 2013; DHCD offers its financing to eligible low-income households as they are scheduled to have the public portion of their lines replaced by W.A.S.A.

5. Describe Efforts to Reduce the Number of Poverty-Level Families

ANTI-POVERTY STRATEGY



As the District's demographic data in this document indicate, poverty has increased in the District. The increase for children is substantial, and poverty has become more concentrated. Despite economic advances, including an increase in the median income level and in homeownership, obstacles remain for the participation of low-income residents in the city's economic vitality.

Factors have already been cited as contributing to this anomaly: education levels that do not qualify many residents for emerging employment opportunities; shrinking entry-level jobs in traditional industries; the loss of affordable housing units through reduced federal subsidies such as the Housing Choice Voucher Program (formerly Section 8), and the reluctance of private housing developers to participate with the city in inclusion of subsidized units.

The employment changes that have increased economic dislocation have also contributed to the concentration of poverty, and the concentration of poverty has contributed to a downward spiral of social, public safety, and environmental challenges that compound the already existing economic and housing problems.

To address this situation, the Mayor has proposed a new holistic anti-poverty strategy targeted at specific communities. Even though there is currently a wide array of health and social services, along job training and placement assistance available to residents—and even with the annual funding of over 1,500 low-to-moderate income units—economic market factors are outpacing the District's efforts to include all residents in its economic and social resurgence.

To attack the underlying conditions that contribute to poverty and crime, the District will refocus its resources in "New Communities" and "Great Streets" initiatives. The initiatives are aimed at interrupting cycles of joblessness, crime, and physical deterioration by re-building the physical, educational, social and economic underpinnings of an entire geographic area, with the participation of the local residents. The goal is to retain current residents while bringing in new residents in a mixed-income environment. These initiatives are initially funded through securitization of \$6 million from the DC Housing Production Trust Fund. The first neighborhood selected is Sursum Corda, where community planning has begun and a draft concept plan is being prepared.

Selecting Communities

In selecting neighborhoods as "New Communities", the District will look at those with the most critical needs; areas that are experiencing both high crime and high levels of poverty. The "Great Streets" initiative focuses on the major corridors flanking these neighborhoods to revitalize the commercial core providing current residents' consumer needs and to attract new businesses to an attractive economic mix. Government, consultants and residents of affected communities will jointly identify specific actions needed and develop revitalization plans that take a comprehensive approach to solutions.

Planning: Identifying Assets and Needs

In developing each Community Plan with residents and stakeholders, the District will undertake neighborhood asset mapping, surveying families to assess skill levels, and needs for education, job training, small business development and childcare, as well as physical and mental health services



and other family support services. The District will also perform market analysis of the areas including rent, subsidies, occupancy rates, and amenities for multi-family rental and for-sale housing. The analysis will review supply and demand for commercial and community space, and the ability of the community to absorb market units with affordable units.

Action and Financial Plans

After analysis of community needs, the District will prepare an action plan and financial plan for each targeted community. These plans will address not only physical redevelopment needs, but also the needs of the area's "human capital". These plans will be specific, with timetables and identified resources. The financial plan will assign responsibility and sources of funding for carrying out the community's renewal plan. These plans will be discussed with the affected communities and the obligations and responsibilities of individuals and organizations will be identified.

Relocation Strategy

If a community's plan calls for demolition or renovation of existing housing, a relocation plan will be developed for each property, and residents will be advised of their options. Housing will be replaced unit for unit, but not necessarily on the same property. A mixture of income levels will be sought to create a more diverse neighborhood, attract commerce, and generate tax revenue to help pay for improvements and services.

Development Plan

All the desired actions and strategies will be collected along with implementation recommendations to form the final development plan. The District will use this development plan to carry out both short term and long term re-development of the target communities.

Sites and Prioritization

New Communities either incorporate or are contiguous with target areas listed in previous Action Plans and in the Five-Year Plan. DHCD has listed target areas and "hot spot" crime focus areas where it has provided incentives for re-development. There are approximately 14 sites in Wards 1, 5, 6, 7, and 8 that meet the criteria established for Renewal Communities. They are located in either an existing target area or abutting one. All city target areas are included in DHCD's competitive funding processes.

Prioritization Criteria:

Sample criteria that could be used to select priority "New Community" sites are:

1. ***Immediate Need for Action:*** Is the community facing pressures that require immediate action to ensure the preservation of affordable housing? For example, are there multiple, pending Federal actions that will terminate contracts on affordable housing properties? Is there an immediate loss of subsidized housing? Is there a concentration of Housing Choice



Voucher Program (formerly Section 8) properties on annual contracts that owners are planning to terminate?

2. **Impact:** Will the revitalization of the community allow for large-scale preservation of affordable housing? Will it allow for large-scale production of new affordable units? A neighborhood may provide the opportunity immediate impact--it may act as a catalyst for broader revitalization, or could address a single, blighted community in an otherwise unstable community.
3. **Availability of Adjacent Parcels:** Are there a number of adjacent sites/parcels that can support redevelopment? These may be privately owned sites/parcels, or sites/parcels held by a government entity, nonprofit, D.C. Public Schools, or National Capital Revitalization Corporation. The District may not necessarily need to purchase these parcels, but it may be able to influence redevelopment through the planning process.
4. **Local Site Control and Ability to Acquire:** Does the District have control over parcels that would be critical to the success of a redevelopment initiative; or how difficult would acquisition to vital properties become?

This is an ambitious plan and will require a long-term commitment of resources and effort. The strategy will be under the direction of the City Administrator, and coordinated through the Office of the Deputy Mayor for Planning and Economic Development, with the Offices Neighborhood Services and Planning. The District estimates that total development costs could reach \$6 billion.

5. *Describe Enhancements to Coordination with Public and Private Housing and Social Service Agencies*

To leverage public resources and to coordinate strategies, DHCD works closely and cooperatively with other DC agencies, for example: coordinating employment and training opportunities in DHCD development areas with the DC Department of Employment Services; coordinating support for and placement of senior housing with the DC Office on Aging; supporting infrastructure and demolition in conjunction with the DC Housing Authority to support its HOPE VI, mixed-income housing developments; and coordinating with the Department of Public Works on infrastructure development and improvements in areas of DHCD-supported housing development. DHCD is also providing funding and coordination with the Metropolitan Police and other DC government agencies on crime-prevention initiatives. DHCD also continues its consultation with non-profit and advocacy organizations; conducting regular "brown-bag" lunch meetings with stakeholders on a range of housing and service issues. For example, the ESG program is carried out by sub-recipients through the Community Partnership for the Prevention of Homelessness under administration of DHCD. Many of the individual service providers attend DHCD hearings and brown-bag meetings to express their concerns and lend their advice.

The recently-launched Site Acquisition Fund Initiative resulted from consultation with the non-profit development community. Another continuing example of a specific area for an interagency development initiative and coordination is the Southeast DC Bellevue Neighborhood, East of the Anacostia River. The revitalization initiative has included strategies to expand homeownership,



develop affordable housing, and to reduce blight and unsafe conditions. DHCD has formed and is working with the Bellevue Advisory Committee, made of up residents, Advisory Neighborhood Commissioners, stakeholders, private-sector interests and DC government agencies to develop a focused plan starting with Forrester Street, SW; Galveston Street, SW; Halley Terrace, SE and Danbury Street, SE.

Renewal is underway in the area. It started with demolition activity funded by DHCD for the redevelopment of the Old Chadwick Apartments on Danbury Street as 119 homeownership townhouses. The ground breaking for the first phase of the new "Danbury Station" was held on May 19, 2005. Twenty (20) of the initial 119 town homes will be affordable housing. The Department has also contracted with the Department of Transportation to make streetscape improvements in the Bellevue area, and is completing negotiations with property owners on Forrester Street, Galveston Street and Halley Terrace to acquire various vacant, deteriorated properties for redevelopment.

Regional cooperation is also essential for the long-term availability of affordable housing and employment opportunities. Through the Greater Washington Council of Governments (COG) cooperative planning initiatives are developed to assist the three participating jurisdictions. DHCD contracted with COG for its 2004 Rental Housing Survey

7. Describe Program Monitoring and Improvement Efforts

In order to accomplish DHCD's priority activities, DHCD must be able to process eligible transactions quickly and cost effectively. Therefore, two prime objectives are to (1) move housing and commercial development transactions through the agency's pipeline more expeditiously; and (2) create procedures, systems and accountability standards that will firmly establish the Department as the city's principal development vehicle for improving District neighborhoods.

These prime departmental objectives will be accomplished by focusing efforts on the fundamental basics of community development – evaluating and underwriting development proposals based on the strength of the organizations' capacity, financial underpinnings and the flow of public benefits to the residents that DHCD is obligated to serve.

In FY 2006, 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,

1. continuing to perform environmental reviews and project-specific labor standards monitoring,
2. conducting long-term monitoring reviews for HOME- and Low Income Housing Tax Credit- (LIHTC)-funded projects,
3. conducting follow-up reviews to ensure that corrective actions for audit report recommendations have been implemented, and
4. monitoring the Department's spending and commitment requirements in accordance with the funding sources.

The Department will continue to 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 in this Action Plan for FY 2006.

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.

8. Describe Coordination to Address Public Housing Needs

DHCD is supporting public housing through its support of the HOPE VI program administered by the DC Housing Authority (DCHA). Since 2003 DHCD has been providing financial assistance to HOPE VI projects. In FY 2004, DHCD continued to implement the \$10 million financial assistance to two DCHA projects: 1) The *Henson Ridge HOPE VI* (\$3 million) and the *Capitol Gateway Estates* (formerly New East Capitol) HOPE VI (\$7 million). The funds are being used to fund both pre-development and infrastructure improvement costs. DHCD continued to support the Capitol Gateway Estates HOPE VI by allocating \$789,666 of Low Income Housing Tax Credits to the construction of the new Senior Building with 151 units. During 2004, DHCD also agreed to a DCHA request to shift \$2 million of the Henson Ridge assistance dollars to the Arthur Capper/Carrollsborg HOPE VI where it is more immediately needed for infrastructure construction costs. In 2005, the \$2 million was executed as a grant agreement for the Arthur Capper/Carrollsborg HOPE VI.

Also during 2004, DHCD requested for FY 2006, on behalf of DCHA, Capitol Improvement Program (CIP) funds for three HOPE VI projects as follows: 1) an additional \$2 million to support recently quantified, unexpected site development costs on the Henson Ridge project; 2) an additional \$2.5 million to support site infrastructure on the Arthur Capper/Carrollsborg HOPE VI project (funding approved; and 3) \$2 million to support site infrastructure construction on the new Eastgate HOPE VI project (funding approved.) DHCD also requested \$1 million of FY 2006 CIP funds to support site and building rehabilitation at Park Morton, a target, strategic, neighborhood-located, existing public housing development (funding not approved).

DHCD will also work with the DCHA in its outreach efforts under the *American Dream Downpayment Initiative (ADDI)* to bring homeownership opportunity to public housing residents. DHCD circulates its draft Action Plan to the D.C. Housing Authority for comment and coordination, and also includes DCHA's resident councils in its mailing lists for hearings and comment.



V. PROGRAM-SPECIFIC REQUIREMENTS

V.A. Community Development Block Grant

The proposed uses of DHCD's budgeted CDBG funds, including program income and other funds, are described in the Use of Funds Section, starting on page 31 and in the Tables 3. As noted on page 27 of this Action Plan, DHCD anticipates receiving \$8,950,000 in program income during FY 2006, all from loan repayments and proceeds of sales or leases of property. While the District is examining the feasibility of a float-funded loan program, we have no concrete plans to initiate this activity at this time. The Department does not anticipate any urgent need activities at present.

The process by which DHCD makes CDBG funds available is described on page 32. Individuals, for-profit and nonprofit organizations are eligible to apply for these funds provided that they meet all HUD program-specific requirements regarding income eligibility, Conflict of Interest, use of debarred or suspended contractors, and other administrative requirements, and are not delinquent on liabilities to the District government or in other material violation of District requirements.

DHCD sets affordable rents for CDBG-funded units at an amount that is at or below 30% of a low-to-moderate person's gross income.

V.B. HOME Program

The following text addresses specific requirements of the Consolidated Planning process for the HOME Program.

Forms of Investment: All proposed uses of HOME funds are described in The Financial Uses Section of this Action Plan. The District's FY 2006 HOME funds will be invested as loans (amortizing or deferred) and grants only.

Recapture and Resale:

DHCD has selected to use the recapture and resale methods depending on the program.

Single-Family Homebuyer Provisions: When DHCD uses HOME funds in home buyer/owner programs such as the Home Purchase Assistance Program (HPAP) and Single Family Residential Rehabilitation Program (SFRRP), it will utilize the recapture provision of the program, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1). The resale provision would not be appropriate for these programs since it would impose an undue restriction on homes purchased in the private sector real estate market.

Multi-Family Homebuyer Provisions: Starting in FY 2006, when DHCD uses HOME funds in homeownership activities under the activities of the Development Finance Division, it will use the resale provision of the HOME Program pursuant to 24 CFR 92.254 (a)(5)(i)(A). Specifically, DHCD will incorporate restrictive covenants running with the land and a silent second Deed of Trust that will require the homebuyer to maintain the HOME-assisted unit as his/her principal place

of residency during the Affordability Period, and to sell his/her HOME-assisted unit to a subsequent HOME income-eligible buyer, if said sale occurs within the unit's Affordability Period.

The subsequent HOME income-eligible buyer will also have to maintain the unit as his/her principal place of residency throughout the remaining Affordability Period. If the subsequent HOME income-eligible buyer also receives HOME funding, then the Affordability Period on the unit will be the total of the balance of the previous homebuyer's Affordability Period *plus* the Affordability Period as determined by the second HOME investment amount.

Refinancing: DHCD does not use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

Definition of Modest Housing: DHCD defines "modest housing" by following the method outlined in 24 CFR 92.254(a) (iii) for its homebuyer assistance and single family rehabilitation programs. Specifically, DHCD caps the allowable sales price or post-rehabilitation value at the Single Family Mortgage Limit under the Section 203(b) program, as permitted by 24 CFR 92.254 (a)(2)(iii). The limit for the District of Columbia as of January 1, 2005 is as follows:

House Size	1 family	2-family	3-family	4-family
203(b) Limit	\$312,895	\$392,690	\$477,100	\$550,500

These limits apply to one-to-four family units. DHCD does not presently finance manufactured housing. In addition DHCD applies the one-family limit to the sales price or post-rehabilitation value to define modest housing in the case of condominium or co-operative units. In doing so, DHCD cites the following:

94.254(a)(2)(iii): If a participating jurisdiction intends to use HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single-family properties, the participating jurisdiction may use the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (12 U.S.C. 1709(b) (which may be obtained from the HUD Field Office) or it may determine 95 percent of the median area purchase price for single family housing in the jurisdiction as follows...

DHCD uses the 203(b) limit rather than the 95 percent of the median area purchase price standard.

Although the above limit represents the regulatory maximum, DHCD recognizes that even a \$269,800 home is beyond the limit of most lower-income households. The Home Purchase Assistance Program typically helps households who are purchasing homes costing approximately \$120,000.

Affirmative Marketing: DHCD follows HUD's regulations as prescribed in the Affirmative Fair Housing Marketing Plan form (AFHMP) [HUD 935-2]. DHCD ensures that its grant sub-recipients complete and submit the AFHMP with accompanying information on residential housing projects of five units or more, whether these are located in one parcel or a scattered multifamily project. DHCD aims to ensure that prospective buyers or tenants of all racial and ethnic groups (minority



and non-minority) in the housing market area, regardless of their protected basis, know about the housing projects(s), are attracted to the housing project, feel welcome to apply and have the opportunity to buy or rent. The AFHMP targets areas that have been subjected to housing discrimination based on one of the protected basis under the Fair Housing Act; persons not likely to apply for the housing without special outreach efforts due to self or forced segregation, linguistic isolation, neighborhood racial or ethnic composition and patterns, and location and price of housing.

Outreach to Minority- and Women-Owned Businesses: The District Government as a whole has an active program of contracting with and promoting Local, Small, and Disadvantaged Business Enterprises (LSDBEs), which include minority- and women-owned businesses. The District's Office of Local Business Development (OLBD) monitors the efficiency and compliance of all District government agencies, including DHCD, in accordance with the legislative mandate of the "Equal Opportunity for Local, Small, and Disadvantaged Business Enterprises (LSDBE) Act of 1998." OLBD reviews and approves Affirmative Action Plans submitted by District agencies for public/private partnerships and for contractors with contracts in excess \$25,000. It also provides technical assistance to LSDBEs that wish to contract, or currently contract, with the District government, and helps those entities with outreach.

DHCD's loan and grant agreements with developers require that the developers submit Affirmative Action Plans that set forth goals for the hiring of local, small and disadvantaged business enterprises and for hiring minorities and women for construction and non-construction jobs. The agreements also enforce Section 3 requirements and the requirements at 24 CFR 92.350.

V.C. American Dream Down Payment Initiative (ADDI) of the HOME Program

The Department of Housing and Community Development is implementing the American Dream Down payment Initiative (ADDI) as a source of supplemental funding to DHCD's existing family of programs for first-time homebuyer assistance, the Home Purchase Assistance Programs (HPAP). ADDI funds will be used to supplement HPAP assistance for HOME-eligible first-time homebuyers. ADDI funds for eligible homebuyers will be used in addition to—not replacing—HPAP loan funds for which the homebuyer already qualifies, thereby serving to increase the homebuyer's buying power in the District of Columbia's current highly competitive real estate market. ADDI support for District first-time homebuyers will be limited to the number that can be served through annual ADDI appropriations on a "first come, first served" basis.

The Department will use the extensive outreach avenues already in existence for HPAP to market ADDI to income-eligible homebuyers, including public housing tenants. Each year, the Department establishes service agreements with approximately seven community-based housing counseling agencies, whose responsibility it is to address the comprehensive housing needs of their respective service areas or particular client base. In addition to being responsive to residents' housing crises, staff of these seven agencies is trained by DHCD staff in program guidelines for all DHCD housing assistance programs.

DHCD has ensured that its FY 2005 housing counseling agencies were properly trained in the program guidelines for ADDI, in order to advise households in the communities that they serve regarding the benefits of this new form of homebuyer assistance and process applications for



assistance concurrent with residents' applications to the HPAP Program. The housing counseling agencies also market all DHCD housing assistance programs at community fairs, civic association programs, and other community-wide public forums.

The Department has an extremely close working relationship with the District of Columbia Housing Authority (DCHA), the District's public housing authority. In partnership with DCHA, DHCD will employ its network of housing counseling agencies to market the ADDI and HPAP programs to public housing residents, in whatever individual, group, or public forums that DCHA determines provide the best opportunities to inform their constituents of this new homebuyer assistance resource.



VI. SPECIAL INITIATIVES

VIA. Neighborhood Strategy Areas

As part of the Five-Year Plan, DHCD will continue the designation of its two Neighborhood Strategy Areas (NRSAs): 1) Georgia Avenue NRSA; and 2) Carver Terrace/Langston Terrace-Ivy City/Trinidad NRSA.

1. Georgia Avenue Neighborhood Revitalization Strategy Area

DHCD submitted an application for designation of the Georgia Avenue Corridor and the as a Neighborhood Revitalization Strategy Area (NRSA) to the U.S. Department of Housing and Urban Development, in conjunction with the District of Columbia Fiscal Year 2000 Consolidated Plan.

DHCD will extend that designation from 2006 into 2010. The city proposed to address economic development focused along the almost 5-mile corridor by approaching it as a single linear neighborhood. The Georgia Avenue Corridor has a distinct identity because it is one of the major north-to-south transportation routes connecting Maryland to downtown DC. The targeted area includes the 39 census blocks that abut Georgia Avenue from Florida Avenue, NW to Eastern Avenue, N.W

The NRSA development strategy will include job creation, housing and commercial development/rehabilitation, employment and entrepreneurial training and infrastructure improvements. A combination of projects and program activities has been identified in the NRSA supporting these categories to serve as the core tools for revitalizing the Corridor.

Table 24: Georgia Avenue NRSA Performance Data

Project Name	Lead Entity	Description	Outputs
Georgia Avenue Marketing Program	Washington DC Marketing Center, DMPED, NCRC	Target major employers to locate along the Georgia Avenue Corridor	Two major employers with job opportunities for local residents
Housing and Community Development	DHCD, DCHA, DCFA	Target the Rehabilitation of single- family homes; Provide loans to assist in the rehabilitation of multifamily units Target lead-based paint assessment/lead-hazard controls	<ul style="list-style-type: none"> • Retention of current owners in improved dwellings, • Affordable units for rent and ownership.
Small Business Development Center	DHCD, DC Chamber of Commerce Foundation, DC Main Street Program	<ul style="list-style-type: none"> • Entrepreneurial training; • Small Business management; training • Counseling 	<ul style="list-style-type: none"> • Retention and expansion of local businesses • Preparation of local residents for homeownership,
Sidewalk and Infrastructure Improvements	DDOT	Resurfacing/ redevelopment of sidewalks and infrastructure	Improved appearance and safety of the commercial node



Project Name	Lead Entity	Description	Outputs
Acquisition and redevelopment	NCRC, DHCD, DCHFA, Home Again Program	Acquire vacant and abandoned property along the corridor for redevelopment purposes	Property available for redevelopment and revitalization purposes

2. Carver Terrace/Langston Terrace/Ivy City/Trinidad NRSA

DHCD applied to HUD for the designation of the Carver/Langston Terrace/Ivy City/Trinidad (CLTICT) communities as a Neighborhood Revitalization Strategy Area (NRSA) in August 2000 for a period of five years. DHCD will extend that designation from 2006 into 2010. The CLTICT NRSA includes five census tracts defined by New York Avenue, Florida Avenue and Bladensburg Road, and includes Galludet University and the Farmer's Market, as well as major residential and light industrial developments.

The NRSA development strategy will include job creation, housing development, employment and entrepreneurial training, and infrastructure development. A comprehensive set of projects and programs has been developed around these four areas to serve as the core tools for revitalizing the neighborhood over the next five years.

Table 25: Carver, Langston, Ivy City, Trinidad NRSA Performance Data

	Lead Entity	Description	Outputs
Housing and Community Development	DHCD, Home Again Program	<ul style="list-style-type: none"> • Increase Home Ownership Opportunities • Single Family Residential Rehabilitation Program • Target lead-based paint initiatives 	<ul style="list-style-type: none"> • 50 new homeowners • Improved residential property (1-4 units) in the community, retention of homeowners.
Employment and Entrepreneurial Training	DOES, NSI	<ul style="list-style-type: none"> • Training and employment for DC residents • Conduct 2 career fairs each year 	Local residents better prepared for job market.
Infrastructure Improvements	DDOT, DPR, DMPED, NSI	<ul style="list-style-type: none"> • Improvements to community parks in the area • Construction of the Trinidad Recreation Center • Redevelopment of Alexander Crummell School 	Improved neighborhood vitality with public amenities for community use

^[1] Note that for the purposes of describing its investments and activities, DHCD cannot identify the exact location of activities to be undertaken, but specifies the target area (in compliance with HUD guidelines); DHCD will not have



made its development awards for FY 2005 funding prior to the first quarter of the fiscal year.

VI.B. Section 108

- *Section 108 Loan Guaranty Program:* Provides a lower-cost, long-term financing option for CDBG eligible projects by pledging future Block Grant entitlements. The Office of the Deputy Mayor for Planning and Economic Development is intending to use the HUD Section 108 Loan Guarantee Program to finance several large economic development projects currently in the planning and implementation stages.
- *CDBG Float Loan Program:* Provides very-low-cost, short-term financing for CDBG-eligible projects by lending obligated, but unused CDBG entitlement. DHCD and the Office of the Deputy Mayor for Planning and Economic Development will coordinate the administration of any such loans, if this program is utilized in any given year.
- All required Action Plan Amendment procedures will be followed for any 108 or Float Loan Program activity.

FY 2005—FY 2006:

In FY 2005, the District of Columbia Government, through its Office of the Deputy Mayor for Planning and Economic Development (DMPED) and the Department of Housing and Community Development (DHCD), applied to HUD for up to a \$20 million loan guarantee to provide financing for the redevelopment of a major retail shopping center known as Skyland. The Skyland Project will be located at the intersection of Good Hope Road and Alabama Avenue, S.W. in the Hillcrest neighborhood of Ward Seven.

The District intends to make a loan for up to \$17 million of the available Section 108 proceeds to the National Capital Revitalization Corporation (NCRC), RLARC, an instrumentality of the District of Columbia, to acquire land, relocate current tenants, demolish existing buildings, and complete environmental remediation. Once the land has been acquired, relocation completed and the site prepared, NCRC, RLARC, will convey land to the proposed developer, consisting of the Rappaport Companies, Harrison-Malone Development, the Washington East Foundation, and the Marshall Heights Community Development Organization.

The District, if approved under the federal Community Development Block Grant (CDBG) regulations regarding the use of program income, intends to repay the Section 108 debt by using incremental taxes generated by the project through Tax Increment Financing (TIF). The Council of the District of Columbia has approved the use of TIF financing for Skyland. If there are insufficient incremental taxes generated to service and/or pay off the Section 108 loan, the District of Columbia has pledged its future CDBG funds for annual debt repayments over the 20-year loan period.

