

**DISTRICT OF COLUMBIA**  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**CONSOLIDATED**  
**ANNUAL**  
**PERFORMANCE**  
**EVALUATION**  
**REPORT**

**OCTOBER 1, 2005 - SEPTEMBER 30, 2006**



FISCAL YEAR 2006

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

STANLEY JACKSON, INTERIM DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
801 NORTH CAPITOL STREET, NE  
WASHINGTON, DC 20002  
(202) 442-7200



**December 22, 2006**



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## TABLE OF CONTENTS

### FY2006 CAPER

I.	APPLICATION FOR THE CONSOLIDATED PLAN MANAGEMENT PROCESS .....	1
II.	EXECUTIVE SUMMARY .....	3
Chapter 1	INTRODUCTION .....	5
1.1	Background Demographic and Housing Data .....	5
1.2	FY2006 Accomplishments .....	6
1.3	Factors Affecting FY2006 Goals: .....	7
1.4	Managing the Process .....	9
1.5	Citizen Participation .....	9
1.6	Institutional Structure .....	10
1.7	Monitoring .....	10
1.8	Self Evaluation .....	11
1.9	Lead-based Paint Hazards .....	14
Chapter 2	HOUSING .....	17
2.1	Specific Housing Objectives .....	17
2.2	Affirmatively Furthering Fair Housing (AFFH) .....	19
2.3	Public Housing Strategy .....	22
2.4	Barriers to Affordable Housing .....	23
2.5	CDBG – Funded Projects .....	26
2.6	HOME / American Dream Downpayment Initiative (ADDI) .....	26
Chapter 3	HOMELESSNESS .....	31
3.1	Homeless Needs .....	31
3.2	Specific Homeless Prevention Elements .....	32
3.3	Emergency Shelter Grants (ESG) .....	32
Chapter 4	COMMUNITY DEVELOPMENT .....	39
4.1	Assessment of Goals and Objectives .....	39
4.2	Community Development & Organization Support .....	40
4.3	Large – Scale Economic Development .....	40
4.4	Infrastructure .....	41
4.5	Program Changes .....	41
4.6	Anti-displacement and Relocation .....	42
4.7	Source of Income .....	42
4.8	Uses of Funds .....	45
4.9	Neighborhood Revitalization Strategies .....	47
4.10	Neighborhood Based Activities .....	50
4.11	Antipoverty Strategy .....	51
Chapter 5	HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) .....	53
5.1	Specific HOPWA Objectives .....	54
5.2	HOPWA FY2006 Program Accomplishment .....	55
5.3	Program Monitoring .....	64
Chapter 6	SPECIAL INITIATIVES .....	65
6.1	Non-Homeless Special Needs .....	65
6.2	New Communities Initiative .....	65
6.3	Performance Measurement .....	67
6.4	Outcome Measures .....	68



Appendix A Development Finance Division FY2006 Funded Activities.....	71
Appendix B Residential Community Services FY2006 Funded Activities.....	81
Appendix C DHCD Program Descriptions.....	87
Appendix D Public Notice.....	93
Appendix E Summary of Public Comments.....	95
Appendix F HOME Match Report.....	99
Appendix G IDIS Reports.....	103

## TABLES

Table 1: Summary of Accomplishments, FY2006.....	3
Table 2: Accomplishments 2001-2006 .....	7
Table 3: Summary of Specific Housing Objectives for FY2006 .....	18
Table 4: CDBG Proposed and Actual Project Awards, FY2006 .....	26
Table 5: HOME Fund Investments, FY2006 .....	27
Table 6: Summary of Specific Homeless Objectives for FY2006.....	32
Table 7: ESG Program Expense, FY2006 .....	33
Table 8: Local ESG Match Expenditures for 2006.....	34
Table 9: Continuum of Care Project Priorities.....	36
Table 10: Continuum of Care Special Needs Housing .....	38
Table 11: Summary of Specific Community Development Objectives FY2006.....	39
Table 12: FY2006 Federal Entitlement Grant Allocations .....	42
Table 13: FY2006 Local/Other Funds Allocations.....	43
Table 14: FY2006 CDBG Program (CD-29) Budget .....	45
Table 15: FY2006 HOME Program Budget .....	46
Table 16: FY2006 Emergency Shelter Grant Budget.....	46
Table 17: FY2006 Housing for Persons With AIDS Program EMSA-Wide Budget.....	47
Table 18: Georgia Avenue NRSA Performance Data .....	48
Table 19: Carver, Langston, Ivy City, Trinidad NRSA Performance Data .....	49
Table 20: Summary of Specific Special Needs Objectives for FY2006.....	54
Table 21: FY2006 DFD Units Funded: By Income Level and Special Needs .....	65
Table 22: Performance and Outcome Measurement.....	68



## CAPER Checklist

The following checklist identifies the required elements of the CAPER, as defined in 24 CFR 91.520.

<b>CAPER GENERAL REQUIREMENTS</b>	<b>Page</b>
<input type="checkbox"/> Impediments to fair housing and actions to overcome them	17, 19
<input type="checkbox"/> Affordable housing actions for extremely low, low/moderate income renters and owners	
• Actions taken and accomplishments to meet worst case needs	12, 21
• Actions and accomplishments to serve people with disabilities	55
• Number of Section 215 housing opportunities created	3, 7, 18
<input type="checkbox"/> Continuum of care progress to help homeless people	31
• Actions to meet supportive housing needs (include HIV/AIDS)	47, 53
• Actions to plan and/or implement continuum of care	31-38
• Actions to prevent homelessness	32, 90
<input type="checkbox"/> Actions to address emergency shelter needs	31, 33
• Actions to develop transitional housing	36, 42
<input type="checkbox"/> Actions and accomplishments to:	
• meet underserved needs	22
• foster and maintain affordable housing	6, 87-88
• eliminate barriers to affordable housing	23
• fill gaps in local institutional structure	10
• facilitate PHA participation/role	22
• reduce lead-based paint hazards	14, 43
• reduce poverty	51
• ensure compliance with program and planning requirements (include monitoring of CHDOs/subrecipient compliance)	10
<input type="checkbox"/> Leveraging of public and private funds	44
<input type="checkbox"/> Summary of citizen comments	95
<input type="checkbox"/> Analysis of successes and failures and actions taken to improve programs	62, 68
<b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</b>	
<input type="checkbox"/> Relationship of expenditures to priority needs	45-47
<input type="checkbox"/> Low/moderate income benefit	55
<input type="checkbox"/> Amendments and other changes to programs	41
<input type="checkbox"/> Completion of planned actions to:	
• pursue all resources identified in plan	42
• certify consistency for local applicants for HUD funds	43
• support Consolidated Plan goals	39
<input type="checkbox"/> National objective failures, if any	
<input type="checkbox"/> Actions taken to avoid displacement	95
<input type="checkbox"/> Compliance with URA	42
<input type="checkbox"/> If jobs were filled with over income people	
• What was done to give low/moderate income first priority?	44, 49, 51
• List job titles created/retained and those made available to low/mods	39
• Describe training for low/moderate income persons	21, 49
<input type="checkbox"/> For limited clientele activities, if any:	
• The nature of the group that allows assumption of more than 51% low/mod	6



<b>CAPER GENERAL REQUIREMENTS</b>	<b>Page</b>
<input type="checkbox"/> Rehabilitation accomplishments and costs	
• units completed for each type of program	27
• CDBG expenditures for rehabilitation	27
• other funds invested	3, 18, 45
• delivery costs	26, 33, 46-47
<input type="checkbox"/> Neighborhood Revitalization Strategy area, if any:	
• progress against established benchmarks	47
<input type="checkbox"/> CDBG Financial Summary Attachments:	
• Reconciliation of cash balances	
• Program income, adjustments and receivables	5, 27, 43
<b>HOME</b>	
<input type="checkbox"/> Distribution of HOME funds among identified needs	27
<input type="checkbox"/> HOME Match Report (HUD 40107A)	27, 99, Appendix F
<input type="checkbox"/> Contracting opportunities for M/WBEs	30
<input type="checkbox"/> Summary of results of onsite inspections of HOME rental units	28, 29
<input type="checkbox"/> Assessment of effectiveness of affirmative marketing plans	29
<input type="checkbox"/> Information about the use of program income	27
<b>EMERGENCY SHELTER GRANTS (ESG)</b>	
<input type="checkbox"/> Description of how activities relate to ConPlan and continuum of care	36
<input type="checkbox"/> Leveraging resources	33-34
<input type="checkbox"/> Self-evaluation	11, 32, 68-70
<b>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</b>	
<input type="checkbox"/> Description of activities and successes and failures	54, 55, 58
<input type="checkbox"/> Improvements needed to overcome failures	62
<input type="checkbox"/> Description of local compliance and monitoring procedures	64
<input type="checkbox"/> Describe leveraging and coordination with other local groups	53

## IDIS REPORTS

A complete CAPER requires that all data for the program year be entered into IDIS. It is Department policy that IDIS data be updated for the preparation of the CAPER. Grantees are not required to submit IDIS reports to HUD but must make information about accomplishments, progress and finances available to the public as part of the citizen participation process. Staff worked to ensure that all data in IDIS is accurate and current.



# I. APPLICATION FOR THE CONSOLIDATED PLAN MANAGEMENT PROCESS

## U. S. Department of Housing and Urban Development (HUD) Consolidated Plan Management Process (CPMP)

### A. Submission

#### 1. ☒ Annual Performance Report

a. Timeframe covered is from 10/01/05 to 9/30/06

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

#### 2. Catalog of Federal Domestic

Assistance Numbers	Assistance Titles	Amounts of Application Requests
14-218	Community Development Block Grant (CDBG)	\$ <b>21,318,203</b>
14-239	HOME Investment Partnership Act Grant (HOME)	\$ <b>9,219,150</b>
	ADDI 03 and 04 are part of HOME	
14-231	Emergency Shelter Grant (ESG)	\$ <b>821,555</b>
14-241	Housing Opportunities for Persons with Aids (HOPWA)	\$ <b>10,535,000</b>

### 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**  
District of Columbia

☐ Local Government: County

☐ Consortia

☐ State

6. U.S. Senators NONE

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: Stanley Jackson

Title: Interim 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: \_\_\_\_\_ Stanley Jackson, Interim Director

Date signed: \_\_\_\_\_ December 22, 2006



## 10. Contact Person for matters involving this application:

Name: Alan R. Bray  
Title: Community Planner  
Telephone: (202) 442-7273; Fax Number: (202) 442-9280;  
E-mail Address: Alan.Bray@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 ☐ no

This application was made available to the E.O. 12372 process for review (date):

- ☐ No. This program is not covered by E.O. 12372.
- ☐ N/A. This program has not been selected by the State for review.

3. Date Plan submitted: \_\_\_\_\_
4. Date Plan Review due: \_\_\_\_\_ ([45 days from HUD CPD receipt](#))
5. Date Plan Review completed: \_\_\_\_\_

6. Plan approved ☐ Yes Date: \_\_\_\_\_  
or  
☐ No Date: \_\_\_\_\_
- Extension granted ☐ yes ☐ no Date: \_\_\_\_\_
- Quantity of days extended: \_\_\_\_\_
- Explanation: \_\_\_\_\_
- Date Grantee signed off: \_\_\_\_\_ Date HUD signed off: \_\_\_\_\_
- Recommended actions: \_\_\_\_\_

## 7. Reviewing offices (check those that will be reviewing):

- |   |                                  |                                |
|---|----------------------------------|--------------------------------|
| <input type="checkbox"/> FOD            | <input type="checkbox"/> CPD FA  | <input type="checkbox"/> Other |
| <input type="checkbox"/> FHEO           | <input type="checkbox"/> CPD CPS |                                |
| <input type="checkbox"/> SF             | <input type="checkbox"/> CPD EO  |                                |
| <input type="checkbox"/> M              | <input type="checkbox"/> IG      |                                |
| <input type="checkbox"/> CPD Relocation | <input type="checkbox"/> OGC     |                                |

## 8. Check any of the following that have been included in this submission:

- ☐ SF 424 in original signed hardcopy

**Certifications**

- ☐ Electronic version ☐ Original signed hardcopy

**Maps**

- ☐ Electronic version ☐ Original signed hardcopy

**Databases**

- ☐ Electronic version ☐ Original signed hardcopy

- ☐ [Public comments](#)

- ☐ [Replies to public comments](#)



## II. EXECUTIVE SUMMARY

Fiscal Year 2006 (FY2006) marks the first year of the District of Columbia's current Consolidated Plan. The Five Year Consolidated Plan Fiscal Year 2006 – 2010, includes specific objectives and priorities regarding Suitable Living Environment, Decent Housing and Economic Development activities to be achieved during the five-year period. These objectives and priorities, designed to assist persons of low- and moderate-income, are carried out on a yearly basis through 5 Annual Action Plans, and they include:

1. Creation and retention of affordable homeownership and rental housing through new production, preservation, and rehabilitation; comprehensive housing counseling; and eviction prevention and homeless assistance;
2. Expansion of homeownership through first-time homebuyer assistance, and assistance and counseling to convert rental properties to affordable homeownership; and
3. Support of neighborhood-based economic and community revitalization activities through business expansion and retention services.

In FY2006, the District received \$41,893,908 from the four federal entitlement grants (CDBG, HOME, ESG, and HOPWA) applied for in the FY2006 Consolidated Annual Action Plan. Of this total, the HOPWA grant of \$10,535,000 for the Statistical Metropolitan Area (SMA) went directly to, and was administered by, the HIV/AIDS Administration of the D.C. Department of Health (DOH). In addition to the annual entitlements, DHCD had \$14,834,162 in CDBG program income and \$1,472,829 in HOME program income as well as \$67,413,212 in CDBG carryover funds, \$7,457,912 in HOME carryover funds and \$930,373 in ESG carryover.

During FY2006, DHCD continued to make considerable progress in meeting the need for affordable housing (making use of local funding sources in addition to federal sources), both in home ownership and in the supply of rehabilitated and new units; and in meeting non-housing community development goals for the District of Columbia. However, during this period, rapid changes in the housing market, beyond the control of the government, have also continued to have a negative impact on the affordability of housing, even with substantial public subsidy.

The following table is a summary of DHCD's accomplishments relative to the objectives and priorities set forth in the 2006 Annual Action Plan.

**Table 1: Summary of Accomplishments, FY2006**

Rehabilitated multifamily and single family units funded	<b>1488*</b>	Tenants assisted to purchase units through Purchase Assistance	<b>691</b>
New multi/single family units funded	<b>1178</b>	Tenant counseling in properties with threatened displacement.	<b>4,162</b>
Home Buyer Assistance Loans	<b>278</b>	Businesses with technical support	<b>1,205</b>
Eviction Prevention Grants	<b>220</b>	Community/commercial facilities	<b>4</b>
Families supported in shelter	<b>103</b>	Comprehensive housing counseling	<b>15,528</b>

\* Includes 86 Single Family Residential Rehab loans/grants



Among other accomplishments in FY2006, DHCD:

- Continued to increase funding for affordable housing production, using the locally funded Housing Production Trust Fund (HPTF) in combination with federal funding.
- Created the Site Acquisition Funding Initiative (SAFI), which is a new public-private initiative under the HPTF to finance acquisition of affordable housing sites by non-profit housing developers.
- Financed 1,940 units of housing that meet lead-safe requirements.
- Continued to improve program delivery by increasing access to DHCD funding by adding a second RFP process for acquisition and development of affordable housing within the same fiscal year and enhanced the monitoring protocols for sub-recipients.
- Completely revamped the Department's first-time homebuyer assistance programs, with levels of assistance more strongly related to household income and prevailing real estate market prices, lower requirements for homebuyer's contribution, and more favorable terms for loan repayment.
- Launched a community education outreach initiative to enhance the agency's ability to inform the community of the agency's programs and services. Conducted and co-facilitated over 70 training programs related to affordable housing and economic development.
- Held the Fifth Annual Fair Housing Symposium in April 2006. This year, the symposium discussed fair housing issues which affected neighborhoods in economic transition. DHCD not only targeted the community based organizations that provide direct services, but it targeted District residents as well. Particularly, District residents who receive housing subsidies through the voucher program were targeted to ensure this population is abreast of the laws and regulations that protect them against housing discrimination.
- Held the Third Annual Fair Housing/Sec 504/Affirmative Fair Housing Marketing Plan training for sub-recipients and staff. National experts on fair housing and Section 504 accessibility were contracted to provide compliance information and training to DHCD's grantees.



## Chapter 1 INTRODUCTION

The 2006 Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the accomplishments under the District of Columbia's FY2006 Annual Action Plan. DHCD has been designated by the District of Columbia to receive and administer the entitlement funds allocated through the Consolidated Plan.

This report is submitted in accordance with regulations governing Consolidated Submissions for Community Planning and Development Programs (24 CFR 91.520) and Consolidated Annual Performance and Evaluation Reporting requirements as directed by the U.S. Department of Housing and Urban Development (HUD). The purpose is to report on DHCD's use of federal entitlement funding allocated from HUD. The federal entitlement funding sources are the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the American Dream Downpayment Initiative (ADDI), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS Grant (HOPWA). In FY2006, these funding sources amounted to \$41,893,908.

Although the federal entitlement funding is awarded automatically according to a needs-based formula, the District still has to formally apply to HUD for the money. The application consists of a plan that describes the strategy for addressing the housing and economic needs of low to moderate income residents and its plan to affirmatively further fair housing. The DHCD submits one five-year strategic plan for the four federal entitlement funding programs; the document is referred to as the "Consolidated Plan." Each year the Consolidated Plan is updated through an Annual Action Plan that describes how that year's federal entitlement funding will be used to implement the five-year strategic plan. The 2006 Annual Action Plan was the first annual component of the Consolidated Plan, 2006-2010.

The 2006 CAPER consists of narrative statements which explain the progress made in carrying out the activities and achieving the objectives and priorities set forth in the 2006 Annual Action Plan. It also describes the methods used to comply with federal regulations. Appendices with tables and reports supply additional details about the use of federal entitlement funding for the District of Columbia. All of this information serves to document the significant amount of work contributed by DHCD and community partners in an effort to carry out the priorities of the Consolidated Plan.

### 1.1 Background Demographic and Housing Data

In its 68.5 square miles, the District is comprised of a diverse population. The District's population and housing trends reflect historical changes in fertility, mortality, and internal and international migration. Over the past five years (2000-2005), the District's population experienced several changes. The total population increased from 2000 to 2005. The infant population (under 5) rose in number and percent of the total population from 2000 through 2004. Only in 2005 did the infant population show a decline in both number and percent for the District. Nationally, the infant population increased in number, but declined in percent from 2000 to 2005 as well. From 2000 to 2005, the senior population (65 years and older) declined in number and percent in the District. In the year 2000, although the number continued to decline, the percent of seniors stayed the same. The racial composition of the population remained nearly the same. In 2000, the population was 30.8% white and 60% black. By 2005, the District's population showed nearly no change racially,



with 56.8% black and 32.4% white. The earliest data recorded showed that Hispanics comprised 7.9% of the District's population in 2000, and increased to 8.9% in 2005.

### **A. Population Size**

In 1950, the District reached its peak population of 802,178. Since 1950, the District's population has declined to 582,049 in 2005, according to the Census Bureau. This represents a 27% decline over 5 decades. However, during the 1990s, the District's population increased by 10,000.

The principal cause of the District's population decline was not a net exodus of households, but rather a substantial decline in household size. In 1970, the average DC household contained 2.72 residents. In 2005, the average DC household contained 2.08 residents.

Census Bureau data also illustrate the District's changing role within the rapidly expanding Washington region. In 1950, DC had 46% of the region's population. In 2000, DC had 12% of the region's population. According to the Census Bureau, 56% of the households leaving the District during the 1990s moved to the suburbs – 25% of the households leaving moved to Prince Georges County, and another 13% moved to Montgomery County. By contrast, more than 60% of the households moving into the District during the 1990s came from outside the Washington Metropolitan region entirely.

### **B. Housing Trends**

While the population continued to decline over the past 5 decades, the number of housing units increased. The number of housing units in 2005 was 1% higher than in 2000. In 2000, there were 274,845 housing units of which 248,338 (90%) were occupied. In 2005, there were 277,775 housing units of which 248,213 (89.4%) were occupied. Thus, while the population only rose by 10,000 residents in 5 years, there was a net increase in housing units of over 3,000. The small incline in population size coupled with an increase in the number of housing units can be partly explained by the reduction in the average household size from 2.16 persons in 2000 to 2.08 persons in 2005.

## **1.2 FY2006 Accomplishments**

During the first year of the Five-Year Consolidated Plan period that began in FY2006, DHCD provided thousands of units of affordable housing; provided increased housing education and outreach, expanded homeownership opportunities to the District's increasing diverse populations and contributed to economic and community revitalization.

DHCD provided loans for down-payment and closing costs for 278 new first-time homeowners through its Home Purchase Assistance Program (HPAP) and federal American Dream Down Payment Initiative (ADDI). DHCD also assisted 691 tenants toward home ownership by assisting them in acquiring and converting their rental units for condominium or co-op ownership under the DC First Right to Purchase and Tenant Apartment Purchase Programs. DHCD also assisted 86 single-family owner-occupants to remain in their homes by providing loans and grants for rehabilitation, including replacement of lead water pipes.



Over the past year, DHCD increased the supply of affordable housing by 2,580 units through funds provided for multi-family rehabilitation and/or for pre-development loans for new multi-family and single-family construction projects. DHCD also provided housing counseling to 15,528 tenants, home buyers and new homeowners to increase access to housing and stable home ownership. Emergency Shelter Grant (ESG) funds provided emergency assistance to prevent 220 households from becoming homeless and to provide shelter for 103 families in a family shelter.

DHCD's affordable housing construction projects spur neighborhood revitalization and local economic development. As part of its neighborhood investments over the past year, DHCD funded technical assistance for 1,205 small neighborhood businesses to assist in their retention and expansion, and completed construction on façade improvement projects for 18 small businesses. DHCD also provided housing counseling to 15,528 tenants, home buyers and new homeowners to increase access to housing and stable home ownership.

Table 2 shows the District's progress from FY 2001 through 2006 in addressing the priorities set by the community.

**Table 2: Accomplishments 2001-2006**

<b>PRIORITIES</b>	<b>DHCD PROGRAM ACTIVITY</b>	<b>FY 2001-2005</b>	<b>FY2006</b>	<b>TOTAL</b>
Home Ownership	Provide Home Purchase Assistance (HPAP) loans for down payment and closing costs.	<b>1,549</b>	<b>278</b>	<b>1,827</b>
	Assist tenants in first-right purchase of apartments.	<b>1,581</b>	<b>691</b>	<b>2,272</b>
	Expand access to housing through comprehensive counseling for tenants/ownership; and assistance with program requirements and intake.	<b>81,098</b>	<b>15,528</b>	<b>96,626</b>
	Assist current single-family homeowners to remain in decent homes by providing rehabilitation loans	<b>212</b>	<b>86</b>	<b>298</b>
Affordable Housing	Provide funding to rehabilitate multi-family units for rental or owner occupants	<b>6,751</b>	<b>1,402</b>	<b>8,153</b>
	Provide construction assistance for new construction of single or multi-family, rental or owner occupied housing units.	<b>3,908</b>	<b>1,178</b>	<b>5,086</b>
Community Development & Economic Opportunity	Provide neighborhood-based job training and placement	<b>382</b>	<b>NA</b>	<b>382</b>
	Support local business development with technical assistance	<b>5,469</b>	<b>1,205</b>	<b>6,674</b>
	Support revitalization-community/commercial facilities	<b>70</b>	<b>4</b>	<b>74</b>
Homelessness	Prevent homelessness and provide emergency assistance	<b>2,071</b>	<b>220</b>	<b>2,291</b>
	Provide essential support services (persons served)	<b>&gt;15,000</b>	<b>NA</b>	<b>&gt;15,000</b>
	Maintain homeless shelters (Renovate Beds)	<b>2,082</b>	<b>NA</b>	<b>2,082</b>
	Support shelter for families (# families)	<b>337</b>	<b>103</b>	<b>440</b>

### 1.3 Factors Affecting FY2006 Goals:

A number of economic factors are impacting the ability of low-to-moderate income residents to afford housing in the District. DHCD has to expend more funds and provide greater subsidies to produce the same number or fewer affordable housing units. Even with increased loan amounts, it is



extremely difficult to assist the targeted number of families to become homeowners due to the lack of properties available to families of moderate means.

Major external factors include:

- The increased cost of housing in the DC market has decreased availability of property affordable to low-to-moderate income residents.
- The mismatch between cost of housing in the District and the earning potential of many residents; and
- A gap between skill and education levels of some residents for a job market requiring increasingly skilled and professionally-trained workers (based on Census data).

## **A. Housing Market**

According to US Census data, the median price of homes in the District increased nearly 100% from \$157,000 in 2000 to \$384,000 in 2005. Meanwhile, the median income in the District did not rise nearly as rapidly with a figure of \$40,127 in 2000 compared to \$47,221 in 2005. Sharp increases in home prices in Washington, D.C. and the surrounding suburban communities in Maryland and Virginia have created obstacles to providing low-to-moderate income households with homeownership opportunities and with rehabilitated and new affordable housing.

The maximum mortgage for which a household can qualify is generally determined by multiplying household income by 2.5. Applying that rule of thumb means a household earning the 2005 median income would be eligible for a mortgage of no more than \$118,052. Homes at that price were then--and continue to be--scarce commodities. Similarly, rents rose significantly during the period of 2000 and 2005. According to the US Census data, they increased from a median of \$618 in 2000 to a median of \$832 in 2005. Such rising prices means many households are spending higher percentages of their income on housing and, for the neediest populations in the District, it means the City has to provide deeper subsidies, especially for homeownership; ensure tenants are knowledgeable regarding their rights; help existing homeowners maintain their homes through rehabilitation assistance; and help homeowners and tenants avoid homelessness.

## **B. Employment and Education**

Combined with the shortage in the supply of affordable housing, many DC residents are also faced with a significant gap between their earning capacity and the cost of housing.

The 2000 Census pointed out a disparity between the education and attendant earning levels of a significant percentage of DC residents and the kinds of jobs being created in the city and region. (Almost 43% had either not completed high school, or had not advanced further than a high school education.) Limited opportunities for entry level and service positions exist, but the salaries in these positions will not make home ownership possible and will even make some rental units out of reach. A Census income distribution shows that 45% of all District households had incomes of less than \$35,000. This income is less than was needed to rent a two-bedroom unit in 2006.



## 1.4 Managing the Process

In FY 2006, DHCD administered a number of programs that directly support its priorities of adding and preserving affordable housing; increasing homeownership; and supporting neighborhood revitalization through commercial and community facilities, providing neighborhood-based services, and increasing economic opportunity. DHCD continued to utilize its competitive funding process to target specific projects to meet these priorities, issuing Requests for Proposals (RFP) for development projects and a Request for Applications (RFA) for service-oriented grants. Additionally, DHCD worked with partner organizations—including private, non-profit or semi-governmental development and financing entities—to provide housing and economic opportunities for low-to-moderate income residents.

For FY 2006, based on community consultation, experiences within the marketplace, U.S. Census and other data, DHCD established objectives to meet its affordable housing and community revitalization priority needs. These objectives are recorded in the Agency's Action Plan, Performance-Based Budget (PBB), and Department Performance Measures.

## 1.5 Citizen Participation

To insure general citizen participation in the District of Columbia's 2006 CAPER process, DHCD followed its adopted Citizen Participation Plan. Information on public hearings was developed and delivered to neighborhood associations, social services agencies, local non-profits, churches, civic service clubs, advisory councils, District staff, City Council, and interested citizens. Notice of the hearings was published in the D.C. Register and local newspapers on or about November 10, 2006. (See Appendix D) The CAPER was made available for a 15-day review and comment period in accordance with HUD guidelines and the Citizen Participation Plan.

The purpose of the public hearings was to provide citizens with an update on the implementation of the current CDBG, HOME, HOPWA and ESG activities, input into FY 2008 Action Plan, and offer the CAPER for public review.

DHCD took the following actions to make the Notice of Public Review available and to invite public comment on the CAPER for FY2006:

### 1. Direct Mailings to:

Office of the Mayor, City Administrator and Deputy Mayor for Planning and Economic Development; the Council of the District of Columbia; Advisory Neighborhood Commissioners (ANC); ANC Chair offices; Community Development Corporations and Community-Based organizations; Special Needs Housing Organizations; Non-profit Housing Groups; Latino, Asian and Pacific Islander Community Organizations and groups; and private citizens.

### 2. E-Mail Distribution to:

DHCD's housing partners, community leaders and neighborhood-based list-serves.

### 3. Website Access:

The draft CAPER was posted on DHCD's website for review.



#### **4. Media:**

Notice of 15-day Public Review was provided to diverse media outlets:

- D.C. Register
- The Washington Post
- The Afro-American
- El Tiempo Latino

At the end of the public review period, DHCD had received 17 public comments on the CAPER. A summary of these comments can be found in Appendix E.

### **1.6 Institutional Structure**

Another way to remain competitive in the District's "hot market" is to maximize the leverage of public investment by working with other agencies and/or stakeholders. The District of Columbia government's institutional structure facilitates internal coordination and cooperation.

In the District of Columbia, executive functions are organized under the Mayor, City Administrator and four Deputy Mayors who supervise "clusters of agencies." This Deputy Mayor structure facilitates consultation across responsibility areas, and maximizes leveraging of public investments.

DHCD reports to the Deputy Mayor for Planning and Economic Development along with the following agencies: the D.C. Public Housing Authority (DCHA), DC Housing Finance Agency (DCHFA), Department of Consumer and Regulatory Affairs (DCRA), the Department of Employment Services (DOES) and the Office of Planning (OP).

During FY2006, DHCD participated 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 apprized 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 Consolidated Planning initiatives that require input or activity from other agencies.

DHCD works closely with DCHA and DCHFA to maximize dollars available for housing opportunities for all income levels from extremely low to moderate income.

### **1.7 Monitoring**

During FY2006, DHCD continued to improve its sub-recipient monitoring program and procedures. DHCD developed its annual sub-recipient monitoring plan, and conducted monitoring reviews of DHCD programs and sub recipients, including the Neighborhood Based Activities (NBA) sub-recipients; and the RLA Revitalization Corporation. The Office of Program Monitoring (OPM) issued monitoring reports that included specific findings and recommendations to be addressed.

OPM continued to use its tracking database to monitor DHCD and sub-recipient corrective action for reports issued by OPM and by external agencies such as HUD, the D.C. Office of the Inspector General, and respective A-133 auditors. Several findings/recommendations were closed due to OPM's tracking and follow-up.



OPM regularly monitors the Integrated Disbursement Information System (IDIS) for CDBG, HOME, HOPWA and ESG commitment and spending requirements. OPM issues monthly spending reports for the above programs.

With regard to oversight of Community Housing Development Organizations (CHDOs), during FY2006, DHCD has recertified two CHDOs and certified one new CHDO, (United Planning Organization) in accordance with the CHDO definition stated in 24 CFR 92.2. The Department also requires that all CHDOs certify their compliance with that definition prior to issuing CHDO funds to them. To maximize the use of CHDO funds, the Office of Program Monitoring monitors the CHDO reservation requirement (in IDIS) on an ongoing basis, and DHCD both advertises technical assistance opportunities to the CHDOs and solicits CHDO participation from nonprofit organizations.

## **1.8 Self Evaluation**

The District responds to questions, concerning the self evaluation of the District's overall performance in implementing the Five Year Consolidated Plan, and in particular, its performance during FY2006 in the following manner:

### **1. Describe the effect programs have in solving neighborhood and community problems.**

The programs identified in the District's Consolidated Plan preserve, rehabilitate, and promote the development of affordable housing; increase homeownership; and support community and commercial initiatives that benefit the District's low-to-moderate income residents. The outcomes and results are monitored every year to show progress being made in the various categories and in servicing the priority needs of low-to-moderate income residents. See section 1.2 for key program accomplishments in solving neighborhood and community problems.

During FY2006, the programs were utilized to help shape project selection through the CDBG Competitive Application selection process which consisted of two RFPs for development and acquisition projects. This RFP process served to broaden CDBG supported activities for more diverse communities and purposes. Only those activities that helped DHCD achieve the adopted measurable objectives were considered for funding.

### **2. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.**

Over the past few years, DHCD has made a tremendous amount of progress in meeting the priorities set forth in the Consolidated Plan. DHCH worked tirelessly to increase the supply of affordable housing; expand homeownership opportunities; and contribute to economic and community revitalization. DHCD increased the number of RFPs to two each year in order make all our funding sources more available during the course of the year and to solicit project proposals earlier in a fiscal program year in order to be able to execute contracts and funds projects earlier in the program year.



In FY2006, DHCD increased the supply of affordable housing by 2,580 units through funds provided for multi-family rehabilitation and/or for pre-development loans for new multi-family and single-family construction projects. ESG funds provided emergency assistance to prevent 220 households from becoming homeless and to provide shelter for 103 families in a family shelter. DHCD also provided housing counseling to 15,528 tenants, home buyers and new homeowners to increase access to housing and stable homeownership.

DHCD's affordable housing construction projects spurred neighborhood revitalization and local economic development. As part of its neighborhood investments over the past year, DHCD funded technical assistance for 1,205 small neighborhood businesses to assist in their retention and expansion, and completed construction on façade improvement projects for 18 small businesses.

**3. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**

The Department has collaborated/partnered with non-profit and for-profit developers to preserve existing and offer new affordable housing opportunities to those residents unable to meet the current cost demands of the District's escalating real estate market. The Department offers programs that help first-time homebuyers purchase homes and assist current homeowners with home repairs. In addition, the District provides funding for housing counseling services to assist residents in moving towards home ownership and self-sufficiency. The District also funds commercial and economic development initiatives that help revitalize our communities and provide employment opportunities to the unemployed and underemployed residents. The Department makes special needs housing and retention of Section 8 rental properties a specific funding priority in our RFPs.

**4. Are any activities or types of activities falling behind schedule?**

Most services and activities are conducted within the planned time frame of one to two years. All CDBG, HOME, HOPWA and ESG funded activities are managed and completed well within established schedules except for the activities that have been delayed due to changed circumstances and service areas and populations. For example the construction implementation of a HOME project, Safe Haven Anacostia Housing Initiative, that has been delayed for several years by the need for special exception zoning approvals and the time required to lock in the financial commitments from the non-governmental private funding sources. The project has now competitively selected a general contractor and is ready to start construction in the beginning of 2007.

**5. Describe how activities and strategies made an impact on identified needs.**

The District, through its neighborhood-based activity programs, strategically invests funds through housing development and community-based non-profit organizations to support the enhancement of economic opportunities, affordable housing preservation and development for the benefit of the District's low-to-moderate income residents. The District funds an array of activities that are tailored to meet/satisfy the needs of each service community only limited by the capacity of the non-profit organization that serves that particular community. Over the past few years, the variety of activities funded from year to year has changed to meet the changing priorities and the availability of funds.



The Department has very successfully implemented a land acquisition program for non-profit organizations, using local District funds, that has permitted non-profits to acquire property in the District in a timely, affordable manner in order to be better able to serve their and the Department's affordable housing mission. The strategic neighborhood focus of our RFPs has permitted the Department to focus and concentrate affordable housing and community facilities in strategic neighborhoods to create better revitalization synergies in those neighborhoods.

## **6. Identify indicators that would best describe the results?**

During FY2006, the District effectively utilized a comprehensive set of performance measures for each program and activity that are identified in the Consolidated Plan. Several of DHCD's measurements include activities and services that are linked directly to the Consolidated Plan. Examples of such records kept to indicate the number of low-to-moderate households assisted in becoming first-time homeowners and the number of low-to-moderate households assisted with rehabilitation services. Also, the number of affordable housing units funded is a critical measure of the type and location of housing units that are helping to revitalize our neighborhoods and provide badly needed affordable rental and ownership housing to low and moderate-income households.

Less tangible results would have to include the frequency and level of interaction and cooperation, which occurs between the public agencies and private entities coordinating their efforts to improve housing and community undertakings, benefiting a larger number of low-to-moderate income residents.

## **7. Identify barriers that had a negative impact on fulfilling the strategies and the overall vision?**

The number one barrier that prevents the District from fulfilling its vision for District households is the short supply of funds. With annual funding at \$41 million, more or less, the majority of the District's affordable housing and neighborhood economic and community revitalization needs will continue to go unmet with serious challenges facing the District.

Another significant barrier is the escalating cost of housing in the District of Columbia. The average price of a new townhouse in the District is \$384,400. The increased costs for single family homes are even more dramatic with an average sale price of \$495,500.

## **8. Identify whether major goals are on target and discuss reasons for those that are not on target.**

As discussed in the responses to the first two issues, the District maintains goals and targets for the priority needs of the communities it serves. Progress continues to meet newly established goals: creation new affordable housing, preservation of existing affordable housing, expansion of homeownership opportunities and meeting the needs of the homeless and those at-risk of becoming homeless. The District's annual allocation of CDBG and HOME grants has been supplemented by funding from competitive federal and state grants. Efforts to house special needs populations such as the elderly, disabled, mentally ill, etc., are bearing fruit, and indeed, more is being done each year.



## **9. Identify any adjustments or improvements to strategies and activities that might meet our needs more effectively?**

There are currently no apparent goals or strategies that need to be adjusted. The funded activities for FY2006 had to meet a measurable objective instead of simply being a high or medium priority. The Department is regularly assessing the effectiveness of its RFP and RFA processes and materials to find ways to make them more effective and accessible and to increase the response to the solicitations.

### **1.9 Lead-based Paint Hazards**

DHCD competed for and was awarded two HUD lead-safety grants in FY2003. The grants, which were received at the end of FY2003, were: 1) the Lead Hazard Control Program Grant award of \$2,997,743; and the Lead Hazard Reduction Demonstration Grant award of \$2,000,000. The District match for the grants is \$2,681,580. The District's Program is called the Lead Safe Washington (LSW) Program. DHCD works in partnership with the District's Department of Health (DOH), Department of Consumer and Regulatory Affairs (DCRA), Department of the Environment (DOE), and the community to address lead-safe requirements.

Since the program's inception, LSW has spent approximately \$1.8 million and has funded lead work in 50 units of housing eligible under the narrow restrictions of the grant agreements with HUD. Applications for an additional 110 units are under active processing, meaning that, at a minimum, those units are to be scheduled for lead risk assessments to determine the extent of lead-based paint hazards. More than 250 additional units are expected to be referred to the Department's Lead Safe Washington Program for consideration within the first half of FY 2007.

It should be noted that the grant agreements under HUD's Lead Hazard Control and Lead Hazard Reduction Programs have very narrow restrictions on units for which lead hazard remediation activities may be counted toward grant accomplishments, and the figures above reflect those narrow restrictions. As a result, those figures do not reflect the full extent to which the Department has promoted remediation of lead-based paint hazards, nor the extent to which the Department's financing of affordable housing has secured lead-safe housing units.

DHCD has made progress in implementing the Lead Safe Housing Rule by incorporating the Rule into its housing rehabilitation programs. For single-family rehabilitation, DHCD conducts a lead-based paint (LBP) inspection risk assessment as part of each field investigation it undertakes for single family properties to be assisted through its Single-Family Residential Rehabilitation Program (SFRRP), and the homeowners are provided grant funding to pay for the LBP hazard abatement. In its multi-family housing rehabilitation program, the Development Finance Division has financed approximately 1,400 units of housing in FY2006, the majority of which must comply with the Lead Safe Housing Rule. Unfortunately, the restrictions on HUD's Lead Hazard Control and Lead Hazard Reduction Grant Programs do not allow the vast majority of those units to be included in the accomplishment count toward those grants.



## **A. Outreach and Education:**

Over the past year, DHCD has actively engaged public agencies and private entities in its efforts to address lead-based paint hazards. The following actions are outreach efforts over the past year.

- Blood screening tests were provided to children attending Centro Nia Daycare Center. For those children with elevated EBL's outreach specialists contacted the parents and/or property owners to inform them of the grant opportunities available through DHCD for lead based paint hazards.
- DHCD partnered with Every Child by Two, a non-profit organization dedicated to immunization of children by the age of two in a District wide mailing targeted at school age children to remind parents to have their child immunized prior to the start of school. Partnering with Every Child by Two allowed DHCD's Lead Safe Washington team to include program information on Lead Safe Washington giving DHCD the availability to proactively perform outreach to this population.
- DHCD's Lead Safe Washington team participated in several fairs where attendees were able to access Lead Safe Washington program information. Additionally, DHCD displayed posters of chipping and peeling paint at each event to alert families of what these conditions represent visually. The fairs included DHCD's Sidewalk Fair, Chartered Health Plan DC's Largest Baby Shower, and Checkup Day at Greater Southeast Hospital.
- In October of 2005, DHCD partnered with the Department of Health and a number of non-government organizations to convene a kick-off to Lead Awareness Week called the "D.C. Lead Safe Fair: Healthy Homes-Healthy Children". The Fair offered information on lead-related health screenings, government programs and services, and businesses or organizations that provide products or services to populations most affected by the effects of LBP. A similar event took place on October 28, 2006.
- DHCD reached out to two property management firms due to the large number of rental units under their control. Each company was briefed on the Lead Safe Washington program and is working with Lead Safe Washington staff to address potential lead based paint hazards in their properties.

In addition, DHCD continues 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.





## Chapter 2 HOUSING

The challenges in FY2006 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 rising rents and/or the expiration of federally subsidized housing. DHCD has based its projections on information provided in the U.S. Census data; 2003-2004 studies by Fannie Mae; information from DC Government agencies; the 2005 Analysis of Impediments to Fair Housing Choice in the District of Columbia; as well as 2005 studies by the D.C. Fiscal Policy Institute and other organizations. These studies show:

- The shortage of affordable housing units for low-to-moderate income households and special needs populations 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.
- Impediments to fair housing choice continue to obstruct equal housing opportunity for District residents.

DHCD administers a number of programs that directly support its mandate to affirmatively further fair housing and its goals for adding affordable housing, for homeownership, for commercial and community facilities; for providing neighborhood-based services; and for increasing economic opportunity. DHCD continues to utilize its competitive funding process to target specific projects to meet these goals, issuing RFP for development and acquisition projects and RFA for service-oriented grants. Additionally, DHCD works with partner organizations—including private, non-profit or semi-governmental development and financing entities—to provide housing and economic opportunities for low-to-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 the City's priority needs. These objectives are recorded in the Department's Action Plan, Performance-Based Budget (PBB), and Department Performance Measures. Table 3 presents a summary of DHCD's specific housing objectives for FY2006 within the categories specified by HUD and consistent with the City's priorities.

### 2.1 Specific Housing Objectives

During FY2006, DHCD assisted 278 first-time homeowners with loans from the Home Purchase Assistance Program (HPAP), and assisted another 691 tenants in the conversion of their rental units to ownership as condominiums or co-ops. DHCD also exceeded its goal to provide housing counseling to 3,000 households, by providing assistance to 15,528 persons. This goal was revised



during the year to reflect the actual level of activity and demand for services. The new goal is 7,992 which will remain in FY 2007, given appropriate funding and vendors.

DHCD increased the supply of affordable housing by funding rehabilitation of multi-family and single-family units or pre-construction of new units for a total of 2,666 units. Among the affordable units supported were 1,488 rehabilitated multi-family or single-family units and 1,178 new construction multi-family or single-family units. Of the units funded in FY2006, 1,054 were affordable to extremely low-income residents; 366 units were affordable to very low-income residents, 244 units were affordable to low-income residents, and 122 units were affordable to low-to-moderate income residents.

**Table 3: Summary of Specific Housing Objectives for FY2006**

Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
Rental Housing					
Preserve and increase affordable housing supply for low-moderate income, extremely low and very low-income residents.	CDBG, HOME, HPTF	<ul style="list-style-type: none"> <li>No. of affordable units</li> <li>No. of Section 504 accessible units</li> <li>No. of years of affordability</li> <li>Units in compliance with Lead Safe Housing Rule</li> </ul>	1,800	1,402	DH-2 DH-1
Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	CDBG	<ul style="list-style-type: none"> <li>No. of tenants receiving counseling for unit purchase</li> </ul>	1,700	9,657	DH-2
Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement	CDBG	<ul style="list-style-type: none"> <li>No. of tenants receiving counseling</li> </ul>	3,000	4,162	DH-1
Owner Housing					
Increase homeownership opportunities for low-moderate income residents	CDBG, HOME, local	<ul style="list-style-type: none"> <li>No. of first-time homebuyers</li> <li>No. receiving down-payment assistance/ closing costs</li> </ul>	240	278	DH-2
Increase homeownership opportunities for very low- and low-income residents who are HOME-income eligible through the ADDI program	HOME/ ADDI	<ul style="list-style-type: none"> <li>No. of first-time homebuyers</li> <li>No. receiving down-payment assistance/ closing costs</li> </ul>	25	59	DH-2
Preserve existing home-ownership through assistance with rehabilitation to code standards.	CDBG, HOME, local	<ul style="list-style-type: none"> <li>No. of owner-occupied units rehabilitated or improved</li> </ul>	60	86	DH-2
Increase supply of new single and multi-family ownership housing units	HOME, HPTF	<ul style="list-style-type: none"> <li>No. of affordable units</li> <li>No. of Section 504 accessible units</li> <li>No. of years of affordability</li> </ul>	200	1,178	DH-2
Assist conversion of rental units to condominium /co-op ownership units.	CDBG, HPTF	<ul style="list-style-type: none"> <li>No. of units</li> <li>No. of affordable units</li> <li>No. of years of affordability</li> </ul>	150	691	DH-2
Promote home ownership through the reclamation of abandoned properties.	CDBG	<ul style="list-style-type: none"> <li>No. of units</li> <li>No. of affordable units</li> <li>No. of years of affordability</li> </ul>	7,992	15,528	DH-2



## 2.2 Affirmatively Furthering Fair Housing (AFFH)

DHCD conducts an Analysis of Impediments to Fair Housing Choice (AI) on a five-year interval as mandated by HUD, which provided recommendations for the City to combat impediments to fair housing choice in rules, regulations, business practices, laws, policies, legislation, and other factors created by the private sector or government. It also conducts one-year updates as necessary to ensure it has addressed the impediments found in the AI. In 2005, DHCD conducted its most recent AI. In FY2006, the Department contracted with the Urban Institute (UI) to provide further guidance on the implementation of fair housing recommendations provided under the “2005 Analysis of Impediments to Fair Housing Choice.” to address the findings and recommendations, without losing program activities it has already designed to ensure equal housing opportunity.

Among the findings the AI described, the persistence of non-compliance with fair housing laws by real estate market participants continue to be a problem. In addition, households’ lack of information on affordable housing opportunities across a broad range of neighborhoods that provide a desired quality of life, low level of home buying literacy by certain pockets of protected classes, and high portions of households with no credit history or a blemished credit history make it impossible for targeted protected classes to have equal access. Finally, the real estate market’s unprecedented increase caused a substantial decrease in an already low availability of housing for low and moderate-income households and special needs populations.

The Department has taken several measures to combat some of these impediments. DHCD has an aggressive Fair Housing and Equal Opportunity division that incorporated an annual education and training program for sub-recipients and the general public. It has also instituted a certification process for all of the Department’s grantees to ensure all federal and local regulations are in compliance, particularly in ensuring its program and projects are affirmatively marketed and accessible to all affected populations. It partners, whenever possible, with non-profit and private sector housing advocates and practitioners to provide greater coverage of housing and fair housing issues. In FY2006, as has been the incremental process in the past five years, DHCD ensured that its sub-recipients were in compliance with federal and local regulations for affirmative marketing, particularly those least likely to know about the programs and services due to geographic location, demographics, or language barriers.

In terms of Affirmative Marketing, DHCD has established measures to guarantee compliance with affirmative marketing guidelines, including providing prospective funding recipients and all other affected stakeholders, i.e. developers, non-profits, the general public and tenants, with information on such fair housing requirements. The grantees are informed of their responsibility to make good faith efforts to provide information and otherwise attract eligible persons from racial, ethnic, familial composition, and gender groups in the District to occupy the available housing units which otherwise would not be aware of such program or project. Following are some actions mandated to assure affirmative marketing:

- All housing related programs and projects must display the “Equal Housing Opportunity” logo/slogan or statement in any advertising or solicitation for tenants or participants.
- Management companies of multifamily funded projects must display the fair housing posters wherever applications are accepted.



- Inform and solicit applications for vacant units for persons in the housing market who are least likely to apply for housing unless special outreach is completed.
- Inform targeted community agencies of the availability of units in order to reach the ethnic/racially/linguistically isolated community.
- Accept referrals from the D.C. Housing Authority that match the affirmative marketing requisites.
- Obtain information about apartment buildings occupied by community organizations and churches whose members are non-minority and are located in the various neighborhoods in which the program operates.

DHCD also continues to ensure that all its public documents have the District's Non-Discrimination clause as mandated by the Mayor's Executive Order 11246 and the implementing regulations at 41 CFR Chapter 60. This clause provides that:

The District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination which is prohibited by the Act. In addition, harassment based on any of the above protected categories is prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

Partnerships are another means to affirmatively further fair housing. The Department has consistently increased its partnerships with community and local organizations, thus enlarging its sphere of influence in ensuring equal housing opportunity. Through the bi-annual RFPs and RFAs, DHCD has an opportunity to educate the prospective grantee about its responsibilities of fair housing and equal accessibility. In early 2006, DHCD completed its Fair Housing Initiatives Program (FHIP) grant with HUD which allowed it to partner with a local CBO to provide counseling not only to first-time homebuyers, but to industry professionals to provide fair housing education and outreach and encourage filings by victims of illegal housing discrimination. DHCD further provides outreach on the laws and regulations of the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and other civil rights and equal rights laws and legislations through CBO partnerships. These partners, with DHCD monitoring, ensure that all available information on housing options is communicated to diverse groups and that language or cultural barriers are not used as pretext to prevent access to these housing options. DHCD also conducted its Fifth Annual Fair Housing Symposium where experts in the housing field were invited to speak to the general public. In addition, DHCD provides technical assistance on accessibility compliance issues according to Section 504

The AI findings showed that the real estate profession still continues to violate fair housing regulations creating substantial choice impediments for racial and ethnic minorities in their search for fair housing in the rental, sales, mortgage, or insurance processes. These obstacles have been further exacerbated by the housing market's rising cost in housing which conflicts directly with the



income constraints of some minorities and other protected classes, thus impeding a family's increase of collective wealth through the purchase of a home. Though some barriers are a result of blatant discrimination disguised as unavailable housing, other barriers arise from perceived stereotypes related to the person's or family's race (ethnic identity), color, national origin, religion, sex, disability and familial status or because of the person's source of income, marital status, sexual identity as recognized under the local District Human Rights Act.

Another factor impacting fair housing choice is the increasing incidents of predatory tactics to relieve home seekers of their life savings. In the District as well as in the Metropolitan region, minorities, and others, have been the victim of unscrupulous real estate and mortgage broker tactics who prey on immigrants with limited English proficient skills and on the elderly with substantial equity on their homes to persuade or coerce them into a predatory loan, thus causing the detriment to that family's wealth. These loans are usually the work of refinancing schemes or home improvement scams. The limited supply of affordable housing in the District aggravates the situation for low-income families. These families are more susceptible to real estate and mortgage scams that promise to get them into a home with limited income. One way in which DHCD combats possible discrimination against District residents is to collaborate with its private sector and non-profit partners to provide education and outreach workshops and fairs to discourage barriers and discriminatory actions. DHCD held and participated in various events which aimed at combating barriers to fair housing during FY2006. These are as follows:

- The Fifth Annual Fair Housing Symposium in April 2006 was a result of a partnership with its sister agencies, the DC Housing Finance Agency and the DC Housing Authority. This symposium, unlike previous years, targeted the consumer, particularly those with current subsidy housing assistance. This year's theme title "Fair Housing: Know Your Rights....In Case They Don't" dealt with practical issues that consumers face when they embark on the homeownership path.
- Completed the HUD Fair Housing Initiatives (FHIP-Education and Outreach Initiative) grant—Homeownership Component which resulted in the production of over twenty industry and first-time homeowner training sessions. It also produced the "Your Fair Housing Right to Homeownership" brochure to educate prospective homebuyers on the process of homebuying and on the fair housing "red flags" they should be aware of at each step of this process. This brochure has been translated into the Limited English Proficient languages which the DHCD targets, i.e. Spanish, Chinese, Vietnamese, and Amharic. Low income residents which face barriers to fair housing choice are helped to overcome poor credit history problems, to improve personal financial management practices, and to prepare for homeownership as well as become keenly aware of discriminatory practices by the housing and lending industry.
- The Fair Housing Program Manager participated in a Howard University Law School Fair Housing Clinic panel presentation to discuss fair housing issues in the Latino and immigrant communities, as well as, provided the Howard University Fair Housing Clinic with fair housing brochures for their fair housing workshops and seminars.



- Continued to provide CBOs with the “Know Your Fair Housing Rights” and “Your Fair Housing Rights to Homeownership” brochures when requested. And, DHCD ensures that this material is available at its community-sponsored functions.
- Through the Department’s Neighborhood Service Coordinators, Core Team representatives, DHCD ensures that its fair housing material is further distributed in the District’s designated ‘Hot Spots’ where housing needs may be more acute.
- DHCD continues to assess and enforce its Section 504 accessibility compliance requirements through its partnership with the University Legal Services-Protection Advocacy Division to ensure that current and prior multifamily projects are in compliance with the mandatory Sec. 504 accessibility rules and regulations.
- This year, DHCD held its third annual mandatory two-day fair housing sub-recipient and staff training to ensure that current funded program recipients are well aware of their fair housing and equal opportunity responsibilities and are compliant with all the federal and local funding requirements and increase accessibility for residents. The key components of this training focused on fair housing and accessibility guidelines, equal opportunity rules and regulations, and Section 504 and the Uniform Federal Accessibility Standards (UFAS).

DHCD, through its Language Access Coordinator, continues to ensure its programs are in compliance with the D.C. Language Access Act of 2004. The Act mandates equal accessibility to DC government programs by the Limited English Proficiency (LEP) population. This year, DHCD complied with one of its key factors -to provide diversity training to its staff- and will continue to implement the remaining factors as required by law.

### **2.3 Public Housing Strategy**

DHCD has partnered with the DC Housing Authority (DCHA) in redevelopment of the Frederick Douglass/Stanton Dwellings (Henson Ridge), the New East Capitol public housing communities and the Arthur Capper/Carrollsbury Dwellings and the Eastgate Public Housing sites through the HOPE VI Program.

The HOPE VI Program redevelopment plan for Frederick Douglass/Stanton Dwellings, renamed Henson Ridge, calls for a new, 600-unit community with all new infrastructure (streets, sidewalks and alleys), a new community center, new parks and open spaces, as well as significant investment in neighborhood schools. The development includes 320 homeownership units targeted to households with a range of incomes. The 280 rental units will serve a mix of public housing and moderate-income families. The housing mix also includes 42 senior bungalows, 28 stacked-flat apartments and 530 townhouses. To date, DHCD has committed \$8 million for infrastructure improvements, \$5 million in CDBG funds (disbursed) and \$3 million in capital funds (disbursement in progress). DHCD, at DCHA’s request, capped the expenditure of capital funds at \$1 million and re-programmed the unexpended \$2 million to fund infrastructure construction at the Arthur Capper/Carrollsbury HOPE VI project. DCHA determined in FY 2004 that, because of unanticipated cost overruns on the Henson Ridge project, they were going to need the \$2 million that was reprogrammed to the Arthur Capper HOPEVI project. These additional funds were requested by DHCD on DCHA’s behalf in the FY2006 capital project funding call and were



authorized for expenditure starting in FY2006. Expenditures of these additional funds began in FY2006.

The New East Capitol HOPE VI project, renamed Capitol Gateway Estates (formerly East Capitol Dwellings and Capitol View Plaza along with a HUD-foreclosed property) originally was to include 555 units of newly constructed mixed-income units. One hundred ninety-six units were to be public housing, 214 affordable and market rate rental units and 145 homeownership units, utilizing both lease-to-purchase and Section 8 home ownership rules thus ensuring home ownership for a number of current residents.

However, DCHA recently acquired Capitol View Plaza II from the Federal Housing Administration and has developed a new redevelopment plan for Capitol Gateway Estates that received final approval from HUD. The new redevelopment plan, with a total 761 units includes 152 units of senior housing, 221 tax credit housing units, 177 market rate units, and 211 units of public housing replacement. DHCD has committed \$10 million in funding for this project for infrastructure improvements; \$3 million in CDBG funds (disbursed), and \$7 million in capital funds (disbursement was completed in FY2006). DHCD also committed \$789,666 in Low-Income Housing Tax Credits in FY2003 to assist the construction of 151 new senior housing apartment units in the Senior Building.

In FY2005, DHCD requested capital funding for the following additional DCHA public housing projects on DCHA's behalf as part of the FY2006 capital project funding call:

1. Arthur Capper HOPE VI—\$4,075,000 (in 2006 and 2007) for construction of site infrastructure associated with further phases of the multi-phase construction (disbursement for construction began in FY2006);
2. Eastgate HOPE VI—\$5,000,000 (in 2006 and 2007) for construction of site infrastructure associated with the project (disbursement for construction began in FY2006);
3. Langston Terrace Public Housing—\$2,000,000 (in 2008, 2009 and 2013) for rehabilitation to selectively replace infrastructure and restore the exterior integrity of this historic landmark property;
4. Lincoln Heights Public Housing—\$4,000,000 (in 2007, 2009, 2010 and 2013) for partial demolition of existing public housing and construction of new site infrastructure associated with new replacement townhouses;
5. Potomac Hopkins Plaza Public Housing—\$4,500,000 (in 2008, 2009 and 2013) for redevelopment of the existing public housing development and one-for-one replacement of all the existing units in a new on-and off-site development; and
6. Parkside Public Housing—\$3,000,000 (in 2008 and 2009) for site infrastructure associated with the one-for-one replacement of public housing units with townhouse units.

DHCD received funding authorization for all of the above funding requests during FY2005 and expenditures began in FY2006 for the FY2006 authorizations as indicated above.

## **2.4 Barriers to Affordable Housing**

The District has been taking steps to ameliorate the impacts of the current housing market, but is faced with the fact that existing resources will buy less in this competitive atmosphere.



Two of the most important steps taken by the District government include: a) adding a dedicated source of local funding for housing production through its Housing Production Trust Fund (HPTF); and b) improving programs and processes to make project funding easier and faster.

The District also uses other methods to remove possible barriers to affordable housing such as: targeting investment by type of project and geographically in its funding processes; using inter-agency coordination and public-private partnerships to leverage public funding; and increasing outreach and marketing of programs and funding opportunities.

### **A. Dedicated Local Funding**

In FY2006, the HPTF budget was \$116,586,473. The “Fund” is a local source of money for affordable housing development. DHCD combines all its eligible funding sources, federal and local, in its competitive funding process to maximize its support for affordable housing and community development projects. The HPTF is aimed at assisting the most vulnerable District residents. The Housing Act of 2002 requires that 80% of funds benefit households earning up to 50% of Area Median Income (AMI), and that 50% of funds disbursed each year must be used for the development of rental housing.

### **B. Program and Process Improvements**

#### **Programs**

1. Home Purchase Assistance — In FY2006, DHCD recommended to the Mayor and Council substantial regulatory program changes to the Department’s Home Purchase Assistance Program (HPAP), with the primary intent to serve more income-qualified home buying clients. The regulation changes approved by the Council completely revamped the Department’s first-time homebuyer assistance programs, with: levels of assistance more strongly related to household income and prevailing real estate market prices; lower requirements for the homebuyer’s contribution of cash toward the home purchase; and more favorable terms for loan repayment.

The changes to the HPAP program were implemented on July 1, 2006. The changes made an immediate positive impact on the Department’s homebuyer assistance programs. Of the 278 first-time homebuyers provided DHCD assistance in FY2006, 115 (41%) were assisted in the final quarter of the year, following the program enhancements. This was a dramatic increase in the Department’s success toward facilitating homeownership, which had been on the decrease for the prior three years as a result of rapidly escalating home sale prices in the District. The settlement of 278 homebuyer loans also marked the first time in three years that DHCD exceeded its target of 240 first-time homebuyers assisted per year.

2. Single Family Home Rehabilitation – DHCD’s initiative to replace lead water pipes has continued successfully in 2006. DHCD provides qualified resident home owners with grants to replace lead-based water service lines on private property in conjunction with the Water and Sewer Authority’s (WASA) funding of water line replacement on public property. In 2006, 40 homeowners took advantage of this initiative.



## Processes

1. Site Acquisition Fund Initiative (SAFI) — This initiative uses a portion of the HPTF as a source of funds committed exclusively for loans for non-profit housing developers to acquire sites to develop as affordable housing. SAFI is a public-private partnership, using HPTF funds matched by the participating lending institutions in a leveraged, revolving loan fund. Public funds are loaned at zero interest, which buys down the private funds to below-market rates. The private lenders manage and promote the fund. DHCD pre-qualifies the non-profit developers who may apply for SAFI loans. The initial 2005 funding for SAFI was at least, \$30 million; \$15 million from the HPTF and \$15 million from the private lenders. Experience with SAFI in the short run indicates that it is a successful initiative and that private funds are outmatching public funds for the non-profit developers. DHCD added \$5,000,000 to SAFI in FY2006 that was matched (at a minimum) by \$5,000,000 from the private lenders.

2. Increased Funding Opportunities — During FY2006, DHCD added a second RFP to its annual competitive funding process for affordable multi-family housing development and acquisition proposals. The DHCD Streamlined Funding Process that was started in 2003, begins with a Notice of Funding Availability (NOFA) and provides clear, predictable application processes (RFP and RFA) for development proposals and for community services. The streamlining and the additional round of funding have combined to make it easier and faster for developers and neighborhood-based organizations to access funds for affordable housing and community-serving projects. As need dictates, and resources permit, DHCD will increase access with additional targeted RFPs.

3. Anti-Displacement Policy — It is DHCD's policy to minimize displacement in all of its projects. Each program officer in the Development Finance Division keeps track of any relocation required for a project. Project managers review developers' plans and revise those plans as necessary to minimize displacement. Where relocation is required, the project managers ensure, as part of the underwriting process, that the relocation plans are adequate and are funded as part of the project development costs. A number of DFD project managers have received training in the Uniform Relocation Act (URA). Development Finance also has convened a team to oversee project compliance, including URA compliance, and to update the Division's operating protocols to ensure that all specialized monitoring disciplines are being addressed.

In FY2006, five projects funded by CDBG and HPTF had tenants on site and required the submission and approval of temporary relocation plans. These projects were: Hunter Pines Apartments, Galen Terrace Apartments, Park Southern Apartments, Southview Apartments, and Fairmont I & II Apartments. The developers of these projects are temporarily relocating tenants to other vacant units on their project sites to the extent possible in order to avoid relocation to off-project sites.

Any required relocation generated by DHCD's Single Family Rehabilitation and/or LSW projects is incorporated into each project work plan, and associated costs are factored into the budget.

Some of the steps taken by the District government include: a) adding a dedicated source of local funding for housing production through its HPTF; b) improving programs and processes to make project funding easier and faster; c) targeting investment by type of project and geographically in its



funding processes; d) using inter-agency coordination and public-private partnerships to leverage public funding; and e) increasing outreach and marketing of programs and funding opportunities.

## 2.5 CDBG – Funded Projects

DHCD's proposed and actual awards for CDBG-funded housing projects are shown in Table 4. The full list of CDBG-funded development projects is also shown in the list of all Development Finance projects funded in FY2006 from all sources in Appendix A.

**Table 4: CDBG Proposed and Actual Project Awards, FY2006**

<b>Proposed Project</b>	<b>Proposed Amount</b>	<b>Actual '06 Amount</b>
Arthur Capper Senior II Apartments	\$2,800,000	\$2,467,820
1724 Minnesota Avenue SE	\$86,062	\$63,981
Hunter Pines Apartments	\$2,250,000	\$1,800,000
Galen Terrace Apartments	\$3,252,000	\$3,252,000
Southview Apartments	\$2,850,000	\$5,800,000
Victory Heights – Additional Funding	\$500,000	\$500,000
Mayfair Mansions	\$14,500,000	\$25,000,000
Golden Rule Apartments	\$1,000,000	\$950,000
Madeline Gardens	\$730,000	\$730,000
New Columbia Scattered Sites	\$213,714	\$213,714

Tenant First Right to Purchase Program and Tenant Apartment Purchase Assistance Program:

First Right Purchase Assistance Program: The escalating value of property in DC has affected all housing programs geared toward low-to-moderate income persons. DHCD met the Tenant First Right program goal of assisting 150 tenant households to convert their units to condominiums or CO-OPs. DHCD assisted 691 households into home ownership.

The FY2006 goal of the Tenant Technical Purchase Assistance Program was to provide technical assistance to 1,700 households in tenant organizations to begin the process of apartment conversion to ownership. The goal was exceeded by providing this assistance to 9,657 households. Services provided included: counseling on first right to purchase as well as technical assistance, seed loans, "earnest money" deposit loans, and acquisition loans to tenant organizations so that they could begin the process of converting their rental units to ownership. Following conversion, the program also offers management assistance.

Tenant organizations are also eligible for DHCD rehabilitation assistance for converted properties under the Development Finance Project Financing Program.

## 2.6 HOME / American Dream Downpayment Initiative (ADDI)

DHCD executed contracts in FY2006 for two residential real estate projects funded by HOME. Those projects are Victory Heights, a 75-unit new senior affordable rental building, for which \$3,750,000 was obligated in FY 2005 and an additional \$500,000 was obligated in FY2006; and



Amber Overlook, a 100 unit new (60 units) and rehab (40 units) project creating affordable ownership units, for which \$6,837,000 was obligated.

The projects cited above utilized HOME program funds for new construction assistance and housing rehabilitation activities, to support both homeownership and rental housing development. All HOME-funded units (Table 5) meet the Section 215 requirement for affordability.

**Table 5: HOME Fund Investments, FY2006**

Investment	Project Type	Units	HOME Funds
Amber Overlook	Multi-Family Rehab	100	\$6,837,000
Victory Heights – Additional Funding	Multi-Family Rehab	0	500,000
Homebuyer Assistance (including ADDI)	Single Family Home Purchase	59	1,176,786
Homeowner Rehabilitation	Single Family Rehab.	10	585,318
<b>TOTAL</b>		<b>169</b>	<b>\$9,099,104</b>

#### **A. Program Income**

HOME program income of \$1,472,829 was recycled through thru the Multi-Family Rehab Program of the Development Finance Division for FY2006.

#### **B. HOME Match Requirement**

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 FY2006 contribution was 25 percent of its non-administrative HOME draws. The IDIS PR 33 report shows that the matching fund contribution required for FY2006 is \$959,012, based on a "Disbursements Requiring Match" figure of \$7.67 million. DHCD provided this match through Housing Production Trust Fund-financed investments in housing that met the HOME definition of affordable housing. (See HOME Match Report, Appendix F.)

#### **C. HOME Monitoring**

In FY2006, the Department continued to implement its long-term monitoring for HOME-funded units based on the HOME Monitoring Guide developed for DHCD with HUD's technical assistance. DHCD accomplished the following in implementing its HOME Monitoring Program:

##### **1. Record Keeping: Database and Files**

- Staff identified HOME rental and ownership projects and designed a database to capture pertinent HOME information for each type of project (homeownership or rental). The Development Finance Division's (DFD) HOME Projects database currently lists a total of approximately 1,557 HOME funded units.
- Staff established an order for monitoring files and created a file for each HOME project included in DFD's HOME Project database.



## 2. Process: Initiating Long-Term Monitoring of HOME Projects

Staff established a methodology for long-term monitoring processes and activities for all completed HOME projects. Attention continues to be focused on HOME projects throughout the “affordability period” currently underway in order to ensure that all developers are aware of and understand the HOME monitoring requirements and implement the appropriate processes in their leasing and project management activities

Staff has also created HOME Compliance Agreements which inform developers of how to prepare the unit files for compliance monitoring purposes and commits them to compile and maintain the requisite documentation and information necessary for DHCD’s short- and long-term monitoring activities.

Also, because of the differing short- and long-term monitoring requirements for rental and ownership projects, Staff is currently researching the question of whether or not HOME-assisted condominium projects should be monitored as HOME rental or HOME ownership units. Pursuant to 25 CFR 92.2, Staff is working with the Office of Program Monitoring (OPM) and the Office of the Attorney General (OAG) to determine whether or not cooperative ownership in DC constitutes a homeownership interest. This research is necessary due to inconsistencies between the District’s recordation of condominium buildings as single lots and the application of the DC landlord-tenant laws by the courts concerning legal issues that arise with regard to condominiums.

## 3. Field Work

### Conducted Field and Unit Inspections of All Completed Rental Units

Staff has conducted field inspections of all completed HOME rental projects in its database and has completed unit inspections of a majority of those units. Staff has conducted physical inspections for 20% of HOME-funded units and reviewed the household tenant files for compliance with HOME rules and regulations.

## 4. Outreach, Education and Compliance

- Informed Property Owners and Managers of HOME Responsibilities
- Staff maintains contact with property owners and managers and HOME developers of ownership units to ensure their compliance with the HOME monitoring requirements and to provide technical assistance in the preparation of the HOME Occupancy and Rent Reporting Form and Certification document or the HOME Occupancy/Ownership Reporting Form and Certification and suggested financial reporting forms.
- Staff developed payoff and subordination policies to regulate HOME-assisted homeowners’ refinancing and selling activities.
- Staff continues to conduct site visits with property managers of each completed HOME rental project.

## 5. Compliance and Monitoring

### a. Performing Review of Tenant Files



- Staff has begun the review of tenant files for HOME rental projects currently in the database.
- b. Reviewing Rent Reporting and Certification Documents, Conducting Tenant File Reviews and Setting Annual Reporting Dates.
- Staff is currently receiving clients' draft HOME rental projects' Rent Reporting and Certification documents, reviewing them and providing site/property managers with comments which are to be incorporated into a final Rent Reporting and Certification document for final review and approval. Staff completed reviews of 2003 projects in 2004, and is now proceeding with monitoring projects completed in 2005.
- c. Reviewing Occupancy/Ownership Reporting and Certification Documents and Assembling Copies of the Deeds of Trust Containing the HOME Covenants and Conditions for Each Ownership Unit.
- Staff continues to receive lists of ownership units from developers, to obtain the relevant Deeds, Declaration of Covenants and/or Eligibility Covenant for each unit and to develop a record retention system for these documents

## 6. Affirmative Marketing Actions

DHCD continues to ensure that affirmative marketing actions of all HOME funded housing activities are applied in accordance with 24 CFR 92.351. In particular, grant agreements where the HOME program applies, DHCD has delineated procedures and practices which must be adhered to in carrying out the HOME affirmative marketing requirements. In addition, DHCD provides technical assistance to grantees through its community based organization (CBOs) partners and collaborations with other government agencies, employment centers, and fair housing groups.

DHCD, through its funded CBOs gather critical information on the frequency and type of housing information sought or sent to District residents who seek this type of information by attending community organization events. Data of direct and indirect outreach efforts assist DHCD monitor and assess the type of assistance sought by tenants. As mandated in Section 92.351, DHCD will gather and maintain the proper tenant racial, ethnic and gender characteristics required when providing funds for rehabilitation, as well as relocation data for displaced households.

Every Affirmative Marketing Plan whether for a program or a multifamily project (one building or scattered site) is reviewed and approved for accuracy, completeness and effort to affirmatively outreach, to the prescribed groups as determined by HUD requirements and local policy.

## 7. Compliance

In implementation of the affirmative marketing requirements, the District complies with the laws and authorities referenced in 24 CFR 92.350 to assure nondiscrimination and equal opportunity in the use of its HOME funds.

Further, the District complies with the requirements of the Fair Housing Act, 42 U.S.C. 3601-20, and implementing regulations at 24 CFR 100, Executive Order 11063, as amended by Executive Order 12259 (Equal Opportunity in Housing) and implementing regulations at 24 CFR 107; Title VI



of the Civil Rights Acts of 1964, 42 U.S.C. 200d and implementing regulations at 24 CFR 1; the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975; 42 U.S.C. 6101-07 and implementing regulations at 24 CFR 146; and the prohibition against discrimination on the basis of handicap under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR Part 8; which provide that no person in the United States shall on the grounds of race, color, national origin, age or handicap be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant received Federal financial assistance and will take the measures necessary to effectuate this assurance. This assurance shall obligate the property owner, or in the case of any transfer of such property, and transferee, for the period during which the real property or structure is used for the purpose for which the HOME grant funds were expended.

#### 8. Affirmative Action

The District ensures that property owners certify that contractors and subcontractors will take affirmative action to ensure fair treatment in employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training and apprenticeship; and to the greatest extent possible, will assure that opportunities for training, employment and contracts in connection with HOME assisted projects be given to lower-income residents and businesses in the project area.

The District affirmatively furthers fair housing in its HOME Program in accordance with the certification made with its Consolidated Plan pursuant to the actions described at 24 CFR 91.225.

#### 9. Minority Participation in the HOME Program

The application materials for HOME Program funding (and all DFD funding) include Affirmative Action Plan requirements. The Affirmative Action Plan requirements establish goals for Local Small, Disadvantaged Business Enterprise participation in construction jobs provided and for the contractors and subcontractors hired for projects.



## Chapter 3 HOMELESSNESS

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 FY2002, DHCD transferred administration of the ESG grant to the Office of the Deputy Mayor for Children, Youth, Families and Elders (ODMCYFE). In FY2005, 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 the District's Continuum of Care program under a FY2005 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 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 of DHCD determines annually which services will be funded with the ESG Grant to address the most pressing emergency and prevention needs. In FY2006 the ESG funds paid for prevention and shelter operations. Table 7 describes the uses of ESG funds in FY2006.

### 3.1 Homeless Needs

The ESG program supports the District's homeless Continuum of Care program and the related objectives of the Consolidated Plan that provide for homeless and special needs subpopulations. In FY2006 ESG funds continued to support prevention efforts and facilities operating at the entry point of the Continuum of Care, in order to maintain and improve those facilities even while the District works to build the permanent affordable and supportive housing that will end homelessness over time.

Improvements to the Continuum have been ongoing. The Mayor's 10-year Plan to end homelessness includes strenuous new efforts designed to make the Continuum and its facilities stronger along the entire Continuum from emergency shelters to permanent supportive housing.

The District's 10-year Plan to End Homelessness rests on three centerpiece policies:

1. Increase homeless prevention efforts within local and federal government,
2. Develop and/or subsidize at least 6,000 units of affordable, supportive permanent housing to meet the needs of D.C.'s homeless and other very low-income persons at risk of homelessness, and
3. Provide wraparound mainstream supportive services fully coordinated with Continuum of Care programs and special needs housing.

In short, the goals focus on 1) keeping as many people as possible from becoming homeless in the first place through direct prevention efforts and increasing the supply of affordable housing; and 2) enriching the homeless Continuum at all levels with supportive services that rapidly re-house persons with and without special needs. This refocuses the City's efforts over time from a "shelter first" to a "housing first" model that ends homelessness.



Within this general context ESG funds continue to be used to support policy goal #1 to prevent homelessness and to maintain and improve the entry level of the Continuum of Care. Over the ten years of the Mayor's plan, the City plans to replace current emergency shelters with easy-access, rapid-exit "Housing Assistance Centers" founded upon a new social contract. Those who can help themselves will take personal responsibility for their self-sufficiency and be helped to achieve this through on-site, mainstream case management, clinical, and employment services. ESG funds have been helpful in supporting both the operations and services of Housing Assistance Centers.

### 3.2 Specific Homeless Prevention Elements

Prevention funds for the DC Emergency Assistance Fund are awarded through a Memorandum of Agreement that established a mutually beneficial partnership wherein ESG funds are supporting a citywide homeless prevention effort managed by the Foundation for the National Capital Region, which receives other prevention funds from the Fannie Mae Walkathon that occurs each November. The 2006 Action Plan goal for prevention grants was substantially met. One hundred and Fifty Seven (157) prevention grants were made to families in comparison with the goal of 112 families and while 62 individuals were served in comparison of the goal of 78. Two-hundred and twenty (220) cases were served in total which far exceeds the goal of 190 cases.

### 3.3 Emergency Shelter Grants (ESG)

DHCD exceeded its FY2006 Action Plan goal under the ESG to provide shelter for 55 families. Shelter was provided for 103 families by supporting operations of a 45-family shelter at 1448 Park Road NE. The goal of assisting 190 individuals/families with emergency eviction prevention was also exceeded as 157 families and 63 individuals were provided with prevention assistance for a total of 220 cases.

**Table 6: Summary of Specific Homeless Objectives for FY2006**

Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
Homeless Objectives					
Prevent increases in homelessness	ESG	<ul style="list-style-type: none"> <li>No. of households that received emergency financial assistance to prevent homelessness</li> </ul>	190	220	DH-2
Support homeless families	ESG	<ul style="list-style-type: none"> <li>No. of homeless families given overnight shelter.</li> </ul>	55	103	SL-1
Maintain the quality of shelter provided to homeless persons	ESG	<ul style="list-style-type: none"> <li>Emergency Housing:</li> <li>No. of beds created in an overnight shelter or other emergency housing.</li> </ul>	TBD	N/A in '06	SL-1

In FY2006, all funds reported on are from the ESG 2004 award that was given to DHCD in a grant agreement dated January 13, 2005 which expires January 13, 2007. All 2004 ESG funds will be expended within the required 24 month spending period, which expires on January 13, 2007. Tables 6 and 7 shows the ESG expenditures and accomplishments for FY2006.

**Table 7: ESG Program Expense, FY2006**

ACTIVITY/SERVICE	PLANNED	ACTUAL	ESG EXPENSE
Homeless Prevention/Emergency Assistance Grants	190*	220	\$250,905
Shelter Operations	55	103	\$393,329
Administration Cost	NA	NA	\$5,500
<b>Total</b>	<b>135</b>	<b>323</b>	<b>\$649,734.10**</b>

\*families/adults

\*\*The Partnership has been reimbursed \$449,795 to date. The remaining \$199,939 reimbursement is being processed by DHCD.

### **A. Distribution of Funds by Goals**

In FY2006, using 2004 ESG funds, the Community Partnership paid for the following activities as planned per its FY2006 spending plan:

#### **1. Homeless Prevention/Emergency Assistance Grants for Families and Adults-**

- Goal: Grants were to be made to 190 recipients through the Emergency Assistance Fund and neighborhood-based Family Support Collaboratives for a total amount of \$246,467.
- Actual: 157 families and 63 adults were assisted using \$250,905 in ESG 2004 funds.

Sponsor: Partnership

Funding Source: ESG

Budget Amount: \$ 246,467 (2005 ESG)

Total Expenditure: \$250,905 (2004 ESG)

Anticipated Outcome Measure: 190

Actual Outcome Measure: 157 families and 63 adults

#### **2. Shelter Operations**

- GOAL: Grants were to be made for the cost of rent at the Park Road Family Shelter (45 units), and rent at the Spring Road Family Shelter, for a total of \$534,010.
- Actual: A total of \$393,329 of ESG 2004 funds was paid in expenses for Shelter Operations which funded the rent for the 45-family shelter at, the Park Road, Family Shelter which served 103 families during the fiscal year.

Sponsor: Partnership

Funding Source: ESG

Budget Amount: \$543,630 (2005 ESG)

Total Expenditure: \$393,329 (2004 ESG)

Anticipated Outcome Measure: 55

Actual Outcome Measure: 103 families

#### **3. Staff, Operating Costs and Administration**

- GOAL: Funds in the amount of \$41,078 were included in the ESG 2004 recitals to cover a portion of administrative costs for the Community Partnership's staff involved in the ESG program and for fiscal monitoring of ESG-funded activities.



- Actual: The Community Partnership for the Prevention of Homelessness spent \$5,500.00 of the budgeted amount for administration.

Sponsor: Partnership

Funding Source: ESG

Budget Amount: \$41,078 (2005 ESG)

Total Expenditure: \$5,500 (2004 ESG)

Anticipated Outcome Measure: N/A

Actual Outcome Measure: N/A

The Partnership has not submitted to DHCD requests for reimbursement for all 2004 ESG funds expended. All outstanding requests for reimbursement will be submitted to DHCD prior to the January 13, 2007 spending deadline and drawn down in IDIS.

## B. ESG Matching Funds

In addition to its federal ESG funds, the District provided local matched dollars to support outreach and prevention services; support shelter operations and fund renovation of shelter space. The District works to provide assistance for the homeless through community-based organizations, faith-based organizations and other non-profit service providers.

**Table 8: Local ESG Match Expenditures for 2006**

### Prevention/Emergency Assistance Grants

NONPROFIT ORGANIZATION	FUNDING SOURCE	FUNDING LEVEL
Virginia Williams Family Resource Center (Family Central Intake) – operated by the Coalition for the Homeless	TANF block grant allocated by DHS, funding staff salaries	\$426,981.00
<b>Total Prevention</b>		<b>\$426,981.00</b>

### Essential Services/Shelter Operations

SHELTER OPERATIONS	FUNDING SOURCE	FUNDING LEVEL
Park Road Family Shelter, 1448 Park Rd NW	TANF and local funding, DHS Appropriation funding program costs	\$680,733.98
<b>Total Shelter Operations</b>		<b>\$680,733.98</b>

## C. Method of Distribution

In FY2006, DHCD worked 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 City's Continuum of Care program.

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 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

#### **D. Activity and Beneficiary Data**

The FY2006 Action Plan states that the District and Community Partnership will continue to seek McKinney-Vento Act "Continuum of Care" funds to maintain and build its system of care for homeless people. In FY2006, the Community Partnership received notice of awards in the amount of \$15.03 million from its FY2005 "Continuum of Care" application to HUD and in FY2006 submitted an application for \$17.2 million in McKinney-Vento funds, most of that for renewals.

**Table 9: Continuum of Care Project Priorities**

(1) Applicant	(2) Project Sponsor	(3) Project Name	(4) Numeric Priority	(5) **Requested Project Amount	(6) Term of Project	SHP	SHP	S+C
						new	renew	renew
The Community Partnership	Neighbor's Consejo	Samaritan	1	\$955,352	2	PH		
The Community Partnership	Covenant House	My Place	2	\$514,521	2	PH		
The Community Partnership	Latin American Youth Center/LTHP	Sin Barreras	3	\$376,625	2	PH		
The Community Partnership	HMIS Expansion Grant	HMIS Expansion Grant	4	\$75,000	1		HMIS	
House of Ruth	House of Ruth	Domestic Violence Services	5	\$321,806	1		TH	
House of Ruth	House of Ruth	Reunified Families	6	\$84,383	1		TH	
The Community Partnership	Latin American Youth Center	Latino Transitional Housing Partnership	7	580,428	1		TH	
The Community Partnership	House of Ruth	New Beginnings	8	134,835	1		TH	
The Community Partnership	Catholic Charities	Mulumba House	9	245,422	1		TH	
The Community Partnership	Transitional Housing Corporation	Partner Arms II	10	148,925	1		TH	
Families Forward	Families Forward	Families Forward 1 /Stable Families	11	229,046	1		TH	
Families Forward	Families Forward	Families Forward 3 /Stable Families	12	201,224	1		TH	
Transitional Housing Corporation	Transitional Housing Corporation	Partner Arms I	13	127,385	1		TH	
House of Ruth	House of Ruth	Unity Inn	14	114,586	1		TH	
Sasha Bruce Youthworks	Sasha Bruce Youthworks	Independent Living Program #1	15	67,628	1		TH	
Sasha Bruce Youthworks	Sasha Bruce Youthworks	Independent Living Program #2	16	129,593	1		TH	
Catholic Charities	Catholic Charities	St. Martin's House	17	168,641	1		TH	
So Others Might Eat	So Others Might Eat	Mickey Leland Place	18	101,333	1		TH	
The Community Partnership	Rachael's Women's Center	Rachael's Women's Center	19	165,819	1		PH	
The Community Partnership	New Hope Ministries	Safe Haven	20	232,880	1		SH-TH	
The Community Partnership	Catholic Charities	Tenant Empowerment Network	21	257,404	1		TH	
House of Ruth	House of Ruth	Madison	22	144,083	1		TH	
The Community Partnership	Community Connections	Girard St. – SA/MI	23	121,728	1		PH	
The Community Partnership	Coates and Lane	Supported Housing Program	24	346,324	1		PH	
The Community Partnership	Bright Beginnings	Daycare	25	175,219	1		SSO	
So Others Might Eat	So Others Might Eat	Women's Transitional Housing	26	513,940	1		TH	
The Community Partnership	The Community Partnership	Chronic Homeless Initiative	27	266,084	1		TH	
Hannah House	Hannah House	THEIRS Reunification	28	148,115	1		TH	
The Community Partnership	Community Family Life Services	Brandywine	29	196,569	1		TH	
The Community Partnership	Unity Health Care	Unity Health Care @ CCNV	30	190,522	1		SSO	
The Community Partnership	New Endeavors by Women	New Expectations	31	210,119	1		TH	
The Community Partnership	Miriam's House	Miriam's House	32	141,214	1		PH	
House of Ruth	House of Ruth	Kidspace 1	33	202,832	1		SSO	
The Community Partnership	House of Ruth	Kidspace 2	34	83,511	1		SSO	
House of Ruth	House of Ruth	Kidspace 3	35	204,916	1		SSO	
The Community Partnership	Catholic Charities	Mt. Carmel House	36	189,000	1		TH	
The Community Partnership	Access Housing	Chesapeake House	37	275,107.20	1		TH	
Sasha Bruce Youthworks	Sasha Bruce	Olaiya's Cradle	38	189,058	1		TH	



(1) Applicant	(2) Project Sponsor	(3) Project Name	(4) Numeric Priority	(5) **Requested Project Amount	(6) Term of Project	SHP	SHP	S+C
	Youthworks							
The Community Partnership	Neighbor's Consejo	Neighbor's Consejo THP 1	39	149,203	1		TH	
The Community Partnership	Gospel Rescue Ministries	Gospel Rescue Ministries	40	100,905	1		TH	
The Community Partnership	Calvary Women's Services	Calvary Women's Services	41	142,306	1		TH	
The Community Partnership	Community Family Life Services	Family Reunification	42	176,226	1		TH	
The Community Partnership	Coalition for the Homeless	Employment and Training	43	333,913	1		SSO	
Community Family Life Services	Community Family Life Services	Trinity Arms	44	140,205	1		TH	
Community Connections	Community Connections	Training Apartments	45	98,175	1		TH	
So Others Might Eat	So Others Might Eat	Exodus House	46	323,673	1		TH	
The Community Partnership	Green Door	Green Door	47	144,758	1		PH	
The Community Partnership	Jobs for Homeless People	JHP @ CCNV	48	141,957	1		SSO	
Coalition for the Homeless	Coalition for the Homeless	Spring Road	49	171,453	1		TH	
Community Connections	Community Connections	TLC	50	106,864	1		TH	
The Community Partnership	Community Connections	Suitland Rd-Trauma	51	109,725	1		PH	
The Community Partnership	Christ House	Kairos House	52	899,866	1		TH	
The Community Partnership	Woodley House	Holly House	53	86,003	1		PH	
The Community Partnership	Coalition for the Homeless	Blair House	54	204,748	1		TH	
The Community Partnership	Community Connections	G Street- HIV	55	132,300	1		PH	
Community Family Life Services	Community Family Life Services	Family Support Collaborative/ SAFAH	56	364,761	1		SSO	
The Community Partnership	Bethany, Inc	Good Hope House	57	78,342	1		TH	
The Community Partnership	DC Central Kitchen	Training and Employment Program	58	87,850	1		SSO	
Salvation Army	Salvation Army	Harbor Lights Treatment Center	59	475,935	1		TH	
<b>Subtotal: Requested Amount for CoC Competitive Projects</b>				<b>\$13,300,345</b>				
DC Office of Revenue Analysis	The Community Partnership	SRA1	60	1,950,396	1			SRA
DC Office of Revenue Analysis	The Community Partnership	TRA1	61	495,000	1			TRA
DC Office of Revenue Analysis	The Community Partnership	SRA2	62	693,360	1			SRA
DC Office of Revenue Analysis	The Community Partnership	TRA2	63	279,720	1			TRA
DC Department of Health/HIV/AIDS Administration	Community Connections	SRA	64	207,360	1			SRA
DC Department of Health/HIV/AIDS Administration	Community Connections	TRA	65	274,680	1			TRA
<b>Subtotal: Requested Amount for S+C Renewal Projects</b>				<b>\$3,900,516</b>				
<b>TOTAL REQUESTED AMOUNT</b>				<b>\$17,200,861</b>				

In addition, DHCD funds contributed to the following special needs housing programs for homeless families and disabled homeless adults (status of each noted in table).

**Table 10: Continuum of Care Special Needs Housing**

NAME	SPONSOR	ADDRESS	UNIT COUNT	FUNDING SOURCES	STATUS
Hope Apartments	Community of Hope	3715 2 <sup>nd</sup> Street, SE	13 units	HUD DHCD DCHFA Cornerstone	Completion expected in FY2006
Independence Place	SOME	2800 "N" Street, SE	21 units	DHCD DCHFA AHP	Open for business
Good Hope House	Bethany, Inc.	1715 "V" Street, SE	7 units	DHCD/HOME HUD/SHP	Open for business.
Rachel's Women's Center	Rachel's Women's Center	Dupont Circle, Florida Ave NE	17 units	HUD	Open for business.
Scattered Sites	Green Door	6411 Piney Branch Road, NW 3471-14 <sup>th</sup> St, NW, 2721 Pennsylvania Avenue, SE	8 units 4 units 6 units	DHCD HUD/SHP	Open for business.
Diane's House	Diane's House of Ministry		8 units	DHCD	Awaiting completion of DHCD underwriting.
A New Day Transitional Housing	Johenning Temple of Praise/Way of the Word		12 units	DGCD	DHCD Executed contract for rehab in Dec. 2004
Graceview Apartments	House of Help, City of Hope		38 Units		DHCD executed contract for rehab in Jan 05..
Agape Apartments	RIGHT, Inc.		11 units	DHCD HUD/SHP	Expected completion in FY2006
<b>Totals</b>			<b>145 units</b>		



## Chapter 4 COMMUNITY DEVELOPMENT

### 4.1 Assessment of Goals and Objectives

The community development program to assist businesses did not meet its stated goal of assistance to 1,500 businesses during FY2006. The number of businesses provided assistance this year was 1,205. It is believed that, because so many small, neighborhood businesses were adversely affected by the rapidly increasing commercial rental rates in the District, program managers were generally required to devote a more intense level of service to each business. This is essentially a signal of increased demand for the services. In order to combat this effect, DHCD has invested more funds to non-profits that provide this service during FY2007. It is also noted that there is some volatility in the ongoing demand for these services. The FY2005 goal was initially 300 but was revised upward during the year. The final number of businesses assisted during FY2005 was 1,876. In addition, the program's impact will be monitored much more closely in FY2007.

**Table 11: Summary of Specific Community Development Objectives FY2006**

Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
Community Development					
(Neighborhood Revitalization) Support retention and growth of local neighborhood businesses	CDBG	• No. of businesses assisted	1500*	1,205	EO-3
Infrastructure					
Infrastructure Objectives may include business infrastructure improvements funded with local funds. See Economic Development Objectives.	CDBG	• No. of persons assisted			SL-3
Public Facilities					
There are no specific public facility objectives in this Plan; public facilities activities are undertaken as part of Development Finance Division Project Finance (see Appendix A)					
Public Services					
See Neighborhood-Based Activities discussion.	CDBG				SL-3
Economic Development					
Foster job growth for local residents	CDBG	• No. of temporary construction jobs through funded developments	2,000	3,547	SL-3
Support property management (through RLA-RC)	CDBG	• No. of housing units • No. of affordable units • No. of persons assisted • No. of businesses assisted	94	34	SL-3
Enhance function and appearance of business facilities to strengthen commercial corridors.	CDBG	• No. of businesses assisted	100	120	SL-3
Planning/Administrative					
Conduct program monitoring activities	CDBG, HOME		60	90	SL-3



Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
Carryout the Department's Administrative Management Program	CDBG, HOME				

## 4.2 Community Development & Organization Support

### A. Assistance to Residents

DHCD provided housing counseling to 15,528 tenants, homeowners and potential homeowners through community based organizations, and assisted at least 4,162 tenants subject to expiring federal subsidies.

### B. Small Business and Commercial Corridor Development

The Department did not meet its intended goal of providing assistance to 1,500 businesses for the year. Instead the Department through grants with neighborhood based non-profits provided assistance to only 1,205 businesses for the year. While this was a substantial increase over the assistance provided over the previous year, the shortfall reflects the rapid change in business needs in the DC economy. With a spike in land values, small business financial obligations, such as rapidly increasing commercial rents, have caught many small businesses unprepared. The grantees providing assistance to these businesses are adjusting to these changing needs as quickly as possible.

### C. Façade Improvements

One of the most important Neighborhood-Based Activities is to sponsor business façade redevelopment projects with local merchants. During FY2006, the Department's Storefront Façade Program continued to make significant strides in implementing new policies and parameters.

The Department has discovered that even though goals are set on an annual basis, the typical timeframe for façade completion is approximately 18 months. A Request for Façade Grant Applications was issued in May 2004 for FY 2005 façade activities. Six grantees were recommended for façade grant agreements as a result of that solicitation. Two of the grantees have since withdrawn their previously accepted applications. The sixth grantee continues to complete its requirements to begin construction in the program. In the interim, the Department spent a significant amount of time during FY2006 closing out its previous generation of façade grant projects, doing amendment work to a number of its existing façade grants, retooling the appropriate policies and parameters of the Façade Storefront Improvement Program, and gearing up to complete construction on the projects approved in FY 2005. Meanwhile, 18 façade improvement projects were completed in FY2006.

## 4.3 Large – Scale Economic Development

DHCD distinguishes between major economic development activity and community development at a neighborhood-scale. DHCD plays a supplemental role to the Office of the Deputy Mayor for Planning and Economic Development in economic development by supporting neighborhood-based



projects such as facade improvement and technical assistance to small businesses. The Department has also supported neighborhood economic health by providing development or public service support for community facilities.

As part of its RFP funding process, DHCD includes community and commercial facilities as a category for funding, based on neighborhood need. There is no specific set-aside, but historically about 4-8 qualified projects may be funded annually. For FY2006, DHCD funded four such facilities. These projects were:

1. Anacostia Gateway Center
2. Patricia Sitar Center for the Arts
3. Youth Recreation Center at St. Thomas More
4. Georgia Avenue Fatherhood Initiative

#### **4.4 Infrastructure**

DHCD promotes community development and job creation by contributing to infrastructure projects. These include the façade development projects described under “Community Organization Support.” DHCD also provides funds to the DC Housing Authority for site infrastructure improvements. In FY2006, DHCD provided a total of \$9,135,680 of capital funds to five projects as follows: \$535,680 for the construction of street infrastructure at the Anacostia Gateway Center, \$1,600,000 for site infrastructure associated with the Highland Addition Housing Development, \$2,000,000 for site infrastructure associated with the Henson Ridge HOPE VI project, \$2,500,000 for site infrastructure associated with the Arthur Capper HOPE VI project, and \$2,500,000 for the construction of site infrastructure associated with the Eastgate HOPE VI project.

#### **4.5 Program Changes**

While DHCD has used CDBG successfully to carry out its programs, DHCD nonetheless makes changes to its programs as needed.

- DHCD continues to strengthen the monitoring protocols for its Development Finance Division (DFD) programs and for the Neighborhood Investments Program,
- DHCD has completely revamped the Department’s first-time homebuyer assistance programs, by determining levels of assistance that more strongly relate to household income and prevailing real estate market prices; lowering requirements for the homebuyer’s contribution of cash toward the home purchase; and providing more favorable terms for loan repayment. The FY2006 changes had an immediate positive impact on the Department’s homebuyer assistance programs. Of the 278 first-time homebuyers provided DHCD assistance in FY2006, 115 (41%) were assisted in the final quarter of the year, following the program enhancements. This was a dramatic increase in the Department’s success toward facilitating homeownership, which had been on the decrease for the prior three years as a result of quickly escalating home sale prices in the District of Columbia. The settlement of 278 homebuyer loans also marked the first time in three years that DHCD exceeded its target of 240 first-time homebuyers assisted per year. For FY2007, the program is funded at a higher level overall, including increased funding through CDBG.



- DHCD's consolidated façade improvement program continues to implement more effective policies and procedures. Improvements are currently taking about 18 months to complete, and will be reported on a bi-annual completion cycle.

DHCD's programs have been designed to meet the HUD national objectives of benefiting low- and moderate-income persons, and elimination of slums and blight (through, for example, acquisition, disposition and rehabilitation).

#### 4.6 Anti-displacement and Relocation

It is DHCD's policy to minimize displacement in all of its projects. Each program officer in the DFD keeps track of any relocation required for a project. Project managers review developers' plans and revise those plans as necessary to minimize displacement. Where relocation is required, the project managers ensure, as part of the underwriting process, that the relocation plans are adequate and are funded as part of the project development costs. A number of DFD project managers have received training in the Uniform Relocation Act (URA). Development Finance also has convened a team to oversee project compliance, including URA compliance, and to update the Division's operating protocols to ensure that all specialized monitoring disciplines are being addressed.

In FY2006, five projects had tenants on site and required the submission and approval of temporary relocation plans. These projects were: Hunter Pines Apartments, Galen Terrace Apartments, Park Southern Apartments, Southview Apartments, and Fairmont I & II Apartments. The developers of these projects are temporarily relocating tenants to other vacant units on their project sites to the extent possible in order to avoid relocation to off-project sites.

Any required relocation generated by DHCD's single family rehabilitation projects is incorporated into each project work plan, and associated costs are factored into the budget.

#### 4.7 Source of Income

The Department relies on three sources of funding to finance housing and community development projects, programs, and delivery costs. These include federal resources from HUD; local and other funds, composed of appropriated District funds and certain loan repayments; and private investments that have been leveraged with public resources.

##### A. Federal Resources

FY2006 is the thirty-first year (CD-31) of CDBG Program. The Community Planning Division of HUD informed DHCD that its FY2006 formula entitlement grant allocations were as follows:

**Table 12: FY2006 Federal Entitlement Grant Allocations**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>LEAD</b>
<b>Allocation</b>	\$21,318,203	\$9,219,150*	\$821,555	\$10,535,000	\$2,300,284



	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>LEAD</b>
<b>Program Income</b>	\$14,834,162	\$1,472,829	\$0	\$0	\$0
<b>FY 2005 *Carry Over</b>	\$67,413,212	\$7,457,912	\$930,373	\$0	\$2,300,285
<b>Net available federal funds</b>	\$103,565,577	\$18,149,891	\$1,751,928	\$10,535,000	\$2,300,285

\*Includes ADDI funds administered under HOME

\*Note: These 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.

DHCD serve as the administrator for the CDBG, HOME, and ESG grants.<sup>2</sup> 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.

At the end of FY2003, 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 FY2006, DHCD will carryover \$ 2,300,284 of total lead grants for the lead hazard control and lead hazard deduction demonstration activities. The FY2006 local match for the Lead-Based Paint grants is \$3,154,060.

### Program Income

There was a total of \$14,834,162 in program income dollars collected for the CDBG and \$1,472,829 was 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.

### B. Local Resources

According to the Mayor's FY2006 baseline budget, the funds received from District budget appropriations total \$2,030,870. Appropriated and local funds are broken down as follows:

**Table 13: FY2006 Local/Other Funds Allocations**

	<b>Housing Production Trust Fund</b>	<b>Local Appropriation</b>	<b>Loan Repayments</b>	<b>Other***</b>
<b>Allocation*</b>	\$116,586,473	\$2,030,870	\$6,222,350	\$1,575,775

\*Note: All dollar amounts are the Original Expense Budget Numbers.

\*\*\* "Other" consists of Land Acquisition and Housing Development Organization (LAHO) \$416K; Portal Sites \$46K; Rehab Repay \$400,000 and Low Income Housing Tax Credits of \$714K.

<sup>2</sup> 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.



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 HPTF 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 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 FY2005, 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-to-moderate income residents.

DHCD also receives separate, local budget appropriation and loan repayments from its Home Purchase Assistance Program, 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; \$400,000 for Rehab Repay; \$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.

### **C. 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 require matching funds: HOME and ESG. 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 FY2006 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 monies 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 FY2006, 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 FY2006 local match for the Lead-Based Paint grants is \$3,154,060 and ESG match is \$20,783,137 in cash and fair market value of free shelter rent.

## 4.8 Uses of Funds

The following pages contain information on DHCD use of funds in FY2006 for affordable housing and community development projects by source and program. The total expenditure amount represents district's dollars spent in FY2006 and may differ from total expenditure on the IDIS reports because all funds were not drawn down as of September 30, 2006. The total expenditure for HOPWA may differ because IDIS report shows drawn downs for FY2005 and 2006.

Tables 14-17 display DHCD's FY2006 Budget allocations and use of federal funds in the CDBG, HOME, ESG and HOPWA programs.

**Table 14: FY2006 CDBG Program (CD-29) Budget**

<b>1. Homeownership and Home Rehabilitation Assistance</b>	<b>Budget</b>	<b>Cash/Accrued Expenditures</b>
a. Home Purchase Assistance Program (HPAP)	\$4,120,339	3,616,243
b. Single Family Residential Rehabilitation Program	2,581,289	2,215,344



c. Homestead Housing Preservation Program	443,979	398,424
d. Home Ownership Developer's Incentive Fund (HODIF)	150,000	150,000
<b>Subtotal</b>	<b>\$ 7,295,607</b>	<b>\$6,380,011</b>
<b>2. Affordable Housing/Real Estate Development</b>		
a. Development Finance Division Project Funding	\$60,299,016	52,552,842
b. Tenant Apartment Purchase	416,200	415,275
c. Title VI	0	0
<b>Subtotal</b>	<b>\$60,715,216</b>	<b>\$52,968,117</b>
<b>3. Neighborhood Investment</b>		
a. Neighborhood-Based Activities	\$8,299,043	\$6,530,797
<b>Subtotal</b>	<b>\$8,299,043</b>	<b>\$6,530,797</b>
<b>4. Economic and Commercial Development</b>		
a. Economic Development	\$7,972	\$7,972
b. Real Estate Services and Property Management	102,320	16,015
c. National Capital Revitalization Corporation (RLA-RC)	20,453,238	19,846,560
<b>Subtotal</b>	<b>\$20,563,530</b>	<b>\$19,870,547</b>
<b>5. Agency Management Program</b>	<b>\$5,321,113</b>	<b>\$4,122,016</b>
<b>6. Program Monitoring and Compliance</b>	<b>\$719,233</b>	<b>\$663,211</b>
<b>7. Agency Financial Operations</b>	<b>662,546</b>	<b>\$588,050</b>
<b>Total CDBG Program</b>	<b>\$103,576,288</b>	<b>\$91,122,749</b>

Table 15: FY2006 HOME Program Budget

1. Agency Management Program	BUDGET	Cash/Accrued Expenditure
a. Agency Management	\$119,613	\$119,613
<b>Subtotal</b>	<b>\$119,613</b>	<b>\$119,613</b>
<b>2. Affordable Housing/Real Estate Development</b>		
a. DFD Project Financing	\$16,050,056	\$3,230,561
b. Tenant Apartment Purchase Activity	0	0
<b>Subtotal</b>	<b>\$16,050,056</b>	<b>\$3,230,561</b>
<b>3. Homeownership and Home Rehabilitation Assistance</b>		
a. Home Purchase Assistance Program	\$1,394,787	\$1,383,667
b. Single Family Residential Rehabilitation	585,435	585,435
<b>Subtotal</b>	<b>\$1,980,222</b>	<b>\$1,969,102</b>
<b>TOTAL HOME Program</b>	<b>\$18,149,891</b>	<b>\$5,319,276</b>

Table 16: FY2006 Emergency Shelter Grant Budget

Homeless Support and Prevention	BUDGET	Cash/Accrued Expenditures
Emergency Shelter Grant Management	\$1,751,927	\$449,795
<b>TOTAL ESG Program</b>	<b>\$1,751,927</b>	<b>\$449,795</b>

**Table 17: FY2006 Housing for Persons With AIDS Program EMSA-Wide Budget**

<b>HOPWA Eligible Activity</b>	<b>BUDGET</b>	<b>Cash/Accrued Expenditures</b>
1. Housing Information Services	\$411,000	388,000
2. Resource Identification	0	0
3. Acquisition, Rehab., Conversion, Lease, and Repair of Facilities	500,000	141,006.66
4. New Construction, Dwellings and Community Residences	0	0
5. Project-based Rental Assistance	800,000	1,469,103.10
6. Tenant-based Rental Assistance	6,691,070.80	5,781,498.17
7. Short-term rent, Mortgage, and Utility Payments	477,929	415,600.83
8. Supportive Services	1,074,071	1,171,193.57
9. Operating Costs	210,500	187,000
10. Technical Assistance	54,379.30	54,379.30
11. Administrative Expenses – 7% Cap	0	0
12. Administrative Expenses Grantee 3% Off the Top Total HOPWA Formula Award	316,050	316,050.00
<b>TOTAL HOPWA Program</b>	<b>\$10,535,000</b>	<b>\$8,923,890.97</b>

## 4.9 Neighborhood Revitalization Strategies

As part of the Five-Year Plan, DHCD continues the designation of its two Neighborhood Revitalization 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 as a NRSA to HUD, in conjunction with the District of Columbia Fiscal Year 2000 Consolidated Plan.

DHCD extended 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, NW.

The NRSA development strategy includes 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 initiatives to serve as the core tools for revitalizing the Corridor.

**Table 18: Georgia Avenue NRSA Performance Data**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>RESPONSIBLE AGENCIES</b>	<b>2006 ACCOMPLISHMENTS</b>
George Avenue Marketing Program	<ul style="list-style-type: none"> <li>Attract 2 employers with job opportunities for local residents to locate along Georgia Ave.</li> </ul>	Washington, DC Marketing Center, DMPED, NCRC	
Housing and Community Development	<ul style="list-style-type: none"> <li>Rehabilitate 20 single-family homes at affordable rates for current residents by 2007</li> <li>Provide loans to assist in the rehab of multi-family units at rents affordable to current residents</li> <li>Provide Lead-safe Washington Services through Assessments and Amelioration of lead paint in low-income homes.</li> </ul>	DHCD, DCHA, DCHFA	<ul style="list-style-type: none"> <li>19 units completed in last fiscal year</li> <li>HPAP had 8 home purchases</li> <li>First Right to Purchase Program assisted the tenants of 2922 Sherman Avenue NW (one block west of Georgia Avenue) to purchase their 13 unit building. Tenants have organized a Cooperative and will completely renovate the building.</li> <li>Assisted Georgia Avenue Family Support Collaborative<sup>4</sup> to purchase their building located at 1104 Allison Street NW at Georgia Avenue to continue providing family counseling services at that location.</li> </ul>
Small Business Development Center	<ul style="list-style-type: none"> <li>Provide entrepreneurial training to promote the retention and expansion of local businesses</li> <li>Provide small business management training</li> <li>Provide counseling to help prepare local residents for homeownership</li> </ul>	DHCD, DC Chamber of Commerce Foundation, DC Main Street Program	<ul style="list-style-type: none"> <li>Provided technical assistance to 336 new businesses</li> <li>Assisted 3 businesses in obtaining business registration and/or licenses</li> <li>Assisted 2 businesses with technical assistance in obtaining loans/credit</li> <li>Assisted 2 businesses in obtaining minority certification</li> </ul>
Sidewalk and Infrastructure Improvements	<ul style="list-style-type: none"> <li>Resurface/redevelopment of sidewalks and infrastructure, including facades, to improve the appearance and safety of the commercial node.</li> </ul>	DDOT DHCD	<ul style="list-style-type: none"> <li>Sidewalk improvements completed at Sheridan and Georgia.</li> <li>Completed 8 storefront facades on Georgia Ave. in general and 12 façade improvements in the 6700 Block.</li> </ul>



GOALS	OBJECTIVES	RESPONSIBLE AGENCIES	2006 ACCOMPLISHMENTS
Acquisition and Redevelopment	<ul style="list-style-type: none"> <li>Acquire vacant and abandoned property along the corridor for redevelopment purposes</li> </ul>	NCRC, DHCD, DCHFA, Home Again Program	

## 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 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 includes 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 19: Carver, Langston, Ivy City, Trinidad NRSA Performance Data**

GOALS	OBJECTIVES	RESPONSIBLE AGENCIES	2006 ACCOMPLISHMENTS
Housing and Community Development	<ul style="list-style-type: none"> <li>Increase homeownership opportunities for 50 new homeowners by 2010</li> <li>Provide assistance under the single-family residential rehab program and improve other 1-4 unit properties</li> <li>Provide Lead-Safe Washington Services in Ivy City/Trinidad through assessments and amelioration of lead paint in low-income units</li> </ul>	DHCD, Home Again Program	<ul style="list-style-type: none"> <li>12 units completed in last fiscal year</li> <li>HPAP had 4 home purchases</li> </ul>
Employment and Entrepreneurial Training	<ul style="list-style-type: none"> <li>Training and employment for 100 local residents by 2010 to help them prepare for the job market</li> <li>Conduct two career fairs each year.</li> </ul>	DOES, NSI	
Infrastructure Improvements	<ul style="list-style-type: none"> <li>Improvements to two community parks in the area.</li> <li>Construction of the Trinidad Recreation Center</li> <li>Redevelopment of Alexander Crummel School</li> </ul>	DDOT, DPR, DMPED, NSI	<ul style="list-style-type: none"> <li>Construction underway.</li> <li>No action on A. Crummel School.</li> <li>\$1 million in sidewalk/road improvements</li> </ul>



#### 4.10 Neighborhood Based Activities

**Housing Counseling Services:** Through non-profit Community Based Organizations (CBO), 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.

Sponsors: Housing Counseling Services, Inc.; Central American Resource Center; Lydia's House, Inc.; University Legal Services, Inc.; Marshall Heights Community Development Organization, Inc.; and Latino Economic Development Corporation; which are all local non-profits

Funding Source: CDBG Competitive Funding

Budget Amount: \$2,416,000

Total Expenditure: Approximately \$2,350,000

Anticipated Outcome Measure: 7,992 households counseled

Actual Outcome: 15,528 households counseled

Addresses of Sponsors: See Appendix B

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

Sponsors: DC Chamber of Commerce Foundation, Latino Economic Development Corporation, Development Corporation of Columbia Heights, Marshall Heights Community Development Organization, Inc., and Washington Area Community Investment Fund, which are all local non-profits

Funding Source: CDBG Competitive Funding

Budget Amount: \$1,427,000

Total Expenditure: Approximately \$1,250,000

Anticipated Outcome Measure: 1500 businesses assisted

Actual Outcome: 1,205 businesses assisted

Addresses of Sponsors: See Appendix B

**Support for Tenants Subject to Expiring Federal Subsidy:** Under this activity, grantees will provide housing assistance services to residents of affordable multi-family properties for which federal housing subsidies are due to expire, or in which displacement is a strong possibility. 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 some relocation assistance when necessary. All costs are for the direct delivery of services.

Sponsors: Housing Counseling Services, Inc., Latino Economic Development Corporation, Development Corporation of Columbia Heights, MANNA Community Development Corporation, which are all local non-profits



Funding Source: CDBG Competitive Funding

Budget Amount: \$1,202,000

Total Expenditure: \$1,550,000

Anticipated Outcome Measure: 3,000 affordable units assisted

Actual Outcome: 4,162 affordable units assisted

Addresses of Sponsors: See Appendix B

**Storefront Façade Improvement:** 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 façades. Under this 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. Additional funds are provided to non-profits 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.

Sponsors: Emory Beacon of Lights, Inc., and Barracks Row Main Street, Inc., which are all local non-profits.

Funding Source: CDBG Competitive Funding

Budget Amount: \$402,046

Total Expenditure: \$0

Anticipated Outcome Measure: 22 units funded

Actual Outcome: 0 units completed; others under construction

Addresses of Sponsors: See Appendix B

#### **4.11 Antipoverty Strategy**

DHCD is not the lead agency in the District's direct efforts to reduce poverty, and the HUD entitlement program funds administered by DHCD are not the primary source of funds for anti-poverty activity by the District. However, by funding housing for extremely low, very-low and low-income residents DHCD contributes to the City's anti-poverty strategy by lifting families out of poverty and providing them with stable lodging and a means to build equity for the future. DHCD also supports other DC Government initiatives in reducing poverty and utilizes its federal and local funds to help residents improve their financial stability through housing and financial counseling programs conducted by a network of community-based organizations. DHCD also provides funds to CBOs to assist small businesses with technical assistance and to improve their physical appearance to retain and expand neighborhood job opportunities.

The comprehensive housing counseling services funded by DHCD provide tenants and prospective homeowners with assistance in such matters as household/home management and maintenance, improving credit, and household budgeting, all geared toward improving residents' opportunities to obtain and retain decent housing with the prospect of moving toward ownership and the development of equity. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options, and are introduced to the DHCD-sponsored Tenant First Right to Purchase Program to move toward ownership.



The Tenant First Right to Purchase Program and the Tenant Apartment Purchase Assistance programs provide technical assistance, seed funds and “earnest” money to tenant groups to assist them in organizing so they are prepared to take advantage of their first right of refusal when a building is for sale. The program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding. During FY2006, DHCD provided 691 tenants with these services.

DHCD provides education and outreach to ensure that Fair Housing Laws are understood and that all residents are provided with information on their rights of access to housing in the District of Columbia. Assistance is provided in several languages. During FY2006, DHCD reached over 3,000 residents with fair housing information and/or assistance.

Other agencies play the key roles in the reduction of poverty. The Department of Human Services administers income support, welfare to work and a range of programs to support families and individuals. The Community Partnership for the Prevention of Homelessness provides emergency support from ESG funds to prevent eviction. The Office on Aging provides support services to seniors and partners with DHCD in the development of senior housing.

The Department of Employment Services (DOES) provides extensive job training opportunities through its city-wide “One Stop Service Centers.” The Workforce Investment Council (WIC) brings together private and public sector stakeholders to develop strategies to increase employment opportunities for DC residents and to support and to assist DOES in its employment mission. The DC Public School Administration has created career-oriented high schools in a number of specialized areas, including the Technology and Hospitality Industries to facilitate students progressing from school to real jobs in the DC market.

During FY2006, DHCD continued to play an important role in the Mayor’s new set of anti-poverty initiatives that directly target neighborhoods with high poverty and crime rates. The New Communities Initiative and the Great Street Initiative are being planned to address both physical and socio-economic-educational needs of the targeted areas—by combining government resources with those of private and non-profit developers or organizations to bring long-term and comprehensive revitalization to the designated area. “New Communities” is a comprehensive partnership to improve the quality of life for families and individuals living in distressed neighborhoods. The companion program, “Great Streets” is a strategy to revive the local commercial corridors bordering the new communities so that the balance of services that neighborhoods need are restored along with the housing and social fabric.

These two initiatives are a new and aggressive approach to fighting poverty that includes current residents and businesses in the planning for an inclusive neighborhood that attracts a mixture of incomes and families, singles, and elders into the revitalized neighborhoods.



## **Chapter 5 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

The District's, Department of Health, Administration for HIV Policy and Programs (AHPP) is the HOPWA Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMA).

The purpose of AHPP is to prevent the spread of HIV infection and to ensure the management, oversight, planning, and coordination of HIV/AIDS services and Programs in the District of Columbia, in collaboration with other government and Community organizations. AHPP also administers the Ryan White Title I Program for the DC EMA, the District's Ryan White Title II, AIDS Drug Assistance Program (ADAP), and Centers for Disease Control (CDC) funding for HIV/AIDS prevention and surveillance activities.

In addition to serving as the DC EMA regional grantee, AHPP is also the local administrative agency for the HOPWA program in the District of Columbia. In Suburban Maryland, the Prince George's County Government, DHCD is the administrative agency with oversight of activities in Calvert, Charles, Frederick, Montgomery, and Prince George's counties. The Northern Virginia Regional Commission (NVRC) is the administrative agency for suburban Virginia with oversight of activities in the counties Of Arlington, Clarke, Culpeper, Fairfax, Fauquier, King George, Loudoun, Prince William, Spotsylvania, Stafford, and Warren. NVRC's responsibility also includes the cities of Alexandria, Culpeper, Fairfax, Falls Church, Fredericksburg, Manassas, and Manassas Park. In suburban West Virginia, the administrative agency is the AIDS Network of the Tri-State Area (ANTS) a non-profit community-based organization with responsibility for Jefferson County.

AHPP continues to work in partnership with a number of CBOs in the effort to provide housing assistance and supportive services to persons living with HIV/AIDS in the District of Columbia. The District's community partners for the FY2006 program year include:

### **Tenant Based Rental Assistance Program**

- Building Futures
- Community Family Life Services
- DC CARE Consortium
- EFFORTS
- Greater Washington Urban League
- Homes for Hope
- La Clinica del Pueblo
- Our Children
- Perry School Community Service Center
- Terrific, Inc.

### **Facility Based Housing w/Supportive Services**

- Coates and Lane
- Damien Ministries
- EFFORTS
- Hill's Community
- Lurn and Urn
- Joseph's House
- Miriam's House
- RIGHT, Inc.
- Northwest Church Family Network

### **Facility Based Emergency Housing w/Supportive Services**

- Miracle Hands
- RAP, Inc.
- Our Place DC

**Supportive Services Only**

- Miracle Hands
- Housing Counseling Services
- Coates and Lane
- DC CARE Consortium

**Prince George's County Department of Housing and Community Development** (Suburban Maryland) is the HIV/AIDS Administration (HAA) sub-grant Project Sponsor which includes: Prince George's County, Calvert County, and Charles County. The HOPWA Program in Suburban Maryland plays a vital role in assisting Marylanders who are challenged by HIV/AIDS.

Northern Virginia Regional Commission (NVRC) works in collaboration with the following HOPWA vendors:

**Tenant- and Project-Based Rental Assistance**

- Alexandria Redevelopment and Housing Authority
- Arlington County DHS, Section 8
- Loudoun County Dept. of Social Services, Housing
- Prince William Office of Housing and Community Development
- Northern Virginia Family Service
- Robert Pierre Johnson Housing Development Corporation
- Homestretch

**Permanent AIDS Residence**

- Wesley Housing Development Corporation's Agape House

**Supportive Services**

- Northern Virginia AIDS Ministry
- Legal Services of Northern Virginia

West Virginia continues to provide services for residents residing in Jefferson County through the AIDS Tri-State Network.

**5.1 Specific HOPWA Objectives**

Housing Opportunities for Persons with AIDS (HOPWA): HOPWA funds were used to provide short-term supportive housing opportunities, tenant-based vouchers and mortgage/utility payments for 996 persons living with HIV/AIDS in the DC Statistical Metropolitan Area (SMA). Housing information services were provided to 2,173 persons, and 3,170 persons received supportive services in HOPWA-provided housing. Twenty-two (22) sub-grants were awarded to provide operating support to housing for persons living with HIV/AIDS.

**Table 20: Summary of Specific Special Needs Objectives for FY2006**

Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
Special Needs Objectives					
Provide housing information services to	HOPWA	<ul style="list-style-type: none"> <li>• No. of persons assisted</li> </ul>	1,450	2,173	DH-1



Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
persons living with HIV/AIDS					
Provide and sustain short-term supportive housing opportunities to persons with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> <li>No. of housing units</li> <li>No. with short-term rental assistance</li> <li>No. of homeless and chronically homeless households assisted</li> </ul>	1,639	996	DH-2
Provide supportive services to HOPWA-assisted housing	HOPWA	<ul style="list-style-type: none"> <li>No. of persons assisted</li> </ul>	635	3,170	DH-1
Provide operating support to housing for persons living with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> <li>No. of persons assisted</li> </ul>	30	38	DH-1
Assist communities to develop comprehensive strategies for HIV/AIDS housing, outreach and education	HOPWA	<ul style="list-style-type: none"> <li>No. of persons assisted</li> </ul>	30	38	SL-3
Acquisition, rehabilitation, conversion, lease, and repair of facilities (24 CFR 574.300.B.3)	HOPWA	<ul style="list-style-type: none"> <li>No. of housing units</li> <li>No. of affordable units</li> <li>No. of units designated for persons with HIV/AIDS</li> </ul>	30	0	DH-2
Other Special Needs Housing Units are included in the Objective #2 to preserve and increase affordable housing.			Part of 2000 units of affordable housing		

## 5.2 HOPWA FY2006 Program Accomplishment

Approximately \$7,661,016.00 of HOPWA funds were used to provide housing assistance to 4,407 individuals and families in the DC EMA. In the District of Columbia, HOPWA housing programs currently underway include three emergency housing, and seven facility-based housing sites that provide short-term housing and supportive services, Tenant Based Rental Assistance (TBRA) programs both in the District and all participating jurisdictions, Short-term Rent, Mortgage and Utility Assistance (STRMU) programs, and Housing Information and Referral services. Of those that received housing assistance, STRMU was provided for individuals and families during the fiscal year.

Performance Chart 1—Actual Performance Types of Housing Units which were Supported during the Operating Year WASHINGTON, D.C. EMA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	563	\$5,781,498.17	0	0	0	563
2. Short-term/emergency housing payments	395	\$415,600.83	0	0	0	395
3-a. Units in facilities supported with operating costs	154	\$1,469,103.10	0	0	0	154



Performance Chart 1—Actual Performance Types of Housing Units which were Supported during the Operating Year WASHINGTON, D.C. EMA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	1,112	\$7,666,202	0	0	0	1,112
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	1,112	\$7,661,016.00	0	0	0	1,112

Performance Chart 2— Comparison to Planned Actions to Actual Accomplishments WASHINGTON D.C. EMA		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	739	563
2. Short-term or emergency housing payments	715	395
3-a. Units in facilities supported with operating funds.	45	142
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	1,499	1,196
Deduction for units reported in more than one category.	0	0
TOTAL	1,499	1,100

All data provided by DC Department of Health, HIV/AIDS Administration

In the District, approximately 142 units of housing were available for individuals and families in supportive housing facilities from October 1, 2005 to September 30, 2006. Clients were allowed to stay 30 days to 6 months, depending upon their level of need. With the assistance of the centralized housing intake/assessment program (Gate Keeper) and the strong network of housing providers, persons living with HIV/AIDS in need of housing assistance in the DC EMA were able to access HOPWA funded services.

Performance Chart 1—Actual Performance Types of Housing Units which were Supported during the Operating Year. DISTRICT OF COLUMBIA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	305	\$3,599,409	0	0	0	305
2. Short-term/emergency housing payments	176	\$118,085.83	0	0	0	176



Performance Chart 1—Actual Performance Types of Housing Units which were Supported during the Operating Year. DISTRICT OF COLUMBIA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
3-a. Units in facilities supported with operating costs	142	\$1,461,984	0	0	0	142
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	623	\$5,179,478.00	0	0	0	623
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	623	\$5,179,478.00	0	0	0	623

Performance Chart 2— Comparison to Planned Actions to Actual Accomplishments DISTRICT OF COLUMBIA		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	315	305
2. Short-term or emergency housing payments	350	176
3-a. Units in facilities supported with operating funds.	45	142
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	644	623
Deduction for units reported in more than one category.	0	0
TOTAL	644	623

All data provided by DC Department of Health, HIV/AIDS Administration

In the District of Columbia in FY2006, HOPWA funds were used to provide:

- Housing assistance for 760 individuals and families in the form of emergency shelter, short term supportive housing, and TBRA; and STRUM.
- Supportive Services for individuals and families; which included mental health care, substance abuse treatment, need assessments, job readiness, job training and placement, transportation, case management services, and housing information and referral services to over 1,748 individuals.



## **A. Overview of Activities Carried Out**

In the District, Housing Program staff was instrumental in reaching out to new HOPWA service providers. This effort resulted in the downsize of the waiting list of 67 Persons with AIDS (PWAs) as of October 1, 2005 to 21 on the waiting list as of September 30, 2006 as 46 new TBRA vouchers were issued. The existing 88 PWAs on the current waiting list are a result of new applications received by the Gate Keeper during this reporting period. Two new agencies joined the network of housing providers offering TBRA for persons living with HIV/AIDS. Also, with the assistance of the long-term centralized housing and information referral center Gate Keeper for persons living with HIV/AIDS (PWAs), AHPP's HOPWA team was able to locate more housing and landlords willing to accept TBRA vouchers.

During the fiscal year HOPWA funds continued to support emergency housing, short-term supportive housing, the Multi Service Day Center for homeless persons living with HIV/AIDS in need of shelter during the day; TBRA vouchers, a Housing Mediation program that assists with landlord/tenant concerns, and short-term rent, mortgage, and utility assistance and the PWA Homeownership Program.

Within the fiscal year a potential \$1.0 million RFA was issued in the District of Columbia for housing providers and supportive services. The program areas included Facility-based Housing with Supportive Services (substance abuse), Facility-based Housing with Supportive Services for Men and Facility-based Housing with Supportive Services for Women. The HOPWA team, based on external and internal reviews, granted new awards that were to begin on October 1, 2006 and provided cost extensions to existing providers based on performance.

### **Suburban Maryland**

In FY2006, Suburban Maryland received \$2,731,861 in HOPWA funds to serve approximately 454 individuals and families. About \$158,750 was used for planning and administration. Major goals and activities described in the FY06 Action Plan are as follows:

- Provide TBRA for about 232 persons living with HIV/AIDS.
- Provide housing related emergency assistance to about 222 persons living with HIV/AIDS.
- Work with local health departments to obtain services through Ryan White and other funds.
- Enhance the capacity of service providers to link with other agencies and strengthen the effectiveness of their programs.
- Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.
- Each HOPWA agency will assist participants move toward self-sufficiency by providing referrals to job training and rehabilitation programs.

The Suburban Maryland jurisdictions administer TBRA programs. All rental units in Suburban Maryland are available to individuals with HIV/AIDS as long as the rents are reasonable as defined by the HUD Fair Market Rents (FMRs) and as required by Federal HOPWA regulations. The most common type of housing units available for rent in Suburban Maryland are apartments in small and large apartment buildings and complexes, single family homes and town homes.



In FY2006, 216 of the 454 number of units projected for TBRA and STRMU payments were actually supported with HOPWA funds for the purpose of providing assistance or residential support to persons with HIV/AIDS and their families; 155 were Rental Assistance units and 61 were for Short-term/Emergency Housing Payments. (See Performance Charts below.)

Performance Chart 1—Actual Performance Types of Housing Units which were Supported during the Operating Year. SUBURBAN MARYLAND						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	155	\$1,410,999	0	0	0	155
2. Short-term/emergency housing payments	61	\$164,138	0	0	0	61
3-a. Units in facilities supported with operating costs	0	0	0	0	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	216	\$1,575,137	0	0	0	216
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	216	\$1,575,137	0	0	0	216

Performance Chart 2— Comparison to Planned Actions and Actual Accomplishments SUBURBAN MARYLAND		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	240	155
2. Short-term or emergency housing payments	60	61
3-a. Units in facilities supported with operating funds.	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	300	216
Deduction for units reported in more than one category.	0	0
TOTAL	300	216

Suburban Maryland includes Calvert, Charles, Frederick, Montgomery and Prince George's Counties.  
All data provided by DC Department of Health, HIV/AIDS Administration.

While expanding housing resources for this special population, the Counties also provide clients access to health-care and other services offered through the Ryan White Care Act and other



programs. Suburban Maryland jurisdictions operate HOPWA programs in collaboration with the nonprofit organizations that help clients meet the daily needs for housing, mental health, substance abuse and other supportive services. Each HOPWA agency assists participants move toward self-sufficiency by providing referrals to job training and rehabilitation programs. All of the HOPWA agencies in Suburban Maryland participate in their respective County's Continuum of Care Plan. The priorities and allocations of the Suburban Maryland region correlate with those of the Washington, D.C. Eligible Metropolitan Area.

### Suburban Virginia

During this period, NVRC expended approximately \$835,573 using primarily HOPWA FY2006. Ninety-five (95) HOPWA households maintained stable, independent housing through participation with one of the contracted TBRA providers. At the conclusion of the report period, one TBRA vendor is embarking on a regional rental assistance program. Heretofore, TBRA was provided by city/county housing offices whose programs were confined to the geographic boundaries of their jurisdictions.

Two families participated in the two slots of transitional housing services that were purchased with a previous year's HOPWA funds. Eight (8) households use the rental set aside program.

One hundred fifty-eight (158) HOPWA eligible households received short-term assistance with rent, mortgage or utilities from one vendor. A more vigilant focus on HOPWA being the funding of last resort and HIV-relatedness of claims has reduced the number of payments made under this category over those paid last year.

Performance Chart 1—Actual Performance Types of Housing Units which were Supported during the Operating Year. SUBURBAN VIRGINIA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	95	\$695,025	0	0	0	95
2. Short-term/emergency housing payments	158	\$133,429	0	0	0	158
3-a. Units in facilities supported with operating costs	12	\$7,119	0	0	0	12
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	265	\$835,573	0	0	0	265
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	265	\$835,573	0	0	0	265



Performance Chart 2— Comparison to Planned Actions and Actual Accomplishment SUBURBAN VIRGINIA		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	176	95
2. Short-term or emergency housing payments	290	158
3-a. Units with operating costs	12	12
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	464	265
Deduction for units reported in more than one category.	0	0
TOTAL	464	265

Note: Suburban Virginia includes the counties of Arlington, Clarke, Fairfax, Fauquier, King George, Loudoun, Prince William, Spotsylvania, Stafford and Warren; as well as the cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas and Manassas Park. All data provided by the DC Department of Health, HIV/AIDS Administration

A variety of support services complemented the Northern Virginia HOPWA housing offerings. Supportive services funds underwrote programming for the tenants of the region's only AIDS residence, including support for a highly-participatory tenants' council. Transportation to medical and key social service appointments, food vouchers, and entitlements counseling were also funded. The HIV Resources Project, housed at NVRC, continues to provide web-based information resources on housing and other services important to HOPWA-eligible persons. The HIV Resources Project receives about 950 inquiries per month.

Rental costs and vacancy rates have moderated somewhat in Northern Virginia over the previous report period, making it a little easier for HOPWA-eligible people to identify appropriate housing.

## West Virginia

In West Virginia, the AIDS Network has continued a cooperative relationship with local and state HOPWA organizations. The HOPWA case manager is a member of the Homeless Coalition of the Eastern Panhandle. However, homeless services offered in Jefferson County are very limited. Transportation in Jefferson County remains a barrier to access services.

Performance Chart 1—Actual Performance Types of Housing Units which were Supported during the Operating Year. SUBURBAN WEST VIRGINIA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	8	\$48,499	0	0	0	8
2. Short-term/emergency housing payments	12	22,329.00	0	0	0	0
3-a. Units in facilities supported with operating costs	0	0	0	0	0	0
3-b. Units in facilities that were developed with capital	0	0	0	0	0	0



Performance Chart 1—Actual Performance Types of Housing Units which were Supported during the Operating Year. SUBURBAN WEST VIRGINIA						
costs and opened and served clients						
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	8	\$	0	0	0	8
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	8	\$71,828	0	0	0	8

Performance Chart 2— Comparison to Planned Actions to Actual Accomplishments SUBURBAN WEST VIRGINIA		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	8	8
2. Short-term or emergency housing payments	12	0
3-a. Units in facilities supported with operating funds.	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	35	8
Deduction for units reported in more than one category.	0	0
TOTAL	35	8

Suburban West Virginia includes Jefferson County.

All data provided by DC Department of Health, HIV/AIDS Administration.

## B. Barriers Encountered and Recommendations for Program Improvement

### District of Columbia:

In the District, the most significant obstacles remain:

- The lack of affordable housing due to the steady increase in housing costs,
- Difficulty accessing permanent housing opportunities upon transition out of the HOPWA housing continuum, and
- The need for a more cohesive reporting of Tenant-Based Rental Assistance from the jurisdictions.

#### Recommendations:

1. Continue to utilize the Gatekeeper to outreach to and identify potential housing units and unit holders.
2. Continue monthly networking meetings with AHPP-funded providers to implement identified methodologies for the transition of PWAs out of the TBRA continuum. These methods include, but are not limited to, the following:



- Continue the use of housing specific case managers who are assigned to each District of Columbia TBRA provider to assist clients with effective implementation and follow-up of housing plans;
  - Identify the available housing options for transition of PWAs to more permanent housing such as Section 8, Elderly 202, public housing for the long-term or 811;
  - Explore and implement referral and follow-up to educational and job-training programs; and
  - Work with housing provider network sub-committee to develop a triage protocol for housing.
3. Develop and implement a plan to broaden the District's Gate Keeper to service the entire EMA. This program has been very instrumental in the intake and tracking of each and every TBRA, Supportive and STRMU recipient of housing services in the District. The result will be centralized registration of each client in the EMA, which will assist AHPP with fiscal accountability, reporting and tracking.

### **Suburban Maryland**

The primary obstacle facing HOPWA participants in Suburban Maryland is the scarcity of affordable housing. The supply of affordable rental units is very limited. Declines in vacancy rates and increases in average rents create an affordability barrier for residents. Individuals who do not receive rent subsidy have difficulty finding appropriate places to live. Apartments in the Suburban Maryland region are too expensive for many low-income residents. Renters in this region often incur housing cost burdens.

#### **Recommendations:**

Because of the program's high degree of confidentiality, barriers and obstacles facing persons with AIDS are generally not due to AIDS but to other social issues. Common factors are discrimination based on race; bad credit history, family size and the number of children in the household.

The Prince George's County Housing Authority (PGHA) as the administrative agent for Suburban Maryland has designed its Strategic Housing Plan for individuals and families with HIV/AIDS to protect them from being evicted from their homes and from having their utilities disconnected. Emergency financial assistance and rental subsidies through the HOPWA program are offered to individuals and families living in shelters or who are in imminent danger of becoming homeless. Participants get help finding places to live near health clinics; public transportation and other needed services.

The Suburban Maryland program will continue to provide TBRA to persons with HIV/AIDS and their families. It is projected that the need for services will continue to increase as the life span of persons living with HIV/AIDS continues to extend. Housing providers have changed the priority from helping people at the end of their lives to assisting them transition to living with a chronic illness. Many Suburban Maryland persons with HIV/AIDS are living in family units. Every effort must be made to stabilize currently adequate living conditions to prevent homelessness and premature placement of dependent children into foster care.

The remaining gap in services is seeking additional funding through federal, state and local resources.



## Suburban Virginia

Although conditions have eased somewhat, Northern Virginia is still an expensive place to live. The demand for HOPWA-assisted housing still exceeds the supply; the region has a waiting list of about 60 persons with HIV/AIDS. Subcontracting delays early in Year 14 have led to delays and reimbursement from the Grantee to the Administrative Agent, and have caused most vendors to cut back on service provision. It is hoped that once reimbursements begin to be made more routinely that service will pick up.

### Recommendations:

- Continue to offer information on other housing assistance programs to PWAs, via the HIV Resources Project and other resources to help those on the waiting list find other housing options.
- Support state and local initiatives to increase the supply of affordable housing in the region. For example: this past year the Fairfax County Board of Supervisors approved designation of a portion of the real estate tax collected in the county, estimated at \$16 million annually, for development of affordable housing.

## West Virginia

There continues to be a lack of appropriate and affordable housing, especially in Jefferson County. There is also a lack of public and affordable private transportation for clients residing in Jefferson County who need to make scheduled appointments or travel for employment. The Martinsburg Housing Authority has closed its waiting list and has not taken application for Section 8 for over one year. Clients who do qualify for Section 8 have been unable to receive assistance through the program. Additionally, the subsidized housing units in Jefferson County have waiting lists from three months to one year. It is even longer for families with children. There are no homeless shelters available in Jefferson County. Because of the competition from Northern Virginia residents relocating to Jefferson County, there is a lack of safe, affordable and appropriate housing in that county for clients living on a low income.

### Recommendations:

West Virginia has expanded the transportation assistance to assist clients in accessing HIV-related services located in Berkeley County. The availability of transportation has assisted in the ability to provide housing assistance to clients in the Jefferson County area.

## 5.3 Program Monitoring

All housing providers submit monthly programmatic reports that detail the number of clients served/housed, support services provided, demographics information, and type of unit leased. They also include a narrative report that indicates the accomplishments and barriers identified for that month. The Administration for HIV Policy and Programs has revised the monthly programmatic reports to include annual activities for data entry into IDIS. An IDIS Data Guidebook has been developed especially for the Washington, DC EMSA Program to facilitate the data collection process. The guidebook explains in detail, the IDIS data structure, HOPWA activity definitions, methodology for collection of accomplishment and beneficiary data, and field definitions for the various types of HOPWA data collection worksheets.



## Chapter 6 SPECIAL INITIATIVES

### 6.1 Non-Homeless Special Needs

DHCD makes every effort to serve the diverse elements of its population through the projects it funds. DHCD requires that its funded projects be barrier-free housing, and it has earmarked local HPTF monies to ensure that purpose. Table 20 shows the number of units funded by household income level, for special needs, and for seniors.

Eight Projects funded under DFD project funding by DHCD in FY2006 were for special needs and/or seniors.

These include:

1. Hope and a Home Housing —14 units of transitional housing,
2. 1724 Minnesota Avenue SE — 6 units of special needs housing for persons with mental challenges,
3. Freedom House —30 units of transitional housing,
4. Piney Branch House —6 units of special needs housing for persons with mental challenges,
5. Veterans Center Annex Renovation —16 units of transitional housing,
6. Carver Seniors Apartments —103 units of affordable senior apartments
7. Arthur Capper Senior II Apartments — 138 units of affordable senior apartment units, and
8. Victory Housing —75 units of affordable senior apartment units.

**Table 21: FY2006 DFD Units Funded: By Income Level and Special Needs**

FUNDING CATEGORY	SPECIAL NEEDS	EXTREMELY LOW \$26,100 (0-30%)	VERY-LOW \$43,500 (31-50%)	LOW-INCOME \$52,200 (51-60%)	LOW-MOD \$68,300 (61-80%)	SENIOR
LIHTC	0	0	0	0	0	0
HPTF	50	410	81	0	41	103
CDBG	22	644	245	184	81	138
HOME	0	0	40	60	0	75
Totals:	72	1054	366	244	122	316

Note: See also section (P71) on ESG/Continuum of Care for additional units assisted by DHCD funding.

Income Limits based on: Household income for 4-person household as used in the RFP for FY2006 project funding; Individual programs have specific income levels which are used for that funding source.

### 6.2 New Communities Initiative

To attack the underlying conditions that contribute to poverty and crime, the District has refocused its resources in the “New Communities Initiative”. The initiative is 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 business community, and District government. The goal is to retain current residents while bringing in new residents in a mixed-income environment. This initiative is initially funded through securitization of \$12 million from the DC Housing Production Trust Fund. The first three neighborhoods selected are Northwest One, Barry Farm, and Lincoln Heights. Community planning has begun and a draft concept plan was prepared for each neighborhood.



## **A. Selecting Communities**

In selecting neighborhoods as “New Communities”, the District looked at those with the most critical needs; areas that are experiencing both high crime and high levels of poverty. Government, consultants and residents of affected communities jointly identified specific actions needed and develop revitalization plans that take a comprehensive approach to solutions.

## **B. Planning: Identifying Assets and Needs**

In developing each Community Plan with residents and stakeholders, the District undertake neighborhood asset mapping. This includes surveying families to assess skill levels; determining needs for education, job training, small business development and childcare; and assessing needs for physical health services, mental health services and other family support services. The District also performs market analysis of the areas, including rent, subsidies, occupancy rates, and amenities for multi-family rental and for-sale housing. The analysis reviews supply and demand for commercial and community space, and the ability of the community to absorb market units with affordable units.

## **C. Action and Financial Plans**

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

## **D. 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.

## **E. Development Plan**

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

## **F. 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 5 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.

### G. 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 \$3 billion.

### 6.3 Performance Measurement

The District takes Performance Measurement seriously. Performance measures are part of all Agency Directors' employment contracts with the Mayor, and they are evaluated each year in writing and in a direct conference with the Mayor. In turn, within the agency, the measures for each program/division become part of Division Directors' performance plans and part of the annual evaluation process.

The measurement system enables the Director to know on a monthly basis the productivity of the Department and its progress in meeting spending plans and program commitments to HUD and to the Mayor and Council of the District of Columbia. The system provides a color-coded view of trend analysis so that managers can get a quick update on the status of measures. DHCD has a



Mission Statement, goals and objectives and performance measures for each housing and community development program area. Program managers/division directors are provided with a quarterly analysis of their progress toward goals and required to explain lagging goals, as well as to recommend strategies and/or resources needed to meet any 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 Annual Action Plans and results are reported in the annual CAPER reports.

The Performance Measurement System has three overarching objectives: (1) Creating Suitable Living Environments, (2) Providing Decent Affordable Housing, and (3) Creating Economic Opportunities. There are also three outcomes under each objective: (1) Availability/Accessibility, (2) Affordability, and (3) Sustainability. Thus, the three objectives, each having three possible outcomes, will produce nine possible "outcome/objective statement in HUD's Integrated Disbursement and Information System (IDIS) by entering data in the form of output indicators. The below chart illustrates the Outcome framework making links between Objectives, Outcomes and the 9 Outcome Statements.

	Outcome #1 Availability/Accessibility	Outcome #2 Affordability	Outcome #3 Sustainability
Objective #1 Suitable Living Environment	Enhance <u>Suitable Living Environment</u> Through Improved/New <u>Accessibility</u>	Enhance <u>Suitable Living Environment</u> Through Improved/New <u>Affordability</u>	Enhance <u>Suitable Living Environment</u> Through Improved/New <u>Sustainability</u>
Objective #2 Decent Housing	Create <u>Decent Housing</u> with Improved/New <u>Availability</u>	Create <u>Decent Housing</u> with Improved/New <u>Affordability</u>	Create <u>Decent Housing</u> with Improved/New <u>Sustainability</u>
Objective #3 Economic Opportunity	Provide <u>Economic Opportunity</u> Through Improved/New <u>Accessibility</u>	Provide <u>Economic Opportunity</u> Through Improved/New <u>Affordability</u>	Provide <u>Economic Opportunity</u> Through Improved/New <u>Sustainability</u>

## 6.4 Outcome Measures

DHCD has developed outcome measure indicators which will relate to an improved quality of life for program participants, improved quality of local housing stock, and revitalization of neighborhoods. Our outcome measurements are identified in the Table 23 below, and show how DHCD program measures relate to HUD parameters for measuring outcomes.

**Table 22: Performance and Outcome Measurement**

HUD OBJECTIVE	INDICATOR	DHCD PROGRAM	OUTCOME	MEASUREMENT
Suitable Living Environment	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 the next year, several units of affordable housing will be brought up to DC building Code standards. The annual output objective is 1,800 units at</i>	Actual number of units of affordable housing financed and brought up to DC building code standards will be measured against a



HUD OBJECTIVE	INDICATOR	DHCD PROGRAM	OUTCOME	MEASUREMENT
			<i>DC Code standards. Units will be in targeted neighborhoods throughout the District to increase stability and revitalization.</i>	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 50% 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>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 the buildings they live in.
Affordable Housing through funding	% increase in homeownership rate in targeted neighborhoods or community overall.	HPAP, first-time homeowner loans	<i>City-wide proportion of low-Moderate-income homeowner households to renter households is increased, as 30% of all low/mod-income renters receiving Notice of Eligibility for DC funded homebuyer assistance settle homebuyer loans.</i>	Ratio of all applicants obtaining Notices of Eligibility for first-time homebuyer assistance to total number of households purchasing homes with DC homebuyer assistance.
Economic Opportunity	Neighborhood Based Activity	Commercial Corridor Development and Technical Assistance	<i>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. which increase their opportunities to be self-sustaining.</i>	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. This excludes businesses that do not keep scheduled appointments.



HUD OBJECTIVE	INDICATOR	DHCD PROGRAM	OUTCOME	MEASUREMENT
Suitable Living Environment	Neighborhood Based Activity	Housing Counseling Program	<i>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.</i>	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.
Ending and preventing chronic homelessness	End and prevent chronic homelessness in DC by 2014	ESG support for Shelter Operations, emergency grants, and shelter bed renovations	<i>No fewer than 45 families will be housed each month in suitable living space; Households will be stabilized and prevented from becoming homeless and Homeless persons will be provided safe, sanitary and decent living conditions.</i>	Actual number of families/individuals assisted each month; number of beds renovated.



## Appendix A Development Finance Division FY2006 Funded Activities

**Project:** Victory Heights – Additional Funding-

**Project Type/Description:** MF Rental New Senior Housing, submitted in the RFP competition (under the DFD Project Financing Acquisition for Rehab portion of the Program) for construction of a new senior citizens apartment building on Irving Street in Columbia Heights. Construction is proceeding currently and will be completed by Spring 2007.

**Address:** 1365 Irving Street NW

**Ward:** 1

**Sponsor:** Victory Housing, a local non-profit

**Anticipated Outcome:** 75 housing units

**Actual Outcome:** 0 housing units

**Total Development Cost:** \$10,908,700

**DHCD Budget Funding:** \$500,000

**Total Expenditure:** \$464,904

**Funding Source:** HOME (RFP competition)

**Closing Date:** Dec -05

**Beneficiaries:** 25 households at 0-30% AMI, 25 at 31-40% AMI, 25 at 41-50% AMI

**IDIS #:** 544

**Project:** Hope and a Home

**Project Type/Description:** Rental Rehab Transitional Housing, submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for rehabilitation construction assistance. Construction has been completed and the units are occupied.

**Address:** 1236 Columbia Road NW

**Ward:** 1

**Sponsor:** Hope and a Home, Inc., a local non-profit

**Anticipated Outcome:** 14 housing units

**Actual Outcome:** 14 housing units

**Beneficiaries:** 14 households 0-30% of AMI

**Total Development Cost:** \$1,871,458

**DHCD Budget Funding:** \$1,871,458

**Total Expenditure:** \$1,871,458

**Funding Source:** HPTF (RFP competition)

**Closing Date:** Dec-05

**Project:** Anacostia Gateway Center

**Project Type/Description:** Public infrastructure associated with Commercial Facility – Office Building, submitted by DHCD on behalf of AEDC in District call for capital projects to be funded. Construction is proceeding currently and will be completed in 2007.

**Address:** Good Hope Road & Martin Luther King Jr. Ave SE

**Ward:** 8

**Sponsor:** Anacostia Economic Development Corporation

**Anticipated Outcome:** public sidewalk infrastructure

**Actual Outcome:** not yet constructed

**Beneficiaries:** community serving office building

**Total Development Cost:** \$21,913,860

**DHCD Budget Funding:** \$535,680

**Total Expenditure:** 0

**Funding Source:** CIP

**Closing Date:** Dec -05

**Project:** Highland Addition

**Project Type/Description:** Site infrastructure design and construction costs associated with New Rental & Ownership Housing submitted by DHCD at DC Housing Authority request in District call for capital projects. Site design is now proceeding.

**Address:** 9<sup>th</sup> & Valley Avenue SE

**Ward:** 8

**Sponsor:** District of Columbia Housing Authority

**Anticipated Outcome:** 140 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 140 Households at 0-80% AMI

**Total Development Cost:** \$18,000,000

**DHCD Budget Funding:** \$1,600,000

**Total Expenditure:** \$132,175

**Funding Source:** CIP

**Closing Date:** Dec – 05

**Project:** Arthur Capper Senior II

**Project Type/Description:** New Seniors Rental, building, submitted by DCHA in coordination with DHCD on financial support for the Arthur Capper HOPE VI for construction assistance (under the DFD Project Financing Acquisition for Rehab portion of Program) in building a new replacement senior citizens building. The HPTF financing assisted with LIHTC bond financing collateralization and the CDBG is assisting with construction assistance. Construction is currently underway and will be completed by summer 2007.

**Address:** 5 & M Streets SE

**Ward:** 6

**Sponsor:** District of Columbia Housing Authority

**Anticipated Outcome:** 138 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 138, 0-60% AMI households

**IDIS #:** 1147

**Total Development Cost:** \$19,581,801

**DHCD Budget Funding:** \$4,500,000

**Total Expenditure:** \$1,700,000 HPTF  
\$2,467,820 CDBG

**Funding Source:** CDBG/HPTF/4% LIHTC

**Closing Date:** Dec - 05

**Project:** 1724 Minnesota Avenue SE

**Project Type/Description:** Acquisition Special Needs Housing - submitted in the RFP competition (under the DFD Project Financing Acquisition for Rehab portion of the Program) for the acquisition of a building with 6 units for persons with mental disabilities. The acquisition has been completed and the building is occupied.

**Address:** 1724 Minnesota Avenue SE

**Ward:** 8

**Sponsor:** Green Door, Inc., a local non-profit

**Anticipated Outcome:** 6 housing units

**Actual Outcome:** 6 housing units

**Beneficiaries:** 6, 0-30% AMI special needs individuals

**IDIS #:** 1142

**Total Development Cost:** \$262,986

**DHCD Budget Funding:** \$113,174

**Total Expenditure:** \$63,981

**Funding Source:** CDBG (RFP Competition)

**Closing Date:** Dec-05

**Project:** Carver Demolition

**Project Type/Description:** MF New Ownership Housing, submitted in the, RFP competition (under the DFD Project Financing Acquisition for Rehab portion of the Program) for assistance demolition and other pre-development expenses associated with the development of 73 new affordable ownership housing units.

**Address:** 4700 East Capitol Street SE

**Ward:** 7

**Sponsor:** Carver 2000 Tenants Association

**Anticipated Outcome:** 73 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** Households at 60-80% AMI

**Total Development Cost:** \$2,770,000

**DHCD Budget Funding:** \$2,770,000

**Total Expenditure:** \$980,635

**Funding Source:** HPTF (RFP Competition)

**Closing Date:** Jan-06

**Project:** Hunter Pines Apartments

**Project Type/Description:** Acquisition – Rental Rehab, submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for assistance to acquire a 204 unit project to preserve Section 8 housing units and to facilitate with other funding sources the rehabilitation of the entire project. Construction is now underway.

**Address:** 1760-1798 Mississippi Avenue SE

**Ward:** 8

**Sponsor:** Hunter Pines Limited Partnership

**Anticipated Outcome:** 202 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 202 households, 0-30% AMI

**IDIS #:** 1156

**Total Development Cost:** \$20,615,609

**DHCD Budget Funding:** \$1,800,000

**Total Expenditure:** \$1,800,000

**Funding Source:** CDBG/4% LIHTC (RFP Competition)

**Closing Date:** Jan-06

**Project:** Galen Terrace Apartments

**Project Type/Description:** Acquisition – MF Rental/Rehab- submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for assistance to acquire an 84 unit project to preserve Section 8 housing units and to facilitate with other funding sources the rehabilitation of the entire project. Construction is currently proceeding and will be completed in 2007.

**Address:** 1641-1649 W Street SE

**Ward:** 8

**Sponsor:** Galen Terrace Tenants Association

**Anticipated Outcome:** 83 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 83 households, 0-50% AMI

**IDIS #:** 1193

**Total Development Cost:** \$8,889,391

**DHCD Budget Funding:** \$3,252,000

**Total Expenditure:** \$2,577,000

**Funding Source:** CDBG/4% LIHTC (RFP Competition)

**Closing Date:** Mar-06

**Project:** Freedom House

**Project Type/Description:** Acquisition – Transitional Housing - submitted in the RFP competition (under the DFD Project Financing Acquisition for Rehab portion of the Program) for acquisition of a 30 unit building for housing single adults with drug and AIDS/HIV problems. The building is occupied.

**Address:** 2125 18<sup>th</sup> Street SE

**Ward:** 8

**Sponsor:** SOME, Inc., a local non-profit

**Anticipated Outcome:** 30 housing units

**Actual Outcome:** 30 housing units

**Beneficiaries:** 30 households, 0-30% AMI

**Total Development Cost:** \$1,912,823

**DHCD Budget Funding:** \$1,177,500

**Total Expenditure:** \$1,177,500

**Funding Source:** HPTF (RFP Competition)

**Closing Date:** Mar-06

**Project:** Patricia Sitar Center

**Project Type/Description:** Community Facility - submitted through the RFP process for acquisition assistance in buying the building in which Sitar provides their services. DHCD has previously provided \$400,000 of CDBG assistance for construction of an auditorium in their facility.

**Address:** 1700 Kalorama Road NW

**Ward:** 1

**Sponsor:** Patricia Sitar Center for the Arts, a local non-profit

**Anticipated Outcome:** Acquisition of community arts facility

**Actual Outcome:** Acquisition of community arts facility

**Beneficiaries:** Households 0-80% of AMI

**IDIS #:** 1194

**Total Development Cost:** \$4,405,573

**DHCD Budget Funding:** \$1,800,000

**Total Expenditure:** \$1,800,000

**Funding Source:** CDBG (RFP Competition)

**Closing Date:** Mar – 06

**Project:** Piney Branch House

**Project Type/Description:** Rental/Rehab - Transitional - submitted in the RFP competition (under the DFD Project Financing Acquisition for Rehab portion of the Program) for acquisition of a 6 unit building for housing single adults with mental handicap problems. The building is occupied.

**Address:** 6411 Piney Branch Road NW

**Ward:** 4

**Sponsor:** Green Door, Inc., a local non-profit

**Anticipated Outcome:** 6 housing units for individuals

**Actual Outcome:** 6 housing units for individuals

**Beneficiaries:** 6 individual households 0-30% of AMI

**Total Development Cost:** \$86,500

**DHCD Budget Funding:** \$74,162

**Total Expenditure:** \$74,162

**Funding Source:** HPTF (RFP Competition)

**Closing Date:** Apr – 06

**Project:** Carver Seniors Apartments

**Project Type/Description:** Construction – New Senior Rental - submitted in the RFP competition (under the DFD Project Financing Acquisition for Rehab portion of the Program) for construction assistance in developing a new 103 unit senior citizens building. Site construction is currently underway with construction likely to be complete in spring 2008

**Address:** 4700 East Capitol Street SE

**Ward:** 7

**Sponsor:** Carver Seniors

**Anticipated Outcome:** 103 housing units

**Actual Outcome:** 0 housing units for seniors

**Beneficiaries:** 103 households 0-60% of AMI

**Total Development Cost:** \$14,950,000

**DHCD Budget Funding:** \$950,000

**Total Expenditure:** \$525,743

**Funding Source:** HPTF (RFP Competition)

**Closing Date:** May -06

**Project:** Park Southern Apartments

**Project Type/Description:** Construction – MF Rental Rehab - submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for assistance with a rehabilitation of the building. Construction is projected to start in the spring 2007.

**Address:** 800 Southern Avenue SE

**Ward:** 8

**Sponsor:** Park Southern Tenants Association

**Anticipated Outcome:** 360 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 360 households 0-30% of AMI

**Total Development Cost:** \$3,076,641

**DHCD Budget Funding:** \$3,076,641

**Total Expenditure:** \$201,304

**Funding Source:** HPTF (RFP Competition)

**Closing Date:** May -06

**Project:** Southview Apartments

**Project Type/Description:** Acquisition – MF Rental Rehab - submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for assistance to acquire a 257 unit project to preserve Section 8 housing units and to facilitate with other funding sources the rehabilitation of the entire project. Construction is now underway.

**Address:** 3401-3677 22<sup>nd</sup> Street SE

**Ward:** 8

**Sponsor:** Southview Redevelopment LP

**Anticipated Outcome:** 257 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 257 households 0-30% of AMI

**IDIS #:** 1215

**Total Development Cost:** \$29,337,000

**DHCD Budget Funding:** \$5,800,000

**Total Expenditure:** \$5,800,000

**Funding Source:** CDBG (RFP Competition)

**Closing Date:** May -06

**Project:** Kara House Cooperative

**Project Type/Description:** Acquisition through the 1<sup>st</sup> Right to Purchase Program by the tenants.

**Address:** 1498 Spring Place NW

**Ward:** 1

**Sponsor:** Kara House Cooperative

**Anticipated Outcome:** 13 housing units

**Actual Outcome:** 13 housing units

**Beneficiaries:** 9 households at 0-50% AMI and 4 at 51-80% AMI

**Total Development Cost:** \$1,194,000

**DHCD Budget Funding:** \$1,194,000

**Total Expenditure:** \$1,194,000

**Funding Source:** HPTF (1<sup>st</sup> Right Purchase)

**Closing Date:** Jun -06

**Project:** Henson Ridge HOPE VI

**Project Type/Description:** Site Infrastructure – New Ownership - Site infrastructure construction costs associated with New Rental & Ownership Housing submitted by DHCD at DC Housing Authority request in District call for capital projects. Site construction is currently proceeding.

**Address:** Stanton Road & Alabama Avenue SE

**Ward:** 8

**Sponsor:** District of Columbia Housing Authority

**Anticipated Outcome:** site infrastructure for 200 townhouses

**Actual Outcome:** 0 housing units

**Beneficiaries:** 200 households 0-60% of AMI

**Total Development Cost:** \$4,995,688

**DHCD Budget Funding:** \$2,000,000

**Total Expenditure:** \$1,644,944

**Funding Source:** CIP

**Closing Date:** Jul -06

**Project:** Arthur Capper HOPE VI

**Project Type/Description:** Site Infrastructure – New Ownership - Site infrastructure construction costs associated with New Rental & Ownership Housing submitted by DHCD at DC Housing Authority request in District call for capital projects. Site construction is currently proceeding.

**Address:** 601 L Street SE

**Ward:** 6

**Sponsor:** District of Columbia Housing Authority

**Anticipated Outcome:** Infrastructure for 320 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 320 households 0-60% of AMI

**Total Development Cost:** \$4,750,000

**DHCD Budget Funding:** \$2,500,000

**Total Expenditure:** \$127,207

**Funding Source:** CIP

**Closing Date:** Jul -06

**Project:** Eastgate HOPE VI

**Project Type/Description:** Site Infrastructure – New Ownership - Site infrastructure construction costs associated with New Rental & Ownership Housing submitted by DHCD at DC Housing Authority request in District call for capital projects. Site construction is currently proceeding.

**Address:** 4900-5000 Blocks of Fitch Place SE

**Ward:** 7

**Sponsor:** District of Columbia Housing Authority

**Anticipated Outcome:** Infrastructure for 169 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 169 households 0-60% of AMI

**Total Development Cost:** \$12,000,000

**DHCD Budget Funding:** \$2,500,000

**Total Expenditure:** \$269,663

**Funding Source:** CIP

**Closing Date:** Jul -06

**Project:** Fairmont I & II – Additional Funding

**Project Type/Description:** Construction – MF Rental Rehab - submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for construction assistance to complete the second phase construction of this affordable rental property. The rehabilitation project has preserved Section 8 rental housing in the Columbia Heights area of the District. Construction is nearing completion with occupancy expected in early 2007.

**Address:** 1400 & 1401 Fairmont Street NW

**Ward:** 1

**Sponsor:** New Fairmont LP

**Anticipated Outcome:** 102 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 102 households 0-50% of AMI

**Total Development Cost:** \$35,710,000

**DHCD Budget Funding:** \$4,000,000

**Total Expenditure:** \$3,602,766

**Funding Source:** HPTF (RFP Competition)

**Closing Date:** Jul-06

**Project:** Amber Overlook

**Project Type/Description:** Construction – MF New Ownership submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for construction assistance to demolish most of the existing buildings, development new affordable townhouses and condominiums, and rehabilitate several buildings for affordable condominiums. The project will have 40 rehabilitated units and 60 new units. Demolition has begun as well as rehabilitation of the existing buildings to remain.

**Address:** C Street, Call Place & St. Louis Ave. SE

**Ward:** 7

**Sponsor:** AmeriDream, Inc.

**Total Development Cost:** \$27,738,373

**DHCD Budget Funding:** \$8,037,000

**Funding Source:** HPTF/HOME \$1,200,000 – HPTF  
\$6,837,000 – HOME

**Anticipated Outcome:** 100 housing units

**Total Expenditure:** \$1,200,000 – HPTF

**Actual Outcome:** 0 housing units

**Closing Date:** Jul-06

**Beneficiaries:** 17 households 0-40% AMI, 23 at 41-50% AMI, and 60 at 61-80% AMI

**IDIS #:** 684

**Project:** Mayfair Mansions

**Project Type/Description:** Acquisition – 1<sup>st</sup> Right to Purchase- submitted through the RFP competition. This project was underwritten as a 1st Right to Purchase by the CPDC/Marshall Heights CDO on behalf of the Mayfair Mansions Tenant Association. This acquisition financing is a bridge loan and will be reimbursed to DHCD in part when the renovation phase financing contract is executed with the other major funder DC Housing Finance Agency. The second major phase is currently being negotiated with the Developer and DHCD to leave a portion of the acquisition in the project after being reimbursed from the phase two closing. This project is preserving Section 8 rental housing units.

**Address:** 3819 Jay Street NE

**Ward:** 7

**Sponsor:** CPDC/Marshall Heights CDO

**Anticipated Outcome:** 569 housing units

**Actual Outcome:** 569 housing units

**Beneficiaries:** 161 households 0-30% AMI, 161 at 31-50% AMI, 81 at 51-80% AMI

**IDIS #:** 1226

**Total Development Cost:** \$63,000,000

**DHCD Budget Funding:** \$25,000,000

**Total Expenditure:** \$24,195,375

**Funding Source:** CDBG (RFP Competition)

**Closing Date:** Jul-06

**Project:** Golden Rule Apartments

**Project Type/Description:** Acquisition – MF Rental Rehab- submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for acquisition assistance which has facilitated complete rehabilitation of the building by use of other funding sources (primarily 4% LIHTC and Housing Finance Agency bonds. This project is preserving 183 units of Section 8 rental housing. Construction is currently underway and will be completed in 2007.

**Address:** 901 New Jersey Avenue NW

**Ward:** 6

**Sponsor:** Golden Rule Apartments

**Anticipated Outcome:** 183 housing units

**Actual Outcome:** 0 housing units

**Beneficiaries:** 183 households 0-60% AMI,

**IDIS #:** 1263

**Total Development Cost:** \$22,716,357

**DHCD Budget Funding:** \$950,000

**Total Expenditure:** \$950,000

**Funding Source:** CDBG/4% LIHTC(RFP Competition)

**Closing Date:** Jul-06

**Project:** Crestwood Tenants Association

**Project Type/Description:** Acquisition – 1<sup>st</sup> Right to Purchase Program was used by the tenants to purchase the building.

**Address:** 1630 Irving Street NW

**Ward:** 1

**Sponsor:** Crestwood Tenants Association

**Anticipated Outcome:** 22 housing units

**Actual Outcome:** 22 housing units

**Beneficiaries:** 14 households at 0-50% AMI, 8 at 51-80% AMI

**Total Development Cost:** \$3,371,000

**DHCD Budget Funding:** \$3,371,000

**Total Expenditure:** \$3,371,000

**Funding Source:** HPTF

**Closing Date:** Jul – 06

**Project:** New Beginnings Cooperative

**Project Type/Description:** Acquisition – 1<sup>st</sup> Right to Purchase Program was used by the tenants to purchase their building. The tenants have scheduled a complete renovation of their building using other funding sources.

**Address:** 2922 Sherman Avenue NW

**Ward:** 1

**Sponsor:** New Beginnings Cooperative

**Anticipated Outcome:** 13 Housing units

**Actual Outcome:** 13 housing units

**Beneficiaries:** 9 households at 0-50% AMI, 4 at 51-80% AMI,

**Total Development Cost:** \$1,812,700

**DHCD Budget Funding:** \$1,812,700

**Total Expenditure:** \$1,812,700

**Funding Source:** HPTF

**Closing Date:** Sep-06

**Project:** Martin Luther King Jr. Latino Cooperative

**Project Type/Description:** Acquisition – 1<sup>st</sup> Right to Purchase - submitted through the RFP competition. This project was underwritten as a 1st Right to Purchase by the tenants who formed a cooperative for the purpose of buying the building. This project affordable ownership housing in Ward 2 which is rapidly losing much of its affordable rental housing stock.

**Address:** 1236 11th Street NW

**Ward:** 2

**Sponsor:** Martin Luther King Jr Latino Cooperative

**Anticipated Outcome:** 74 Housing units

**Actual Outcome:** 74 housing units

**Beneficiaries:** 49 households at 0-50% AMI, 25 at 51-80% AMI

**Total Development Cost:** \$8,398,000

**DHCD Budget Funding:** \$8,398,000

**Total Expenditure:** \$8,398,000

**Funding Source:** HPTF (RFP Competition)

**Closing Date:** Sep-06

**Project:** Easter Seals Greater Washington

**Project Type/Description:** To fund a portion of the costs for the rehabilitation of the Easter Seals DC child development. The rehabilitation of the child development center has been completed and the center is in use.

**Address:** 2800 13<sup>th</sup> Street, NW

**Ward:** 1

**Sponsor:** Easter Seals Greater Washington Baltimore Inc.

**Anticipated Outcome:** community facility

**Actual Outcome:** community facility

**Beneficiaries:** households at 0-80% of AMI

**IDIS #:** 1109

**Total Development Cost:** \$293,255

**DHCD Budget Funding:** \$293,255

**Total Expenditure:** \$260,793

**Funding Source:** CDBG (RFP Competition)

**Closing Date:** Aug-05



**Project:** 608 Jefferson Street, NW Tenants Association

**Project Type/Description:** First Right to Purchase. Seed money loan to assist low-to-moderate income tenants to explore feasibility of purchasing property.

**Address:** 608 Jefferson Street, NW

**Ward:** 4

**Sponsor:** 608 Jefferson Street, NW Tenants Association

**Anticipated Outcome:** 14 units

**Actual Outcome:** 14 units

**Beneficiaries:** Low-to-moderate income minority households 0-80% AMI

**IDIS #:** 1120

**Total Development Cost:** \$15,000

**DHCD Budget Funding:** \$15,000

**Total Expenditure:** \$15,000

**Funding Source:** CDBG

**Closing Date:** Dec. 05

**Project:** RLARC - Skyland

**Project Type/Description:** Acquisition of properties in an existing shopping center for the development of a regional shopping center to serve the low- moderate income residents of Wards 7 and 8

**Address:** Alabama Avenue and Naylor Roads SE

**Ward:** 7

**Sponsor:** RLARC

**Anticipated Outcome:** properties for redevelopment

**Actual Outcome:** properties for redevelopment

**Beneficiaries:** residents 0-80% AMI living in Wards 7 and 8 served by new neighborhood retail stores

**IDIS #:** 1148

**Total Development Cost:** \$22,625,000

**DHCD Budget Funding:** \$22,625,000

**Total Expenditure:** \$22,586,632

**Funding Source:** CDBG

**Closing Date:** Various closing dates

**Project:** RLARC – Anacostia Gateway

**Project Type/Description:** Construction assistance for the construction a new mixed-use office/retail building. The first floor will provide retail stores to serve low-moderate income residents of Ward 8 in the Old Anacostia neighborhood.

**Address:** MLK, Jr. Ave SE and Good Hope Road SE

**Ward:** 8

**Sponsor:** RLARC

**Anticipated Outcome:** construction of new retail stores

**Actual Outcome:** 0

**Beneficiaries:** residents 0-80% AMI living in Ward 8 served by new neighborhood retail stores

**IDIS #:** 1149

**Total Development Cost:** \$1,500,000

**DHCD Budget Funding:** \$1,500,000

**Total Expenditure:** \$1,128,465

**Funding Source:** CDBG

**Closing Date:**

**Project:** Madeline Gardens

**Project Type/Description:** Gut rehab & condo conversion of 30 multifamily units. The rehabilitation is nearing completion with first 10 units being occupied and the remaining 20 units completing construction.

**Address:** 1210, 1230, & 1240 Holbrooke Terrace, NE

**Ward:** 5

**Sponsor:** Manna, Inc.

**Anticipated Outcome:** 30

**Actual Outcome:** 30

**Beneficiaries:** Low-to-moderate income residents – 0-80% AMI

**IDIS #:** 1187

**Total Development Cost:** \$730,000

**DHCD Budget Funding:** \$730,000

**Total Expenditure:** \$148,005

**Funding Source:** CDBG

**Closing Date:** Sept - 05

**Project:** New Columbia Scattered Sites

**Project Type/Description:** Loan/Grant for the rehabilitation and reconfiguration of several scattered properties. The construction is scheduled to start in early 2007.

**Address:** 905 & 927 R St., NW – 915-931 S St., NW

**Ward:** 1

**Sponsor:** New Columbia Community Land Trust

**Anticipated Outcome:** 6 affordable units

**Actual Outcome:** 0

**Beneficiaries:** households at 0-80% of AMI

**IDIS #:** 1195

**Total Development Cost:** \$213,714

**DHCD Budget Funding:** \$213,714

**Total Expenditure:** \$0

**Funding Source:** CDBG

**Closing Date:** Dec - 06

**Project:** Greater Washington Mutual Housing Association

**Project Type/Description:** Property management and educational assistance to low-to-moderate income tenants, who have purchase the buildings they live in and convert them to cooperatives or condominiums.

**Address:** 1409 V Street, NW

**Ward:** Citywide

**Sponsor:** Greater Washington Mutual Housing Association

**Anticipated Outcome:** 258 low-mod households

**Actual Outcome:** 258 low-mod households

**Beneficiaries:** 258 Low-to-moderate income households 0-80% AMI

**IDIS #:** 1220

**Total Development Cost:** \$250,000

**DHCD Budget Funding:** \$250,000

**Total Expenditure:** \$164,597

**Funding Source:** CDBG

**Closing Date:** Oct - 05

**Project:** 4625-4627 13<sup>th</sup> Street, NW Tenants Association

**Project Type/Description:** Seed money/loan for tenants to purchase property.

**Address:** 4625-4627 13<sup>th</sup> Street, NW

**Ward:** 4

**Sponsor:** 4625-4627 13<sup>th</sup> Street, NW Tenants Association

**Anticipated Outcome:** 24 units

**Actual Outcome:** 24 units

**Beneficiaries:** 24 Low-to-moderate income households 0-80% AMI

**IDIS #:** 1241

**Total Development Cost:** \$34,700

**DHCD Budget Funding:** \$34,700

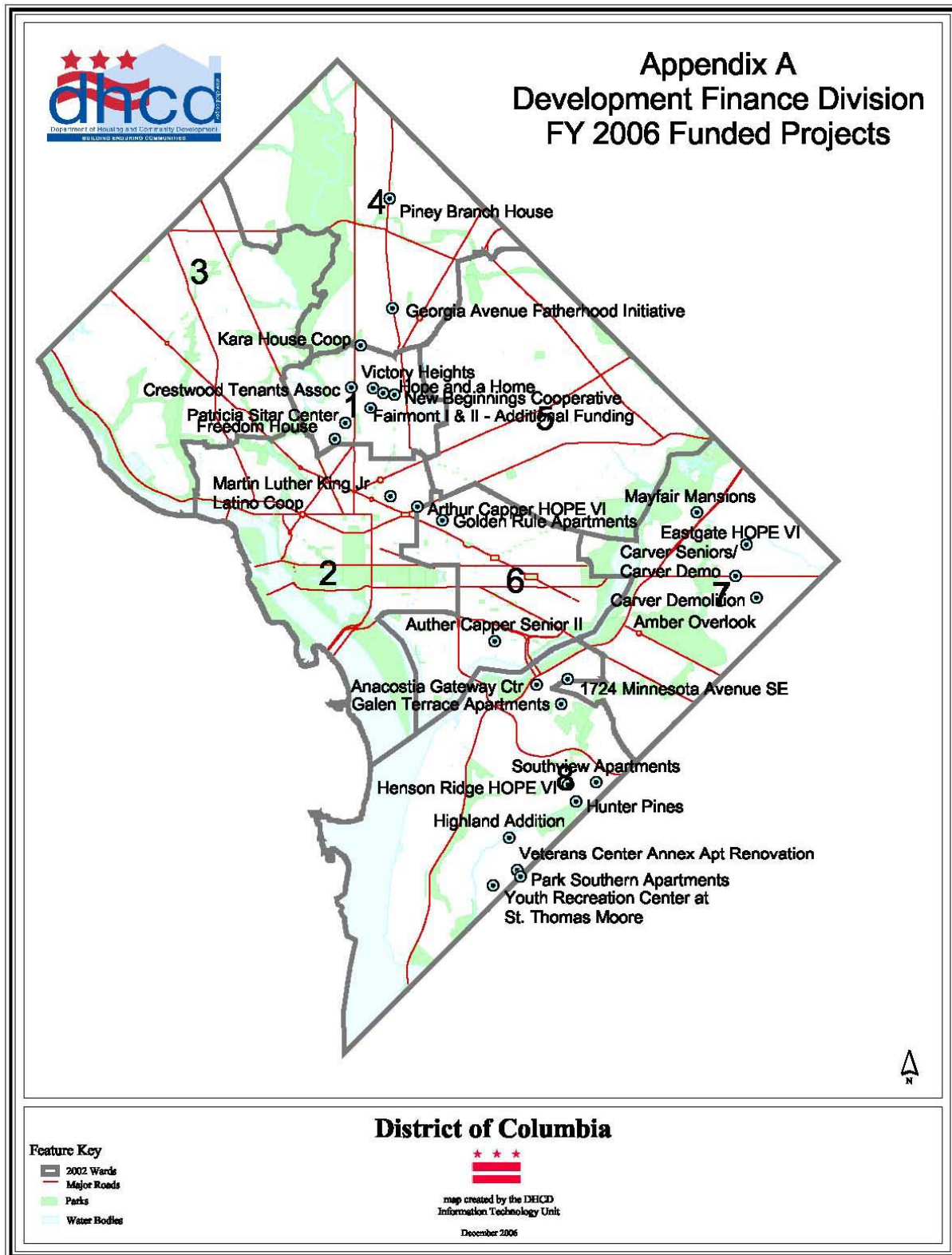
**Total Expenditure:** \$0

**Funding Source:** CDBG

**Closing Date:** July 06

**Key: Sources of Funding:**

- CDBG -- Community Development Block Grant
- HOME -- Home Investment Partnership Program
- CIP -- Capital Improvement Program
- LIHTC -- Low-Income Housing Tax Credit
- HPTF -- Housing Production Trust Fund
- CHDO -- Community Housing Development Organization





## Appendix B Residential Community Services FY2006 Funded Activities

### DC Chamber of Commerce Foundation – NBAP - \$ 300,000

7408 Georgia Avenue, NW

Commercial District and Small Business Technical Assistance – IDIS #: 1205

**DHCD Budget Funding: \$300,000**

**Total Expenditure: \$169,565**

Outputs:

- Provided direct technical assistance to 336 new businesses,
- Assisted 3 businesses in obtaining business registrations and/or licenses,
- Provided 3 businesses with technical assistance in obtaining loans/lines of credit,
- Assisted 2 businesses in obtaining minority business certification, and
- Provided ongoing business training and workshops.

### Housing Counseling Services – NBAP - \$ 487,000

2410 – 17<sup>th</sup> Street, NW Adams Alley

Affordable Housing Preservation (Expiring Subsidies)- NBAP – IDIS #: 1224

**DHCD Budget Funding: \$487,000**

**Total Expenditure: \$333,537**

Outputs:

- Provided assistance to 20 Section 8 properties,
- Provided housing preservation assistance to over 1,700 units of affordable housing,
- Provided legal assistance referrals,
- Conducted tenant workshops on a monthly basis, and
- Organize various tenant associations.

### Development Corporation of Columbia Heights – NBAP - \$535,000

3419 14<sup>th</sup> Street, NW

1. Commercial District and Small Business Technical Assistance – IDIS #: 1212

**DHCD Budget Funding: \$335,000**

**Total Expenditure: \$194,214**

Outputs:

- Conducted 6 advanced training programs,
- Conducted 4 assessment surveys/ 6 community orientation sessions,
- Served 247 area businesses and clients,
- Provided assistance to 43 local businesses at the Tivoli Square,
- Attracted 4 new businesses to the 14<sup>th</sup> & 11<sup>th</sup> Street corridors.

2. Affordable Housing Preservation (Expiring Subsidies)- NBAP – IDIS #: 1203

**DHCD Budget Funding: \$220,000**

**Total Expenditure: \$92,763**

Outputs:

- Identified 7 threatened properties,



- Engaged 47 resident leaders,
- Trained 4 tenant organizations,
- Held 2 community information meetings,
- Conducted 3 two-day trainings

**Latino Economic Development Corporation- NBAP - \$ 658,000**

**2316 – 18<sup>th</sup> Street, NW**

1. Commercial District and Small Business Technical Assistance – **IDIS #: 1200**

**DHCD Budget Funding: \$433,000**

**Total Expenditure: \$263,165**

Outputs:

- Provided direct technical assistance to 325 area businesses,
- Assisted in the expansion of 14 businesses
- Assisted in the retention of 22 businesses
- Conducted 7 business development workshops to more than 150 participants, and
- Assisted in the approval of 11 small business loans.

2. Affordable Housing Preservation (Expiring Subsidies)- NBAP – **IDIS #: 1214**

**DHCD Budget Funding: \$225,000**

**Total Expenditure: \$137,898**

Outputs:

- Assessed 8 Expiring Section 8 properties,
- Preserved 402 units of affordable housing,
- Organized tenant association, and
- Provided 4 tenant workshops.

**Manna Community Development Corporation – NBAP - \$290,000**

**614 S Street, NW**

Affordable Housing Preservation (Expiring Subsidies)- NBAP – **IDIS #: 1202**

**DHCD Budget Funding: \$290,000**

**Total Expenditure: \$157,889**

Outputs:

- Provided housing preservation assistance to over 1,000 units of affordable housing,
- Conducted ongoing tenant training sessions in 6 buildings located in Shaw,
- Helped sustain 3 tenant associations within buildings located in Shaw, and
- Conducted the Shaw Freedom School, which attracted over 100 Shaw residents to interact and discuss housing issues of the neighborhood.

**Marshall Heights Community Development Corporation – NBAP - \$205,000**

**3939 Benning Road, NE**

Commercial District and Small Business Technical Assistance- NBAP- **IDIS #: 1210**

**DHCD Budget Funding: \$205,000**

**Total Expenditure: \$0**



## Outputs:

- Provided direct technical assistance to 80 area businesses,
- Provided business training workshops to 35 small businesses,
- Assisted 2 businesses in obtaining bank financing to expand business operations.

**Washington Area Community Development Organization – NBAP - \$154,000****3624 – 12<sup>th</sup> Street, NE**Commercial District and Small Business Technical Assistance - NBAP – **IDIS #: 1201****DHCD Budget Funding: \$154,000****Total Expenditure: \$65,751**

## Outputs:

- Provided technical assistance to 76 area businesses,
- Distributed over 10 small business development toolkits,
- Provided loan packaging technical assistance to 1 businesses, and
- Conducted 1 loan days to connect businesses with sources of capital.

**Marshall Heights Community Development Organization – CBSP - \$379,000****3939 Benning Road, NE**Housing Counseling – **IDIS #: 1204****DHCD Budget Funding: \$379,000****Total Expenditure: \$0**

## Outputs:

- Provided housing assistance to 1129 clients,
- Completed 3 HPAP workshops,
- Submitted 36 HPAP applications,
- Provided homeownership counseling to Section 8 Voucher Holders
- Assisted 6 clients to avoid eviction, and
- Counseled 231 clients in money management.

**Housing Counseling Services, Inc. – CBSP - \$483,000****2410 – 17<sup>th</sup> Street, NW Adams Alley**Housing Counseling Services – **IDIS #: 1222****DHCD Budget Funding: \$483,000****Total Expenditure: \$335,334**

## Outputs:

- Provided housing assistance to 2499 clients,
- Established 21 new home owners,
- Helped prevent 4 foreclosures,
- Solved 15 post occupancy problems
- Processed 38 HPAP applications,
- Processed 4- Single Family applications, and
- Helped resolve 49 landlord/tenant issues.

**Central American Resource Center - CBSP – \$ 214,000****1460 Columbia Road, NW**

Tenant/Housing Counseling – IDIS #: 1208

**DHCD Budget Funding: \$214,000****Total Expenditure: \$140,444**

Outputs:

- Provided housing assistance to more than 3538 clients,
- Promoted housing rights,
- Assisted clients in legal proceedings, and
- Provided affordable housing workshops.

**Latino Economic Development Corporation - CBSP- \$ 275,000****2316 – 18<sup>th</sup> Street, NW**

Housing Counseling Services – IDIS #: 1211

**DHCD Budget Funding: \$275,000****Total Expenditure: \$166,836**

Outputs:

- Provide 140 clients with homeownership training
- Provided general housing counseling to 980 clients,
- Submitted 20 HPAP applications, and
- Provide credit counseling to 56 clients

**University Legal Services NE - CBSP - \$ 370,000****220 I Street, NE Suite 130**

Housing Counseling – IDIS #: 1206

**DHCD Budget Funding: \$370,000****Total Expenditure: \$242,183**

Outputs:

- Conducted 1374 social/economic counseling sessions,
- Conducted 1374 money/home management counseling sessions,
- Conducted 4 renter counseling sessions,
- Conducted 227 homebuyer counseling sessions,
- Completed 22 HPAP applications, and
- Completed 4 Single Family Rehab applications,

**University Legal Services – CBSP - SE - \$ 409,000****3220 Pennsylvania Avenue, SE Suite 4**

Housing Counseling – IDIS #: 1207

**DHCD Budget Funding: \$409,000****Total Expenditure: \$266,563**

Outputs:

- Conducted 2324 social/economic counseling sessions,
- Conducted 256 money/home management sessions,



- Completed 13 Single Family Rehab applications,
- Conducted 30 renter/eviction counseling sessions,
- Conducted 240 homebuyer counseling sessions, and
- Completed 25 HPAP applications.

**Lydia's House – CBSP - \$ 286,000****3939 Benning Road, SE**Housing Counseling – **IDIS #: 1209****DHCD Budget Funding: \$286,000****Total Expenditure: \$182,305**

Outputs:

- Conducted 47 rental counseling sessions,
- Conducted 1051 housing counseling sessions,
- Conducted 13 homebuyer workshops,
- Conducted 6 financial literacy workshops,

**Barracks Row Main Street - Façade Improvement \$223,800****733 ½ 8<sup>th</sup> Street, SE**Façade Storefront Improvement – **IDIS #: 1219****DHCD Budget Funding: \$223,800****Total Expenditure: \$0**

Outputs:

- To complete 10 Storefront Façades in the Eighth Street, SE commercial corridor

**Emory Beacon of Light, Inc. - Façade Improvement \$ 178,246****6120 Georgia Avenue, NW**Façade Storefront Improvement – **IDIS #: 1213****DHCD Budget Funding: \$178,246****Total Expenditure: \$0**

Outputs:

- To complete 12 Storefront Façades in the 6700 Block of Georgia Avenue, NW

**University Legal Services - \$ 203,302****220 I Street, NE**Organizational and Development Assistance – **IDIS #: 1221****DHCD Budget Funding: \$203,302****Total Expenditure: \$107,536**

Outputs:

- Assisted over 1,000 low income residents.

**Single Family Residential Rehabilitation Program - \$ 1,230,000****801 North Capitol Street, NE**SFRR program for low-to-moderate income residents – **IDIS #: 1223**



**DHCD Budget Funding: \$1,230,000**

**Total Expenditure: \$1,228,360**

Outputs:

- 75 units completed

**Homestead Housing Preservation Program - \$ 243,979**

**801 North Capitol Street, NE**

Homestead Program Support – **IDIS #: 1242**

**DHCD Budget Funding: \$243,979**

**Total Expenditure: \$17,766**

Outputs:

- 50 units, provided inspection services, construction monitoring, and obtaining permits.

**Home Ownership Development Incentive Fund - \$ 150,000**

**801 North Capitol Street, NE**

HODIF non-personnel services – **IDIS #: 1225**

**DHCD Budget Funding: \$150,000**

**Total Expenditure: \$0**

Outputs:

- To rehab or construct 20 single-family or condo units for low-to-moderate income residents.



## Appendix C DHCD Program Descriptions

### PROGRAMS AND ACTIVITIES TO INCREASE OWNERSHIP

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Home ownership creation and retention goals are accomplished through the following DHCD program activities:

**Homebuyer Assistance Programs:** The Home Purchase Assistance Program (HPAP) provides financial assistance in the form of interest-free and low-interest loans to qualified District residents to enable them to purchase homes, condominiums, or cooperative apartments. Eligible households receive loans to meet down payment and closing cost requirements; assistance levels are determined by a combination of four factors: household income, household size, the amount of assets that the applicant household has to commit toward the purchase price; and prevailing real estate prices. Maximum assistance levels are established by the Department at least once each year. Loans provided are subordinate to private first trust mortgages.

The Department also administers the D. C. Employer-Assisted Housing Program (EAHP) for District government employees and the Home Purchase Assistance Step-Up Program.

**Home Ownership Developers Incentive Fund:** The Home Ownership Developers Incentive Fund (HoDIF) provides grants to community development corporations and other nonprofit development entities to help lower the sales price of units they develop, to make them affordable to low- and moderate-income purchasers. In FY2006, applications for funding from this program did not materialize, and funds were reprogrammed to the Home Purchase Assistance Program.

**Homestead Housing Preservation Program:** The Homestead Housing Preservation Program (Homestead) takes possession of tax delinquent real property (and, occasionally, DHCD foreclosures) and sells them to first-time home buyers for as little as \$250 per unit. In exchange, the home buyer commits to enroll in and complete a home ownership training course, rehabilitate the property, reside in the property for a minimum of five years, and return it to the real property tax rolls. Low-to-moderate income participants receive a \$10,000 deferred mortgage to assist them with gap financing. The Homestead Program also sells apartment buildings and vacant lots to developers who ultimately sell the units to first-time homebuyers – as well as commercial property to neighborhood-based businesses and non-profits that are providing services.

**Single Family Residential Rehabilitation Program:** The Single Family Residential Rehabilitation Program is a source of low-cost financing for the rehabilitation of single-family owner-occupied housing located within the District of Columbia. Program activities include: repairs to correct housing code violations and remove threats to occupant health and safety; remediation of lead-based paint hazards; and modifications to remove barriers to persons with disabilities. The program provides low-interest amortized loans; no-interest deferred loans; and grants for lead-based paint hazard abatement, removal of architectural barriers and lead water pipe replacement depending on the financial circumstances of the borrower. The SFRRP includes a provision to automatically defer the first \$10,000 of rehabilitation financing provided to senior citizens.

**First Right Purchase/Tenant Purchase Technical Assistance Programs:** The First Right Purchase/Tenant Purchase Technical Assistance Programs offer financial and technical assistance to



low- and moderate-income occupants and tenant associations of rental housing in the District. The tenants may use these programs to assist them in purchasing their buildings when they are threatened with displacement because of a proposed sale of their buildings to a third party. The programs provide loans, grants, counseling and technical assistance to these groups to aid in the purchase of multi-family buildings, and management assistance in converted properties.

## **PROGRAMS AND ACTIVITIES TO INCREASE SUPPLY**

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The following programs/activities are employed to support the goal of increasing the housing supply for renters and owners:

**Development Finance Division Project Financing, Rental Housing:** This funding program provides low-cost interim construction financing and permanent financing for both new construction and rehabilitation of residential property containing five or more units.

**Development Finance Division Project Financing, Acquisition for Rehab:** This funding program provides funding for private for-profit and non-profit applicants to develop housing (properties with five or more units), including community-based residential facilities, for households with special needs, including the elderly, disabled and individuals undergoing treatment for substance abuse. Funding is also provided for community facilities. Assistance is provided in the form of deferred or amortized loans to qualifying organizations for eligible activities.

**Affordable Housing Production Assistance Program:** The following four activities are included under the two programs above to aid in the production of affordable housing:

- Community Land Acquisition Program: Provides assistance to nonprofit land trusts to acquire land and buildings for development of low- and moderate-income housing. Title to the property is retained by the nonprofit trust with provisions for permanent dedication for use as low- and moderate-income housing.
- Property Purchase for Rehabilitation and Housing Development Program: Provides for DHCD purchase of private property (on a voluntary basis and/or through the foreclosure process) for resale for rehabilitation and housing development. Properties acquired may be deteriorated or vacant, and may be acquired in conjunction with the District's Homestead Program.
- Low-Income Housing Tax Credit (LIHTC): Provides federal income tax credits to developers of new or rehabilitated rental housing for the production of housing affordable to low- and moderate-income persons.
- Real Estate Appraisal Services: This activity fund appraisals, title reports, and other services related to the acquisition and disposition of real property and of other programs as needed.

**Housing Finance for the Elderly, Dependent and Disabled:** The Housing Finance for the Elderly, Dependent and Disabled (HoFEDD) program provides financing to private for-profit and non-profit applicants. This funding is used to develop housing, including community-based residential facilities, for households with special housing needs, including the elderly, disabled, homeless and individuals undergoing treatment for substance abuse. DHCD provides the acquisition and



rehabilitation assistance in the form of deferred or amortized loans to qualified organizations for eligible activities.

**Land Acquisition for Housing Development Opportunities:** The Land Acquisition for Housing Development Opportunities (LAHDO) program acquires property (using primarily District capital budget funds) and provides for long-term lease-back or low cost terms to private developers that produce low- and moderate-income rental housing.

**Community Housing Development Organizations:** Under the federal regulations governing the District's participation in the HOME program, 15 percent of the HOME entitlement grant is set aside to fund Community Housing Development Organizations, or CHDO activities. Investments in CHDOs under this program are for the purpose of creating decent and affordable housing in the District. DHCD has made improvements to its CHDO application and certification process, and began outreach activities to link non-profit organizations with training opportunities.

CHDOs must be certified by DHCD to participate in the CHDO program. DHCD's Office of Program Monitoring continues to monitor CHDO reservation, commitment, and expenditure information in IDIS.

## **PROGRAMS AND ACTIVITIES TO FOSTER FOR COMMUNITY DEVELOPMENT**

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### **Activities to support the goals of neighborhood revitalization:**

Neighborhood Based Activities: DHCD strategically invests funds through housing development and community-based organizations to support the creation of economic opportunity and affordable housing preservation and development for its low-to-moderate income residents. DHCD provides an array of CDBG-eligible neighborhood based activities depending on community need and the capacity of the community organizations.

Neighborhood revitalization activities are carried out through non-profit organizations working in the communities they have committed to serve. These activities include: commercial corridor and small business technical assistance, façade improvement, housing counseling, support for tenants subject to expiring federal subsidies, crime prevention, and operating costs of CHDOs.

Underlying DHCD's housing programs is a support network of community-based housing counseling organizations that provide residents with counseling services, assistance in applying for DHCD programs, housing location services and homeowner training. Special initiatives, such as pro-active counseling and assistance for tenants subject to expiring federal subsidies, are undertaken to match annual program response to emerging needs.

### **Activities to Support Community and Commercial Development:**

Major activities in economic and commercial development for the District are managed by the Office of the Deputy Mayor for Planning and Economic Development. DHCD's strategy for economic and commercial development is a supportive neighborhood-based model, coordinating



with locally-funded government programs of the Deputy Mayor such as ReStore DC and Main Streets to supplement DHCD's housing development activity in a specific area.

Micro Loan Program (Administered by H Street CDC for DHCD) - This program has provided financial and technical assistance to new and existing businesses in economically depressed areas on a city-wide basis. The micro loans have had a \$25,000 maximum loan amount. The program was completed in FY 2005, and will not be active in FY2006.

Economic Development Program (Section 108 Loan Repayments) – Section 108 loans are made for economic development and job generating projects.

Urban Renewal and Community Development Property Management: DHCD provides property management services, rent collection, and limited maintenance for properties owned by the Department. In addition, DHCD provides oversight of the National Capitol Revitalization Corporation (NCRC) in its management of Redevelopment Land Agency (RLA) properties.

Community Development Planning Contracts and Program Development Studies: This activity provides funding for technical consultant services such as land use planning, project feasibility studies, and environmental studies.

## **PROGRAMS/ACTIVITIES FOR HOMELESS PREVENTION AND SUPPORT**

The Emergency Shelter Grant (ESG) funds are administered by DHCD. The program activities are managed by the Community Partnership for the Prevention of Homelessness, a nonprofit entity that is under contract with the District to provide day-to-day management of the District's homeless services. The funds are distributed to sub-grantees to support services and facilities within the Continuum of Care for homeless persons. Services and facilities funded by ESG include prevention, shelter operating costs, and shelter renovations.

- Prevention/Emergency Assistance Grants for Families and Adults: In partnership with the D.C. Emergency Assistance Fund, a project partly funded by the city and managed by the Foundation for the National Capital region, and working with Family Support Collaboratives located across the city that are funded through the District's Child and Family Services Agency, the Community Partnership makes emergency homeless prevention grants available for families and single adults. In a typical year, 223 families and 77 single adults receive assistance. The funds are used to prevent the imminent eviction of families and single adults from their residences by paying for up to three months rent and/or utilities combined with case management support offered by a citywide network of community-based agencies.
- Essential Services/Shelter Operations: Grant funding has been used to lease a 45-unit apartment building in Columbia Heights, to provide emergency and transitional housing to homeless families. While housed in the building, families are assessed and appropriate services are arranged for them. Caseworkers also work with the parents to assist them in identifying employment and housing.



- Rehabilitation and Renovation: The Community Partnership uses rehabilitation funds to expand and improve emergency shelter capacity. ESG funds will be used on an ongoing basis to support high priority shelter needs as identified by the Mayor in the District's 10-year plan to end homelessness.





## Appendix D Public Notice

### GOVERNMENT OF THE DISTRICT OF COLUMBIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

#### Notice of Availability of Public Document for Review and Comment November 17, 2006 to December 8, 2006 Community Development Draft Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2006"

Stanley Jackson, Interim Director, Department of Housing and Community Development (DHCD), announces the availability of the "District of Columbia Consolidated Draft Annual Performance and Evaluation Report for Fiscal Year 2006" (the "CAPER") for public review and comment. The purpose of the CAPER is to present the U.S. Department of Housing and Urban Development (HUD) and the public with an assessment of the District's performance in carrying out its FY2006 (October 1, 2005-September 30, 2006) Consolidated Action Plan to use federal funds to meet priority community needs. The FY2006 Action Plan detailed activities to be carried out by the District under the following federal entitlement programs:

- **Community Development Block Grant Program (CDBG)**
- **Home Investment Partnerships Program (HOME)**
- **Emergency Shelter Grant Program (ESG), and**
- **Housing Opportunities for Persons with AIDS Program (HOPWA)**

The CAPER is available for a 15-day public comment period before its submission to HUD on/or before December 31, 2006. The CAPER will be distributed to stakeholder organizations and will be available for review at DHCD (8th floor), on the DHCD website, all public library branches, all Advisory Neighborhood Commission Offices and at the following community based organizations from Friday, November 17 to Friday, December 8.

Housing Counseling Services, Inc.  
2410 17th Street, N.W., Suite 100  
(202) 667-7006

University Legal Services  
3001 I Street, NE  
(202) 547-4747

Marshall Heights CDO  
3939 Benning Road, NE  
(202) 396-1200

Latino Econ. Development Corp.  
2316 18th Street, NW  
(202) 588-5102

Lydia's House  
3939 South Capitol Street, SW  
(202) 373-1050

Central American Resources Ctr  
1459 Columbia Road, NW  
(202) 328-9799

University Legal Services  
3220 Pennsylvania Ave., SE Suite 4  
(202) 645-7175

To comment by telephone on the CAPER report, please contact Ms. Pamela Hillsman-Johnson, Community Development Resource Specialist, at (202) 442-7251, not later than close of business Friday, December 8, 2006. Please provide your name, address, telephone number, and organizational affiliation, if any. For Telecommunications Device for the Deaf (TDD) relay service, call (800) 201-7165. Written comments for the record must be received by close of business Friday, December 8, 2006. Written statements may be mailed to: Mr. Stanley Jackson, Interim Director, DHCD, Attention: OSC, 801 North Capitol St., NE, Washington, D.C. 20002.

Anthony A. Williams, Mayor  
Stanley Jackson, Deputy Mayor for Planning and Economic Development  
Director, Department of Housing and Community Development  
[www.dhcd.dc.gov](http://www.dhcd.dc.gov)





## Appendix E Summary of Public Comments

**TUESDAY, OCTOBER 31, 2006**

Listed below are summaries of comments on the Department of Housing and Community Development's performance for Fiscal Year 2006, from witnesses during its public "NEEDS" hearings for development of the District's FY 2008 Consolidated Annual Action Plan.

***Nancy Liebermann, president of Cornerstone***

- Commended DHCD for recognizing and prioritizing special needs housing.
- Cornerstone supports the Housing Production Trust Fund.
- Cornerstone also supports and commends DHCD in creating and expanding its Site Acquisition Funding Initiative (SAFI) including its commitment to special needs housing. Ms. Liebermann also congratulated DHCD's staff and its attorneys who facilitated a practical and non-bureaucratic approval process.

***Gail Chow, Executive Director, Green Door***

- Thanked DHCD, Cornerstone, and its other funding partners and hopes that DHCD maintains its momentum, through adequate federal and local funding sources, in funding affordable housing.
- The District's Consolidated Plan clearly identifies housing needs, strategies, and priorities for affordable, permanent housing and service for extremely low-income households.

***Mr. Robert Coward, Executive Director of Direct Action; Chairman of Capitol Area ADAPT***

- Commended DHCD for improving its Handicap Accessible Improvement Program and Section 8 504's Enforcement Project within the Office of Fair Housing (monitors compliance by federal grantees and multi-family housing) over the past two years.

***Ms. Claudia Thorne, Executive Director, Community Family Life Services (CFLS).***

- Commended DHCD for the great work it has done and is doing on behalf of the District's most vulnerable residents and looks forward to a renewed and shared working relationship.

***Mr. Ralph Black, co-chairman of the Housing Committee of the Brian White Title 1 Planning Counsel.***

- DHCD's home ownership programs provide good opportunities to purchase a home and the Committee hopes that the Department continues these programs.

**Thursday, November 2, 2006**

***Kwami Robert Brown (organization unidentified).***

- DHCD's grant-making process is daunting; however, the underwriting limitations and mandates are understandable.
- DHCD needs to move away from the banking mentality that limits its ability to provide financial assistance to property owners who are willing to make their properties available for supportive, transitional, and/or emergency housing, along with the necessary support services.
- DHCD needs to review and modify its processes in order to collaborate effectively with organizations to address addiction and other special needs of District residents.



## NOVEMBER 9, 2006

### ***Mr. Michael Watts, Interim President and Chief Executive Officer of the Marshall Heights Community Development Corporation (MHCDO).***

- Mr. Watts welcomed everyone on behalf of MHCDO and expressed his pleasure in hosting this evening's hearing. He continued with commending DHCD for taking the time to hear from the community, as well as its continued effort to expand affordable housing and support economic development activities in Ward 7 and the city at large.

### ***Ms. Lynn Brantley, Capitol Area Food Bank***

- Thanked DHCD for its support in helping them to acquire a larger facility to serve the 633,000 people across the region that is homeless and hungry.
- DHCD's financial support has helped them to leverage nearly \$10 million and they have raised almost \$17.7 million.

### ***Ms. Justina Wilkins, Ward 7 business owner; homeowner; community leader; member, Executive Cmte., MHCDO; chairperson, MHCDO's Youth Development Cmte; District of Columbia and Maryland real estate agent.***

- DHCD is doing an excellent job in providing funding for home ownership in Ward 7.

## NOVEMBER 14, 2006

### ***Ms. Lynn Brantley, Capital Area Food Bank***

- Thanked DHCD for helping the Food Bank to acquire a larger facility. DHCD's funding enabled the Food Bank to leverage more than \$6 million from Northern Virginia and Prince Georges and Montgomery Counties in Maryland.

### ***Pastor Roy Settles, Ambassador Baptist Church, 1412 Minnesota Avenue, S. E.***

- Expressed his thanks to DHCD for recognizing the challenges of residents east of the River and helping to address those challenges.

### ***Ms. Yavocca Young, District resident, Ward 8.***

- DHCD has been generous over the past few years, steering federal funds to Ward 8 for low-income housing and transitional housing.
- She is requesting that DHCD redirect its federal funding in Ward 8 away from programs that continue to build on the Ward's poverty and towards programs, home ownership opportunities, and community development that attracts the kind of private investment that stabilizes communities.

## NOVEMBER 30, 2006

### ***Mr. Manuel Hidalgo, Executive Director, Latino Economic Development Corporation (LEDC).***

- During FY 2006, DHCD's performance in working with LEDC has been fantastic and helped the organization to achieve significant milestones, including the award of four major contracts.
- Also with DHCD's assistance, LEDC successfully launched the D.C. Area Local Business Alliance (DCALBA), a small business consortium that is a spin-off of the Mid-14<sup>th</sup> Street Business Association. This is another major accomplishment that to date, includes twenty-five (25) businesses.

### ***Mr. Paul Salditt, District resident; member of the Board of Directors of the Metropolitan Police Boys and Girls Club; member, Northwest One Council***



- ❑ Thanked and applauded the District, especially DHCD and the staff of the Office of the Deputy Mayor for Children, Youth, Families, and Elders, for their leadership and energy related to affordable housing initiatives for Northwest One.

***Ms. Farrah Fosse, Director, Affordable Housing Preservation Program at LEDC; member, Ward 4 Tenant Advisory Council.***

- ❑ Through its First Right Purchase Assistance Program, DHCD has proven a real commitment to preserving Section 8 housing and preventing tenant displacement. No tenants were displaced at any of the buildings that LEDC worked with, and all of the buildings continue to be affordable, many of them through long-term renewal of Section 8 contracts.

***Ms. Natalie LeBeau, works with the Housing Counseling Services' Tenant Anti-Displacement Program.***

- ❑ Thanked DHCD for its financial support for many of HCS's programs. DHCD's assistance enabled HCS to provide comprehensive housing counseling and training, and outreach and advocacy services to homebuyers, homeowners, and the homeless.
- ❑ DHCD has worked to protect tenants rights and provide opportunities for them to become homeowners by providing funding, through HCS, for education and technical assistance to lenders and providing small grants to tenant groups to retain attorneys to assist them through the homebuying process.

***Ms. Sherlie Johnson, Vice-President of Temple Courts Tenant Association; board member of the Northwest One Council.***

- ❑ Thanked DHCD, DCRA, and other District government agencies that worked so hard with the tenants association and the Northwest One Council on the new community project. Everyone's hard work will provide the opportunity for 211 residents to keep their homes.







## Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 05/31/2007)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 10/01/2005	Ending 09/30/2006	12/29/2006

### Part I Participant Identification

1. Participant Number 53-6001131	2. Participant Name Government of the District of Columbia		
3. Name of Person completing this report Sonja Watkins		4. Phone Number (Include Area Code) 202-442-7243	
5. Address 801 North Capitol Street, NE	6. City Washington	7. State D.C.	8. Zip Code 20002

### Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
\$672,444.71	\$1,496,513.00	\$1,380,739.18	\$0.00	\$788,218.53

### Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	2	0	0	0	0	2
2. Dollar Amount	\$7,975,376	.00	.00	.00	.00	\$7,975,376
B. Sub-Contracts						
1. Number	11	0	0	2	4	5
2. Dollar Amount	\$4,745,371	.00	.00	\$2,673,200	\$1,292,697	\$779,474
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	2	0	2			
2. Dollar Amount	\$7,975,376	.00	\$7,975,376			
D. Sub-Contracts						
1. Number	11	1	10			
2. Dollar Amounts	\$4,745,371	\$715,000	\$4,030,371			

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired	0	0				
2. Businesses Displaced	0	0				
3. Nonprofit Organizations Displaced	0	0				
4. Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0					
6. Households Displaced - Cost	0					





## Appendix G IDIS Reports

### IDIS REPORTS TO SUBMIT WITH CAPER

#### CDBG REPORTS

- \*PR01 Federal Entitlement Grant Funding shows for each grant the amount authorized, sub allocated, drawn and available to draw. The grants are organized by program and listed by fiscal year.
- \*PR02 List of Activities lists - by project, activity and program sequence - the amount authorized for draw, amount drawn and the difference.
- PR03- Summary of Activities lists each CDBG activity which was open during a program year. For each activity the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity the report also shows the activity code, regulation cite and characteristics of the beneficiaries.
- PR06 Consolidated Annual Performance and Evaluation Report tracks progress in implementing projects identified in the action plan. This report lists all projects for a plan year in sequence by project number. Disbursements are summarized by program for each project's activities. Accomplishments reported for the program year in the C04MA08 screens are summarized for each program area.
- \*PR07 Drawdown voucher report lists the details for all vouchers in sequence by voucher identification. The voucher details include voucher status, amount drawn and the grant identification.
- \*PR08 Grantee Summary Activity Report provides a list of activities in grantee activity number sequence. For each activity the report shows the date funded, grant status, amount drawn and date last draw.
- \*PR23 Summary of Accomplishments Report presents data on CDBG activity counts and disbursements by priority need categories. It also contains data on CDBG accomplishments by various units of measure and housing units by racial/ethnic categories.
- \*PR26 Financial Summary Report provides the key CDBG program indicators. This report shows the obligations, expenditures which the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for low- and moderate-income, planning/ administration, public service activities and economic development.

#### ESG REPORTS

- \*PR12 ESG Financial summary show the grants, committed and disbursed amounts for each ESG project/activity.
- \*PR19 ESG Program for Grantee Statistics provides statistics on the characteristics of beneficiaries and services for each ESG project/activity.
- \*PR20 ESG Activity Summary report provides the amounts that are committed and disbursed by type of ESG expenditure.

#### HOME REPORTS

- \*PR01 Federal Entitlement Grant Funding shows for each grant the amount authorized, sub allocated, drawn and available to draw. The grants are organized by program and listed by fiscal year.
- \*PR22 Status of HOME Activities shows the status of current HOME activities. The report lists activities which are currently open and funded or which have been closed out within the past 12 months. For each activity, the report shows the address, the number of units, funds committed and disbursed and activity status.
- \*PR25 Status of CHDO funds shows for each fiscal year the funds reserved, committed and disbursed for each CHDO.
- \*PR27 Status of HOME grants provide a summary of funding by fiscal year. This report contains the key programmatic indicators. The funding report show the status of commitments, disbursements, administrative funds, CHDO operating funds, all CHDO funds, CHDO loan/capacity building, other entities and program income.
- PR33 Match Report shows the required match percentage, funds disbursed and required match for a given fiscal year.







**Anthony A. Williams, Mayor**  
Government of the District of Columbia

Stanley Jackson, Deputy Mayor for  
Planning and Economic Development  
and  
Interim Director, Department of Housing and Community Development

For further information, contact  
Victor Selman, Chief Operating Officer  
(202) 442-7210