



Anthony A. Williams, Mayor

**FY 2007 CONSOLIDATED ANNUAL ACTION  
PLAN FOR  
THE DISTRICT OF COLUMBIA  
OCTOBER 1, 2006 - SEPTEMBER 30, 2007**



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

JALAL GREENE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
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WASHINGTON, DC 20002  
(202) 442-7200

*Notice of Non-Discrimination*

In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code Section 2-1401.01 et seq. (Act) 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, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.



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

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

**A. Submission**

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

1.  **Strategic Plan with Annual Action Plan**
  - a. Period covered in years is: 3  4  5
  - b. Timeframe covered (mm/dd/yyyy) is from
  - c. Submission date:
  - d. Type of Submission (Check one in each of the two columns below):
 

<input type="checkbox"/> Original	<input type="checkbox"/> Full Plan
<input type="checkbox"/> Update	<input type="checkbox"/> Abbreviated Plan
<input type="checkbox"/> Amendment: Minor	
<input type="checkbox"/> Amendment: Substantial	
2.  **Annual Action Plan only**
  - a. Timeframe covered is from 10/01/06 to 9/30/07
  - b. Year of Strategic Plan period for this submission: 1  2  3  4  5
3.  **Annual Performance Report**
  - a. Timeframe covered (mm/dd/yr) is from to
  - b. Year of Strategic Plan period for this submission: 1  2  3  4  5
4. Catalog of Federal Domestic

<u>Assistance Numbers</u>	<u>Assistance Titles</u>	<u>Amounts of Application Requests</u>
14-218	<input checked="" type="checkbox"/> Community Development Block Grant (CDBG)	\$19,274,630
14-239	<input checked="" type="checkbox"/> HOME Investment Partnership Act Grant (HOME) ADDI (included in HOME)	\$8,664,762
14-231	<input checked="" type="checkbox"/> Emergency Shelter Grant (ESG)	\$821,555
14-241	<input checked="" type="checkbox"/> Housing Opportunities for Persons with Aids (HOPWA)	\$11,370,000

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## B. Applicant

1. Name: **District of Columbia**
2. Identifier:
3. Employer Identification Number (EIN): **53-6001131**
4. DUNS number: **072634306**
5. Applicant is (choose one):
  - Local Government: City
  - Local Government: County
  - Consortia
  - State**
  - District of Columbia
6. U.S. Senators: **N/A**
7. Names of Members of Congress for this jurisdiction Congressional Districts  
**The Honorable Eleanor Holmes Norton The District of Columbia**

### 8. Applicant/Grantee Representative:

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

### 9. Certification

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

Signed (enter PIN): Jalal Greene, Director

Date signed: August, 2006

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

Name: Robert Trent  
 Title: Chief of Staff  
 Telephone Number: (202) 442-77231; Fax Number: (202) 442-7290  
 E-mail Address: [Robert.trent@dc.gov](mailto:Robert.trent@dc.gov)

## C. For HUD Use Only

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

Yes.

This application was made available to the E.O. 12372 process for review on July 18, 2006. (SAI#s DCG-193-2006; DCG-194-2006; DCG-195-2006; and DCG-196-2006

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- 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: August 15, 2006
- 4. Date Plan Review due (45 days from HUD CPD receipt)
- 5. Date Plan Review completed
- 6. Plan approved  yes Date  
 Or  
  
 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):

- FOD
- FHEO
- SF
- M
- CPD Relocation
- CPD FA
- CPD CPS
- CPD EO
- IG
- OGC
- Other

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**

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## II. EXECUTIVE SUMMARY

This 2007 Action Plan follows a modified module format recommended by HUD, and contains the following sections and information:

- I. Application
  - A. Submission
  - B. Applicant
  - C. For HUD use only
- II. Executive Summary
- III. Annual Action Plan
  - A. Summary of Missions, Needs, Goals and Strategies
  - B. Managing the Process: Citizen Participation
  - C. Managing the Process: Consultation with Public and Private Entities
  - D. Managing the Process: Certifications (local and State)
  - E. Financial Sources and Uses (24 CFR 91.220(b) and (c))
  - Performance Measurement
- IV. Narratives
  - A. Geographic Targeting and Distribution (24 CFR 91.220(d))
  - B. Homeless and Other Special Needs Activities (24 CFR 91.220(e))
  - C. Other Actions (24 CFR 91.220(f))
  - D. Program-Specific Requirements (24 CFR 91.220(g))
- VI. Special Initiatives
  - A. Neighborhood Revitalization Strategy
  - B. Section 108
- VII. Appendices

### II Executive Summary, continued:

This Action Plan follows the outline of 24 CFR 91.220, which describes the required Action Plan components for the Consolidated Planning process. Headings are provided to track to each required element.

The Action Plan is not only an application to HUD for federal funding, it also is a statement of the strategic activities that DHCD, as the District's designated program administrator, intends to undertake during the 2007 fiscal year to implement the strategic goals set in the 2006-2010 Five Year Consolidated Plan.

Those strategic goals reflect HUD's priorities:

1. To provide decent housing;

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2. To provide a suitable living environment; and
3. To expand economic opportunities, principally for low- and moderate-income persons.<sup>1</sup>

#### Reasons for Priorities:

Census data have identified the increasing cost of housing, the lagging proportion of home ownership, and the disparity between job creation and job readiness as continuing major challenges for the District of Columbia. The targeting and program emphases influenced by 2000 Census economic and demographic data have been reinforced by housing analysis and neighborhood data provided in studies by the DC Fiscal Policy Institute, Fannie Mae, and other institutions, by the continuing volatility in the housing market, by the comments and testimony of constituent groups and citizens, and by the geographic and policy priorities of the City's elected leaders.

#### FY 2007 Objectives:

Following considerable community, government, and stakeholder consultation in developing the District's Five-Year Consolidated Plan for fiscal years 2006-2010 and the FY 2006 Action Plan, DHCD has determined that in its annual implementation plans, it will continue to focus on the creation and retention of affordable housing units, expansion of home ownership opportunities, and the support of neighborhood economic and commercial revitalization. Strategies will also be based on the different ward demographics, requirements to meet the needs for housing tailored to serve persons with special needs, seniors, larger families and lower-income residents.

#### FY 2007 Strategies:

In FY 2007, DHCD will include strategies to increase funding for home ownership, both in supporting tenants to convert rental apartments to ownership units and in increasing the flexibility and amount of loans for the purchase of first-time homes under the HPAP program. DHCD will also develop funding strategies for demonstration projects for affordable housing targeted to workers in the government, retail and Arts sectors as well as foster care adults with children and will assist in the broad-based revitalization of deteriorated neighborhoods through support of housing in the New Communities and Great Streets initiatives. DHCD will also increase its support for the successful Site Acquisition Fund Initiative (SAFI) which uses local HPTF funds matched by private lender funds for non-profit developers to acquire sites for development of affordable housing.

#### Performance Targets:

The performance targets in the FY 2007 Action Plan are based on funding available from the HUD entitlement grants as of April of FY 2006. Changes in funding availability and/or other grant conditions that are unknown at the writing of this document will require the District to change the Action Plan. Any further escalation in housing construction costs may also require the District to revise its unit production projections.

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<sup>1</sup> **NOTE:** 1) For purposes of this application DHCD uses "low" & "moderate" as defined in the CDBG regulations. These correspond to the "very low" and "low" in the HOME and Section 8 Regulations. Since 1999, however, DC has been exempted by HUD from these limits and permitted to use "Uncapped Limits" (i.e. 80% of the Actual Median Income for the DC Area. DC may use the exemption, as necessary, in its CDBG and HOME programs. 2) DHCD sets affordable rents for CDBG-funded units at an amount that is at or below 30% of a low to moderate person's gross income

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

Table 1: Priority Needs

<b>PRIORITY NEED &amp; RESPONSE</b>	<b>GEOGRAPHIC AREA</b>	<b>POPULATIONS</b>
<b><u>Affordable Housing: Owner and Renter Multi-family Rehabilitation</u></b> Increase available affordable rental and ownership units by funding rehabilitation of the District’s aging housing stock. Increase emphasis on funding for housing units to meet needs of special needs populations, seniors and families.	Target areas* (page 76)	Extremely-low, very low, low and moderate-income residents, special needs populations and seniors.
Increase assistance to tenant groups to convert rental to ownership units under the District’s First Right to Purchase Program.	Target Areas	Extremely-low, very low, low and moderate-income residents
<b><u>New Construction:</u></b> Owner and Renter: Encourage new housing development through construction assistance.	Target Areas	Low-moderate-income residents
<b><u>Rehabilitation or New Construction: Workforce and other Demonstration Projects for Affordable renter or owner housing: Form partnerships with non-profit and other organizations to maintain affordable housing for a diverse workforce</u></b>	Target Areas	Workforce groups and special needs groups.
<b><u>Affordable Housing, Preservation of Rental housing:</u></b> Preserve affordable housing through intervention, training and housing counseling for project-based tenants subject to expiring Federal subsidy.	Citywide	Extremely low, very low, low and moderate-income residents.
<b><u>Owner-occupied housing:</u></b> Increase opportunity for home ownership (See also assistance for Tenant Conversions)	Citywide	Very-low, Low-moderate income residents; police, fire-fighters, teachers & government employees, other target groups, Including public housing res.
<b><u>Owner-occupied housing:</u></b> Preserve and improve existing homeownership by assisting residents with rehabilitation to meet housing codes.	Citywide	Low-moderate income residents; especially seniors in areas undergoing economic change.
<b><u>Public Facilities, Infrastructure and Economic Development:</u></b> Spur neighborhood reinvestment by funding community and commercial facilities, supporting local businesses and increasing jobs through development activity.	Target areas	Neighborhoods where housing investment has created the climate for reinvestment; and those where such investment can spur additional investments.
<b><u>Public Services:</u></b> Assist tenants, potential home owners and recent homeowners with counseling, technical assistance and services that support their housing choices.	Citywide	Very-low, low, moderate-income residents; immigrant and non-English-speaking populations & seniors.

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<b>PRIORITY NEED &amp; RESPONSE</b>	<b>GEOGRAPHIC AREA</b>	<b>POPULATIONS</b>
<b><u>Public Facilities &amp; Services:</u></b> Support prevention of homelessness and provide services for the homeless	Citywide	Families and individuals at risk of becoming homeless; homeless families and individuals.

**Past Performance and Evaluation: (91.220(b))**

DHCD has focused federal and local resources to address the crisis in affordable housing in the District of Columbia. The Department has been successful in meeting its most of its goals, funding production of over 1500 affordable housing units and providing assistance to almost 200 first-time homebuyers annually. Continuing program and management improvements, more program flexibility combined with increased local funding will help DHCD to increase productivity in both areas in FY 2007. The desired outcomes are to provide decent housing that is accessible, available and affordable to a diverse mixture of low-moderate income residents.

Table 2 shows a summary of progress in meeting agency priority goals: FY 2001 to FY 2005; FY 2006 Actuals and FY 2007 goals. (FY 2006 actuals will be available at the end of September, 2006.)

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

*Table 2. Accomplishments 2001-2005; FY 2006; FY 2007 Goals*

	<b>DHCD Program Activity</b>	<b>FY 2001-2005</b>	<b>FY 2006 Actual*</b>	<b>FY 2007 Goals (91.220(c)(1))</b>
Affordable Housing Ownership	Provide Home Purchase Assistance (HPAP) loans for down payment and closing costs	1,946		240
	Assist tenants in first-right purchase of apartments	1,381		150
	Expand access to housing through comprehensive counseling for tenants/ownership; and assistance with program requirements and intake	81,098 residents		9,000 (2 programs)
	Make tax delinquent properties available for new ownership through a Homestead lottery	15	NA	NA
	Assist current single-family homeowners to remain in decent homes by providing rehabilitation loans	291		60
Affordable Housing Supply	Provide funding to rehabilitate multi-family units for rental or owner occupants	6,751	Combined, new and rehab. actual	2,000, combined goal
	Provide construction assistance for new construction of single or multi-family, rental or owner housing units.	3,908		

\* '06 Actuals will be available at the end of September 2006 and included in the FY 2006 CAPER report.

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	DHCD Program Activity	FY 2001-2005	FY 2006 Actual	FY 2007 Goals
Community Development & Economic Opportunity	Provide neighborhood-based job training and placement	382 268	NA	NA
	Support local business development with technical assistance	5,469		1,700
	Support revitalization-community/commercial facilities	70	NA	NA
Homelessness	Prevent homelessness and provide emergency assistance	2,071		
	Provide essential support services (persons served)	>15,000	NA	NA
	Maintain homeless shelters (Renovate Beds)	2,082		
	Support shelter for families (# families)	337		

\*FY 2006 Actuals will be available in October of 2006..

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### III. 2007 ANNUAL ACTION PLAN

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

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

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

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

#### *Program Year 2; Fiscal Year 2007 Action Plan Goals and Strategies:*

The challenges in FY 2007 continue to be the increasing cost of housing, competition for a shrinking pool of affordable units, the impact of housing costs on the most vulnerable populations, the need for a well-educated and well-paid workforce to match living costs, regional employment trends, lack of access to transportation to regional employment opportunities, and the threat of displacement due to the expiration of federally subsidized housing. DHCD has based its projections of need on information provided in the U.S. Census data and 2003-2004 studies by Fannie Mae; information from DC Government agencies, 2005 studies by the D.C. Fiscal Policy Institute and other organizations, and the input received during an extensive outreach and Needs Hearings process. Analysis shows:

- The shortage of affordable housing units is exacerbated by the influx of higher-income households into previously lower-income neighborhoods such as Columbia Heights and Shaw.
- Increasing sales of existing rental properties by owners opting out of federal programs and for conversion to market rate condominiums and apartments,
- A concurrent increase over the past decade in both median income and poverty, indicating a widening gulf in household incomes among District residents.
- A prevalence of cost burdening, and an increase in crowding, within the District's rental stock, pointing to the shortage of affordable and/or family-sized units.

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

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private, non-profit or semi-governmental development and financing entities—to provide housing and economic opportunities for low-moderate-income residents. For each fiscal year, based on community consultation, experiences within the marketplace, U.S. Census and other data, DHCD establishes objectives to meet HUD priority needs. These objectives are recorded in the agency's Action Plan, Performance-Based Budget (PBB), and Department Performance Measures.

The following tables present DHCD's FY 2007 objectives within the categories specified by HUD, and within the HUD Table 1C and 2C formats. (DHCD Tables 3 and 4) **(91.220(c)(3))**

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*Table 3: HUD "Table 1C" Summary of Specific Homeless/Special Needs Objectives, FY 2007*

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*Table 4: HUD "Table 2C" Summary of Specific Housing/Community Development Objectives, FY 2007*

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### III. B. Managing the Process: Citizen Participation

The District of Columbia has an approved Citizen Participation Plan on file and has been followed in developing this FY 2007 Action Plan. DHCD conducted extensive outreach and utilized the results from that outreach in preparing this Annual Action Plan. Additional outreach, document circulation and hearings were part of the process for finalizing the Action Plan for submission to HUD. **Appendix A** contains the Notices of Public Hearings, summaries of hearing testimony and Department responses to testimony.

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

***Outreach (Indicate methods used):***

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

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

**Schedule of Community Hearings:**

<b>Date/Time</b>	<b>Meeting Location</b>
Nov. 7, 7:00-9:00 PM	Metropolitan Police 4th District, 801 Shepherd St. NW
Nov. 8, 7:00-9:00 PM	Marshall Hts. CDO 3939 Benning Rd, NE
Nov. 15, 7:00-9:00 PM	Washington Highlands Library, 115 Atlantic St. SW
Nov. 16, 7:00-9:00 PM	Grtr. Mt. Calvary Holy Church Fam Ctr, 605 R.I. Ave. NE
Nov. 18, 12:00-2:00 PM.	DHCD, 801 N. Capitol St. NE (Homeless & Special Needs Meeting)
March 7, 06 6:30-9:00	AP Budget Hearing, DHCD, 801 N. Capital Street, NE

Public hearings

- March 7, 2006, DHCD Plan /Budget Hearings
- April 5, 2006 Council Budget Hearing,
- May-June, 2006- TBD Council AP Hearing

Other: (List below)

- Direct Mail of Action Plan and Hearing information to 100 groups and almost 3,000 individuals.

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- Media Advertisement in four publications, and publications reaching different language groups and affinity groups.
- On-Line Access to Action Plan Documents.

Public Notices of the Needs Hearings and the budget hearing on the Annual Action Plan were provided at least two weeks prior to the hearings; the draft documents were available for public review two weeks prior to the Budget Hearing. The record was held open for an additional week following the hearings. The Comment Period was initiated for the Draft Proposed FY 2007 Annual Action Plan with publication of the Notice of Availability in the D. C. Register on February 3rd, 2006. Review periods were provided before and after the February 28th DHCD budget hearing on the Draft Proposed Consolidated Plan and for the hearing by the Council of the District of Columbia held on April 5, 2005.

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

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

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

- D.C. Housing Authority
- D.C. Department of Health, HIV/AIDS Administration
- Deputy Mayor for Children, Youth, Families and Elders
- D.C. Department of Health; Lead Safety Office
- D.C. Department of Human Services
- D.C. Department of Mental Health
- D.C. DHS, Family Services
- Coalition for Non-Profit Housing and Economic Development
- Advisory Neighborhood Commissions
- Tenant Associations and Cooperative Assns.
- University Legal Services
- Building contractors
- DHCD program clients and counselors
- Financial and Mortgage Institutions
- Marshall Heights CDC
- MANNA, Inc. (Non Profit Housing Developer)
- Latino Economic Development Corporation
- So Others Might Eat (SOME)
- United Planning Organization (UPO)
- The Community Partnership for the Prevention of Homelessness
- Coalition for the Homeless
- Community of Hope
- The Green Door

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### Coordination:

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

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

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

In developing its original application for grants to abate lead-based paint hazards, DHCD consulted with a number of agencies, including:

- ◆ State or local health agencies and regulatory agencies
  - D.C. Department of Health
  - D.C. Department of Consumer and Regulatory Affairs (which enforces lead-based paint-related housing code violations.)

Moreover, during the second quarter of FY 2006, DHCD held meetings with these agencies to identify ways of improving the connections between lead-based paint hazard identification and abatement—through both enforcement and hazard-reduction financing.

- ◆ State or local child welfare agencies  
(coordinated through the Department of Health, see Lead Safety Section);
- ◆ Other  
Outside involvement in DHCD’s lead-based paint hazard reduction activities and planning is continuous. DHCD has actively engaged public agencies and private entities in its efforts to address lead-based paint hazards, starting with a Lead-Safe Housing Conference in July 2003 for public and private entities. Attendees included government agencies, lending institutions, non-profit and for-profit developers, contractors and others to familiarize them with the Lead Safe Housing Rule and procedures to be followed. The Department subsequently hosted a Lead-Safe Washington Industry Forum on February 12, 2004, for lead contractors, risk assessors, developers, and owners to bring them up-to-date on District of Columbia law for lead-based paint and to introduce them directly to DHCD’s new HUD Lead Grants Program. In addition, DHCD hosts a conference annually to coincide with Lead Poisoning Awareness Week, which brings consumers together with health and lead-based paint abatement professionals. DHCD will continue to meet with contractors, advocates, community groups, and other interested stakeholders to ensure dissemination of lead-safe information through an extensive Outreach and Education Campaign funded under the Grants.

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### III. D. Managing the Process: Certifications

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

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

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

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## General Certifications

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

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

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

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

1. Publishing a statement notify such employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specify the actions that will be taken against employees for violations of each prohibition;
2. Establishing an ongoing drug-free awareness program to inform such employees about;
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Providing all employees engaged in performance of the grant with a copy of the statement required by subparagraph 1 of this clause;
4. Notifying such employees in writing in the statement required by subparagraph I of this clause that as a condition of continued employment on this grant, the employee will:
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer, in writing, of the employee's conviction for a criminal drug statute for a violation occurring in the workplace not later than five (5) calendar days after such conviction.

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5. Notifying the Contracting Officer, in writing, within ten (10) calendar days after receiving notice under subdivision 4(b) of this clause, from an employee or otherwise receiving actual notice of such conviction. The notice shall include the position title of the employee;
6. Within thirty (30) calendar days after receiving notice under subdivision 4(b) of this clause of a conviction, take one of the following actions with respect to any employee who is convicted of a drug abuse violation occurring in the workplace:
  - (a) Taking appropriate personnel action against such employee up to and including termination; or
  - (b) Require such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State or local health, law enforcement or other appropriate agency.
7. Making a good faith effort to maintain a drug-free workplace through implementation of subparagraphs 1 through 6 of this clause.

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

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

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any reason for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, loan, loan or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions; and
3. It will require that Anti-Lobbying language be included in the award documents for all standards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly; the

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jurisdiction is in compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms, if required by that part.

Authority of Jurisdiction - The District of Columbia Government hereby certifies that the Consolidated Plan for the 2006-2010 period is authorized under local law and the District of Columbia Government possesses the legal authority to carry out the programs for which it is seeking funding in accordance with applicable HUD regulations.

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

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

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

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

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

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

By: \_\_\_\_\_ Date:  
 Jalal Greene, Director  
 Department of Housing and Community Development

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## Community Development Block Grant Program Certifications

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

### Citizen Participation

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

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

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

Current Plan - The District of Columbia Government hereby certifies that it is following a current Consolidated Plan (2006-2010) that was submitted to HUD in August 2005.

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

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

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

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

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

By: \_\_\_\_\_ Date:  
Jalal Greene, Director  
Department of Housing and Community Development

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## HOME Program Certifications

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

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

By: \_\_\_\_\_ Date:  
Jalal Greene, Director  
Department of Housing and Community Development

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## Emergency Shelter Grant (ESG) Program Certifications

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

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Stanley Jackson, Interim Director  
Department of Housing and Community Development

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**Housing Opportunities for Persons with AIDS (HOPWA) Program Certification**

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

1. Activities funded under the program will meet urgent needs that are not being met by available public and private sources; and
2. Any building or structure assisted under that program shall be operated for the purpose specified in the plan:
  - a) period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility; or
  - b) For a period of not less than three years *in* the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

By: \_\_\_\_\_ Date: \_\_\_\_\_

HIV/AIDS Administration,  
DC Department of Health

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Jalal Greene, Director  
Department of Housing and Community Development

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**II. E. Financial Sources and Uses**

**III. E. 1. Financial Sources (Resources)**

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

**Federal Resources**

FY 2007 is the thirty-second year (CD-32) of the Community Development Block Grant Program. The Community Planning Division of HUD provided preliminary notice to DHCD that its fiscal year 2007 formula entitlement grant allocations were as follows:

*Table 5: FY 2007 Federal Entitlement Grant Allocations*

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>LEAD</b>
<b>Allocation</b>	\$19,274,630	\$8,664,762*	\$819,946	\$11,370,000	\$0

\*Includes ADDI funds administered under HOME

DHCD also anticipates the following additional federal funds to be available in FY 2007:

<b>Program Income (anticipated)</b>	\$12,000,000	\$245,145	\$0	\$0	\$0
<b>FY 2005 *Carry Over</b>	\$51,657,862	\$1,416,034	\$0	\$0	\$2,134,604

\*Note: These estimated carryover funds, which are shown as “Other” funds are not included in budget document that DHCD submits to the District of Columbia Council each year.

The net available federal funds from these entitlement grants for FY 2007 are:

<b>Net available federal funds</b>	\$82,932,492	\$10,325,941	\$819,946	\$11,370,000	\$2,134,604
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**Section 8 and LIHTC Funding (91.220(c)(3) (Newly requested by HUD for FY 2007)**

<b>Program</b>	<b>Amount</b>
Section 8 Funds, FY 07 Estimated Budget*	\$133,401,488
LIHTC, 05 Allocation 9%	\$1,795,975.00

Section 8 funds are received and administered by the DC Housing Authority which supplied this information. The Section 8 funds are not part of the DHCD budget.

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Table 6: Annual Financial Resources

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

Financial Sources	a. CDBG	b. HOME	c. ESG	d. HOPWA	e. Public Housing Operating Fund	f. Public Housing Capital Fund	g. HOPE VI Funds	h. Section 8 Tenant-Based Rental Assistance Annual Contributions	i. Public Housing Drug Elimination Program	j. Resident Opportunity & Self-Sufficiency Grants	k. Subtotal other Grants (List each below at 1.)	l. Subtotal of Federal Grants available current year:
\$ Available	19,274	8,664	819	11,370	-	-	-	-	-	-	-	40,127
Annual \$ Budgeted	19,274	8,664	819	11,370	-	-	-	-	-	-	-	40,127
Subtotal of Federal Grants available current year (from l. above)												41,493
Plus subtotal prior year Federal grants (from list below at 2.) (unobligated funds only)												55,053
Plus subtotal Non-Federal public sources (from list below at 3.)												128,148
Plus CDBG program income												12,000
Plus CDBG surplus: Urban Renewal Settlements												
Plus CDBG grant funds returned to line of credit												
Plus CDBG income from float funded activities												
Plus other income (List below at 4.)												400
<b>SUBTOTAL ALL RESOURCES:</b>												<b>235,728</b>

Calculations

1. Other current year Federal Grants:	Amount	2. Prior year Federal Grants:	Amount	3. Non-Federal public sources:	State or Local?	4. Other income:	Amount
		CDBG Carryover	51,658	HPTF	115,578	Local	
		HOME Carryover	1,261	Local	4,046	Local	
		Lead Hazard Control Grant	1,134	Loan Repayment	6,524	Local	
		Lead Hazard Reduction Grant	1,000	Other	2,000	Local	
Subtotal 1.	-	Subtotal 2.	55,053	Subtotal 3.	128,148	Subtotal 4.	400

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DHCD will 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 as described in the Tables 3 beginning on page 37, and in Appendix B, for HOPWA. Section 8 funding is received, administered and monitored by the DC Housing Authority.

At the end of FY 2003, the Department also received two lead-based paint grants from HUD's Office of Healthy Homes and Lead Hazard Control: a Lead Hazard Control Grant for \$1,134,604 and a Lead Hazard Reduction Demonstration Grant for \$1,000,000. The District's match for these grants comes to \$4,482,071. For FY 2007, DHCD will carryover \$ 2,134,604 of total lead grants for the lead hazard control and lead hazard deduction demonstration activities. The FY 2007 local match for the Lead-Based Paint grants is \$3,154,060. The use of the grant funds is described on page 102.

### ***Program Income***

There is a total of \$12,000,000 in program income dollars projected to be collected for the CDBG and \$245,145 is projected to be collected in program income dollars for the HOME program. Program income was derived primarily from repayment of loans provided to citizen to assist in the purchase of homes within the District. Program income received in excess of the budgeted amount is reprogrammed for use with the respective program.

### ***Section 8***

The D. C. Housing Authority (DCHA) receives funding for and administers the Section 8 Program. Their estimated FY 2007 budget for Section 8 is \$133,401,488, a 4% increase over the FY 2006 budget of \$128,270,662.

DCHA activities include the following:

### **Housing Choice Voucher Program (HCVP)**

#### Core Responsibilities of Department

The core responsibilities of the Housing Choice Voucher Program (HCVP) are to (1) lease-up eligible families in decent, safe and affordable privately-owned rental housing; (2) determine continued eligibility of program participants; (3) ensure units in the HCVP meet Housing Quality Standards (HQS) at the initial lease-up and annually thereafter and; (4) make monthly housing assistance payments to landlords on behalf of program participants. The HCVP also ensures program compliance and administers the Family Self-Sufficiency and Home Ownership Programs.

<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.

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HCVP administers a total baseline of 11,037 MTW and Non-MTW vouchers, 845 Mod Rehab & SRO units, 1360 11b new construction units, 414 DMH units 48 TAP units and 79 units on behalf of DHCD for Katrina victims. Following are a list of the types of voucher and programs administered by HCVP:

- Tenant Based Vouchers
  - Linguistically Isolated Program
  - Family Unification Program
  - St. Elizabeth Program
  - Mainstream Disability Voucher Program
  - Veteran Administration Supportive Housing (VASH) Program
  - Witness Relocation Program
  - Public Housing Relocation Program
  - Home Ownership Voucher Program
  - Hot Properties Program
  - DMH / Homeless Voucher Program
  - HUD Opt-Outs Program
  - Affordable Housing Program
  - VCA ADA/504 Programs
- Project Based Voucher Program
  - Partnership Program
  - Multicultural Program
  - KPRMC Settlement Program
  - TAP Conversion Program
- Other Programs Administered by HCVP:
  - TAP Program
  - Mod Rehab / SRO Program
  - 11b New Construction Program
  - DMH Home First II Program
  - DHDC Katrina Housing Assistance Program

HUD is providing housing assistance payment (HAP) and administrative fee renewal funding for CY 2006 in the amount of \$117,002,076. The District government appropriated \$6,900,000 in funds for the HCVP and funding for non voucher programs amounts to \$23,469,717. In effect, total funds administered by HCVP for 2006 are \$147,371,793.

The core functions of the HCVP are carried out through the following departments:

- Leasing
- Inspections
- Recertification
- Finance
- Special Programs
- Compliance

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- Executive

## LEASING

The Leasing Department is responsible for educating new and transfer program participants on the obligations, rules, and procedures of the Housing Choice Voucher Program (HCVP). Leasing also ensures accurate and timely lease-ups for these families.

## INSPECTIONS

The primary responsibilities of the DCHA HCVP Inspection Department are:

1. Ensure all units approved for the program meet HQS.
2. Encourage tenants and housing providers to maintain the unit within HQS as a minimum.
3. Accomplish complaint inspections, advise parties of the inspection results and ensure compliance with HQS.
4. Accomplish annual inspection of units on a timely basis, advise parties of results, and ensure compliance with HQS.

## RECERTIFICATION

The U.S. Department of Housing and Urban Development (HUD) regulations require that all families participating in the Housing Choice Voucher Program (HCVP) be recertified each year in order to determine their continued eligibility for participation in the program. Each family is assigned to a Housing Program Specialist (HPS) who assists them throughout the year. An annual appointment is scheduled as part of the recertification process. During the appointment, an interview is conducted by the Housing Program Specialist to determine if changes in income or family composition have occurred. The Recertification Department is also responsible for processing interim re-certifications and landlord requests for rent increases.

## FINANCE

The primary responsibility of the Housing Choice Voucher Program (HCVP) Finance Department is to ensure the timely disbursement of Housing Assistance Payments (HAP) and Utility Assistance Payments (UAP) to landlords and tenants. This department must ensure the accuracy of payments made in accordance with the program regulations, while ensuring that all HCVP budgetary and income maintenance are efficiently tracked and monitored.

## SPECIAL PROGRAMS

The Special Programs Department consists of five divisions:

1. Housing Counseling
2. Targeted Funded Programs
3. Contract Administration / Oversight
4. Family Self-Sufficiency Program

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## 5. Home Ownership Assistance Program

Its purpose is to assist the voucher program participants beyond the issuance of housing subsidy assistance.

### COMPLIANCE

The Compliance Department conducts investigations of non-HQS complaints including participant and landlord program violations and possible fraud. The Compliance Department is also responsible for stop payment of housing assistance for participants and landlords for program violations and terminates contracts or program participation if warranted. The Compliance Department conducts internal audits and reviews of program operations and ensures compliance with local and federal laws and regulations. Additionally, the Compliance Department manages the HCVP reception desk and telephone operations.

### EXECUTIVE

The Housing Choice Voucher Program (HCVP) Ombudsman investigates and report on complaints, issues and concerns about the conduct of HCVP landlords, tenants and District of Columbia Housing Authority HCVP employees. The HCVP Ombudsman also serves as the liaison to the community on behalf of the Director of the HCVP.

### *Low-Income Housing Tax Credits (Requested for inclusion in FY 2007 by HUD)*

The Low Income Housing Tax Credit Program began calendar year 2005 with \$257,694.47 of un-issued 9% tax credits. The District of Columbia received \$2,125,000 of annual allocation for distribution during 2005. DHCD issued reservations totaling \$1,795,975.00 to three projects generating 321 residential units; and issued conditional reservations to one project for \$788,000 and a forward binding commitment to one project for \$621,035.00 generating 304 residential units.

### **2005 9% ALLOCATIONS**

Project	Units	Allocations
1728 W Street SE	17	201,211.00
Finsbury Square Apts	134	715,729.00
Kenilworth Ave Apts a)	170	878,965.00
<b>Total</b>	<b>320</b>	<b>1,795,975.00</b>

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a) Part of a Multi-Year Allocation

The District of Columbia received \$2,190,000 of annual allocation for distribution during 2006. The 2006 allotment and the carry over from 2005 allocations total \$2,776,719.47 of Low Income Housing Tax Credits available for allocation in 2006. However, \$1,409,035 has been committed and \$1,000,000.00 reserved for projects received in the first 2006 Request For Proposals (RFP) leaving \$367,684.47 available as of 2/15/06.

**Local Resources**

According to the Mayor’s FY 2007 baseline budget, the funds projected from District budget appropriations total \$4,046,000. Appropriated and local funds are broken down as follows:

*Table 7: FY 2007 Proposed Local/Other Funds Allocations*

	<b>Housing Production Trust Fund</b>	<b>Local Appropriation</b>	<b>Loan Repayments</b>	<b>Other***</b>
<b>Allocation*</b>	\$115,578,017	\$4,046,000	\$6,524,215	\$2,000,940

\*\*\* “Other” consists of Land Acquisition and Housing Development Organization (LAHO) \$416K; Portal Sites \$46K; Low Income Housing Tax Credits of \$867K; and Home Again funds of \$672K.

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

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The rest of the Funds may be used for for-sale housing development, single family housing rehabilitation, and loans and title-clearing costs associated with the Homestead Program.

In FY 2005, DHCD launched a new HPTF Site Acquisition Fund Initiative (SAFI) which combines Trust Fund money with private lender money to provide loans to non-profit housing developers to facilitate acquisition of sites for affordable housing. The rapid pace of escalation in the real estate market in the District of Columbia makes this initiative necessary to retain land parcels for the housing needs of low-moderate-income residents.

DHCD also receives separate, local budget appropriation and loan repayments from its Home Purchase Assistance Program (see page 37), which it uses to make more loans within these programs. Under Other Funds, there was \$416,000 in Land Acquisition and Housing Development Organization (LAHDO) funds; \$867,000 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. Finally, in FY 2007, it is anticipated that DHCD will be taking over the Home Again Program from the Office of the Deputy Mayor with funding in the amount of \$671,000.

### ***Private Funds and Leveraging***

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

### ***Matching Funds***

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

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Under 24 CFR 92.218 *et. seq.*, the District must provide a matching contribution of local funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. The District's FY 2006 contribution was 12.5 percent of its non-administrative HOME draws. (The District has received a 50 percent reduction in its match requirement for HUD Program Year 2005, which is the District's Fiscal Year 2006.)

DHCD meets its HOME obligation through contributions from the Housing Production Trust Fund, which is described on page 30. Eighty percent of all HPTF funds must benefit households earning up to a true 50 percent of the area median income, which is below the HOME income eligibility maximum; moreover, HPTF-assisted rental projects must be affordable for 30 years, which exceeds the HOME affordability period requirement. In FY 2007, the Department's HPTF budget is \$115,578,017. As the Department incurs HOME match-eligible expenses, it will ensure that adequate funding is provided for the matching contribution.

The FY 2007 local match for the Lead-Based Paint grants is \$3,154,060 and the Emergency Shelter Grant match is \$20,783,137 in cash and fair market value of free shelter rent.

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

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

- Homeownership and Home Rehabilitation Assistance: This DHCD program area meets the HUD priority need of *Owner-Occupied Housing* by providing financial assistance to increase home purchases and for home rehabilitation.
- Affordable Housing/Real Estate Development: This DHCD program area meets the HUD priority needs of *Owner-Occupied Housing, Rental Housing, Public Facilities, Infrastructure* and *Non-Homeless Special Needs* by providing financial support for owner-occupied and rental housing projects for both general and special needs populations; infrastructure for community development projects; and commercial and community facilities.
- Neighborhood Investment: This DHCD program area meets the HUD priority needs of *Economic Development, Public Services, Owner-Occupied Housing, and Rental Housing* by providing financing to community-based organizations for program delivery costs in the areas of small business technical assistance, housing counseling and other services.
- Economic and Commercial Development: This DHCD program area meets the HUD priority need of *Economic Development* by providing support for business and job development through the Section 108 program or other financing mechanisms, and for property management and disposition services.

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- Agency Management: This DHCD program area supports the Department’s planning and administration efforts.
- Program Monitoring and Compliance: This DHCD program area supports all HUD priority needs by ensuring that activities are carried out in compliance with federal and local regulations.
- Homeless Support and Prevention: This program area is overseen by DHCD but carried out by the Community Partnership for the Prevention of Homelessness. Programs and activities support the HUD priority need of *Homeless/HIV/AIDS* through the delivery of Emergency Shelter Grant program funds for any or all of the following: homeless prevention, outreach and support; shelter renovation, rehabilitation and operations; and program administration.
- Housing for Persons with AIDS Program Management: This Department of Health, HIV/AIDS Administration program area supports the HUD priority need of *Homeless/HIV/AIDS* through the delivery of services eligible under the HOPWA program.

### **The DHCD Funding Process:**

DHCD invests its federal and local funds through a competitive funding process, starting with a Notice of Funding Availability (NOFA) and followed by a Request for Proposals (RFP) for development projects and a Request for Applications (RFA) for neighborhood services. In FY 2005, DHCD undertook to issue two annual RFPs for development proposals to increase funding available for affordable housing. The final results of the competitive process for FY 2007 funding will be known and budgeted in the first quarter of the District’s fiscal year, which runs from October 1st to September 30th. DHCD intends to continue this expansion of access to funds in FY 2007 to increase its development of affordable housing.

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

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

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**RFP Development Project Types, Priorities and Uses of Funds:**

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

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

**Priorities:**

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

- Projects in one of the 13 strategic neighborhood investment areas, “hot-spots”, New Communities, Great Streets and two NRSAs, (See page 80 for target information, and page 114 for NRSAs.)
- Preservation of affordable housing for very-low and extremely-low-income households in buildings with expiring federal subsidies,
- Homeownership projects and funding mechanisms,
- Affordable rental housing development for extremely low-income households,
- Economic opportunity through support of commercial and community facilities that serve low-income communities, and
- Façade projects and commercial/retail building development in strategic investment areas or that leverage resources committed through the *ReStore DC* and other initiatives.

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### III. F. Performance Measurement

#### *Describe jurisdiction's Performance Measurement System:*

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

For FY 2007, the District is utilizing its automated budget and performance measurement system, *Administrative Services Management Program (ASMP)*. Periodic performance data for demand and output are provided by program staff and the system automatically calculates the result as a percentage based on a preset formula. Reporting is done through the Office of the Director for transmittal to the City Administrator and Mayor.

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

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

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

#### Outcome Measures:

DHCD has utilized the HUD outcome measure indicators in the Tables 3 and in the following Performance Measurement Outcome Table.

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**Program Outcome Measurement**

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
Decent Housing through <i>affordability</i>	Number of new and/or rehabilitated units funded to be available and affordable to low/ Mod income residents.	DFD Project Financing— Multi-Family Housing Rehab, and pre-development assistance for new construction.	<i>Affordability:</i>  <i>Through rehabilitation or new construction, 10,000 affordable units will be funded over a five-year period.</i>	<i>The annual output objective is funding for 2000 units of housing affordable to low-moderate-income residents in neighborhoods throughout the District.</i>
Decent Housing Through <i>affordability</i>	Owner-occupied, Single Family Units provided with financing for the correction of documented housing code violations and other health and safety threats.	Single Family Residential Rehab. Program: Loans and Grants to preserve homeownership for low/mod income residents.	<i>Affordability:</i>  <i>Decent, safe and sanitary housing is preserved for low/moderate income-homeowners.</i>	Number of Single Family Rehab loans/grants provided to qualified owner occupants for code/safety.
Suitable Living Environment through <i>accessibility and affordability</i>	Increased ownership of rehabilitated multi-family housing units. Derelict properties improved and inhabited by former renters.	DFD Financing; Tenant Purchase Assistance Program and Tenant First Right Program. (TPAP)	<i>Accessibility and Affordability:</i>  <i>Rental housing will be returned to DC code standards and homeownership will be increased by assisting tenant-households to purchase and own these units. Units will be in targeted neighborhoods throughout the District</i>	Number of households/ families successfully purchasing condo-co-op units in converted buildings. (approx 150 annually)
Decent Housing through <i>Affordability</i>	Enhance the purchasing power of low/moderate-income residents to become First-time Homeowners in DC.	Home Purchase Assistance Program (HPAP), first-time homeowner loans, and ADDI first-time homeowner loans.	<i>Affordability:</i>  <i>Low-Moderate income residents and government employees receiving financial assistance to purchase first homes.</i>	Targeted, qualified first time homeowners assisted. (approx 240 HPAP; 25 ADDI, annually.)
Economic Opportunity Through <i>sustainability</i>	Small and local businesses provided with technical and other assistance to succeed, remain and/or expand services and job opportunities.	Neighborhood-Based Activity; Commercial Corridor Development and Technical Assistance	<i>Sustainability:</i>  <i>Small businesses in expanding commercial corridors are retained and become more competitive by receiving assistance in developing marketing efforts, business plans, certifications, physical improvements, etc,</i>	Approximately 1500 Small businesses assisted annually to remain in their site, improve operations and provide services to residents; and or new business enabled to enter into neighborhood.

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HUD Objective	Indicator	DHCD Program	Outcome	Measurement
Suitable Living Environment Through <i>accessibility</i>	Households are assisted with a range of housing counseling to improve their housing situations.	Neighborhood –Based Activity: Housing Counseling Program	<i>Accessibility: 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>	All households that receive face-to-face counseling; approx. 7,000 per year.
Decent housing through <i>affordability</i>	Emergency assistance prevents homelessness; Chronic homelessness is stabilized; temporary shelter provided;	Emergency Shelter Grant (ESG): Prevention Emergency Assistance and shelter support	<i>Affordability: Families and individuals assisted with emergency prevention assistance to prevent homelessness. (May also include: Families provided with shelter and beds renovated).</i>	Actual number of families/individuals assisted. (approx. 112 families and 78 individuals annually; Family shelter for at least 45 families)

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

After the HUD Tables 3 on following pages, you will find DHCD’s summary tables for the FY 2007 Budget for federal funds by program activity. (P.78)

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Owner-Occupied Housing

**Project Title**  
Homebuyer Assistance (Home Purchase Assistance and Employer Assisted Housing Programs)

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 4.1	Project ID FY 2007 HPAP	
HUD Matrix Code 13	CDBG Cit. 570.201(n)	HOME Cit. 92.205(a)(1)
Type of Recipient Individuals & sub- recipients (for admin.)	CDBG National Objective LMH	
Start Date 10/1/2006	Completion Date 9/30/2007	
Performance Indicator Housing units funded	Annual Units 240	
Local ID 6010	Units Upon Completion 240	

**Funding Sources:**

CDBG	\$4,120,458
ESG	0
HOME	2,274,133
HOPWA	0
Total Formula	6,394,591
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	6,124,215**
Other Funding – private	
<b>Total</b>	<b>\$12,518,806</b>

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

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

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*Homeownership and Home Rehabilitation Assistance*

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Owner Occupied Housing

**Project Title**  
American Dream Down-payment Initiative (ADDI)

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 4.2	Project ID FY 2007 ADDI
HUD Matrix Code 13	HOME Cit. 92.205(a)(1)
Type of Recipient Individuals & sub-recipients (for admin.)	CDBG National Objective LMH
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Housing units funded	Annual Units 38
Local ID 6015	Units Upon Completion 38

Funding Sources:	
CDBG	0
ESG	0
ADDI (HOME)	\$109,934*
HOPWA	0
Total Formula	\$109,934
Prior Year Funds	\$276,428
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$386,362

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

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

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*Homeownership and Home Rehabilitation Assistance*

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**  
Owner-Occupied Housing

**Project Title**  
Single Family Residential Rehabilitation Program

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 4.3	Project ID FY 2007 SFRRP	
HUD Matrix Code 14A	CDBG Citation 570.202(a)(1)	HOME Citation 92.205(a)( 1)
Type of Recipient Individuals	CDBG National Objective LMH	
Start Date 10/1/2006	Completion Date 9/30/2007	
Performance Indicator Housing Units Assisted	Annual Units 60	
Local ID 6040	Units Upon Completion 60	

**Funding Sources:**

CDBG	\$2,308,270
ESG	0
HOME	1,055,000
HOPWA	0
Total Formula	3,363,270
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	1,506,311±
Other Funding – private	0
Total	\$4,869,581

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Owner-Occupied Housing

**Project Title**  
Property Acquisition and Disposition

**Project Description**

Through the Homestead Housing Preservation Program, DHCD takes possession of tax delinquent real properties and makes them available, via a lottery system, for as little as \$250 per unit. In exchange, the homebuyer must complete a homeownership training course, rehabilitate the property, reside in the property for a minimum of 5 years, and return it to the real property tax rolls. Low- and moderate-income participants receive a \$10,000 deferred mortgage to assist them with rehabilitation financing. A multi-family component of the program makes properties available to developers for rehabilitation and sale to income-qualified, first-time homebuyers. At this writing, the Department is assessing the opportunity to make six single family properties available for homebuyer rehabilitation in FY 2007. In FY 2007, the Property Acquisition and Disposition Program area will likely also include the Mayor's Home Again Initiative (a program with some characteristics similar to the Homestead Program) under which vacant and abandoned properties may be acquired by the District and made available for new residents, a percentage of whom are required to be households of low- and moderate-income residents.

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 4.7	Project ID FY 2007 Homestead
HUD Matrix Code	CDBG Citation
Type of Recipient Individuals & sub- recipients (for administration)	CDBG National
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Housing units funded	Annual Units 6
Local ID 6030	Units Upon Completion 6

**Funding Sources:**

CDBG	\$500,000
ESG	0
HOME	0
HOPWA	0
Total Formula	
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	\$671,784*
Other Funding – private	0
Total	\$1,171,784

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**  
Owner Occupied Housing

**Project Title**  
First Trust Interest Rate Buy-down

**Project Description**

At this writing, the Department is proposing to provide funds with the specific intent to reduce the interest rate on first trust mortgages for low- and moderate-income first-time homebuyers. This new project would be a companion effort to other homebuyer assistance programs already employed by the Department. Because this effort has not yet been launched, there are not yet figures available regarding anticipated units of housing to be completed.

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 4.2	Project ID FY 2007FTIRB
HUD Matrix Code 13	CDBG Cit. 24 CFR 570.201(n)
Type of Recipient Individuals & sub-recipients (for admin.)	CDBG National Objective LMH
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Housing units funded	Annual Units TBD
Local ID 6010	Units Upon Completion TBD

Funding Sources:	
CDBG	4,000,000
ESG	0
ADDI (HOME)	
HOPWA	0
Total Formula	
Prior Year Funds	
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$4,000,000

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

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**Affordable Housing/Real Estate Development**

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Rental Housing

**Project Title**  
Development Finance Division Project Financing, Rental Housing

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 3.1	Project ID FY 2007 DFDPF
HUD Matrix Code 14B	CDBG Citation, 570.202 HOME Citation, 92.205(a)
Type of Recipient For-profit and nonprofit organizations	CDBG National Objective LMH
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Housing units financed	Annual Units 1340
Local ID 2010	Units Upon Completion 1340

**Funding Sources:**

CDBG	\$7,070,742
ESG	
HOME	3,666,821
HOPWA	
Total Formula	\$10,737,563
Prior Year Funds	19,000,000
Assisted Housing	0
PHA	0
Other Funding – public	\$77,067,509*
Other Funding – private	398,894,809.
	±
Total	\$505,699,881

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**  
Non-Homeless Special Needs

**Project Title**  
Development Finance Division Project Financing –Acquisition for Rehab

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 2.6	Project ID FY 2007 DFD PF	
HUD Matrix Code 14G	CDBG Citation 570.202	HOME Citation 92.205(a)(1)
Type of Recipient For profit & non profit organizations	CDBG National Objective LMH	
Start Date 10/1/2006	Completion Date 9/30/2007	
Performance Indicator Housing Units acquired	Annual Units 660	
Local ID 2010	Units Upon Completion 660	

**Funding Sources:**

CDBG	\$ 3,642,503
ESG	
HOME	1,888,968
HOPWA	
Total Formula	\$5,531,471
Prior Year Funds	1,000,000
Assisted Housing	
PHA	
Other Funding – public	39,701,444
Other Funding – private	199,447,407±
Total	\$245,680,322

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  
 Public Housing Needs \*Other public funding includes primarily Housing Production Trust Funds and Capital Improvement Funds. ±Private funds include bank loans, developer equity and/or bond financing.

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**

Rental Housing/Owner-Occupied Housing/Tenant Conversions of Rental Housing

**Project Title**

First Right Purchase Program

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**

Community-wide

Objective Number 4.5	Project ID FY 2007 TAP-TPTA
HUD Matrix Code 14G	CDBG Citation 570.202
Type of Recipient Non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Housing Units	Annual Units 150
Local ID 2020	Units Upon Completion 150

**Funding Sources:**

CDBG	.....
ESG	..... 0
HOME	.....
HOPWA	..... 0
Total Formula	.....
Prior Year Funds	..... 10,000,000
Assisted Housing	..... 0
PHA	..... 0
Other Funding – public	..... 0
Other Funding – private	..... 0
Total	..... \$10,000,000

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**

Rental Housing/Owner-Occupied Housing/Tenant Conversions of Rental Housing

**Project Title**

Tenant Purchase Technical Assistance

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**

Community-wide

Objective Number 3.2	Project ID FY 2007 TAP-TPTA
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Individuals & sub- recipients (tech asst. providers)	CDBG National Objective LMH
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Housing Units	Annual Units 1700
Local ID 2020	Units Upon Completion 1700

**Funding Sources:**

CDBG	\$601,200
ESG	0
HOME	0
HOPWA	0
Total Formula	\$601,200
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$601,200

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

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*Neighborhood Investment*

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Public Services

**Project Title**  
Neighborhood Based Activities – Community-Based Housing Counseling

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 4.6	Project ID FY 2007 NBA CBHC
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective LMC
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator People assisted	Annual Units 7,992
Local ID 3010	Units Upon Completion 7,992

**Funding Sources:**

CDBG	\$2,416,000
ESG	0
HOME	
HOPWA	0
Total Formula	\$2,416,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	2,000,000 <sup>†</sup>
<b>Total</b>	<b>\$4,416,000</b>

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Public Services

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

**Project Description**  
Under the Affordable Housing Preservation activity, grantees will provide housing assistance services to residents of multi-family properties for which federal housing subsidies are due to expire. Services to tenants will include early intervention for: tenant education on rights and opportunities under existing landlord-tenant law; tenant organizing and advocacy; evaluation for tenants' potential to exercise First Right to Purchase; referrals to legal assistance; and when necessary, relocation assistance. All costs are for the direct delivery of services.

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Three neighborhoods: Congress Heights, Shaw, Columbia Heights

Objective Number 3.3	Project ID FY 2007 NBA AHP
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit organization	CDBG National Objective LMC
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator People assisted	Annual Units 3,000
Local ID 3000	Units Upon Completion 3,000

**Funding Sources:**

CDBG	\$1,765,995
ESG	0
HOME	0
HOPWA	0
Total Formula	1,765,995
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	1,000,000 <sup>†</sup>
<b>Total</b>	<b>\$2,765,995</b>

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**  
Economic Development

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

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

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

Objective Number	Project ID
5.1	FY 2007 NBA CCSBD
HUD Matrix Code	CDBG Citation
18B	570.204(a)(2)
Type of Recipient	CDBG National Objective
Non-profit organization	LMA
Start Date	Completion Date
10/1/2006	9/30/2007
Performance Indicator	Annual Units
Businesses assisted	1,500
Local ID	Units Upon Completion
3010	1,500

**Funding Sources:**

CDBG	\$1,282,537
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,282,537
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	1,200,000 <sup>†</sup>
Total	\$2,482,537

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs; <sup>†</sup>Estimated leverage resulting from private fund raising by grantees.

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**  
Economic Development

**Project Title**  
Neighborhood Based Activities – New Façade Development

**Project Description**

The purpose of this activity is to enhance the image and overall economic viability of neighborhood business districts by improving the function and appearance of individual commercial facades. Under the New Façade Development activity, the Department will provide grants, through non-profit partners, to retail and commercial property owners for the enhancement of retail and commercial facades in targeted areas of the District. Generally, the Department will provide a grant of up to 80% of construction costs for façade improvements. An additional 20% is provided to the non-profit for administrative and management costs including outreach efforts, design fees, project management, and construction administration. All costs are for the direct delivery of services or completion of projects. Façade development projects may run more than one year, stretching from 18 months to two years for completion. Some funds allocated may be used to complete prior year projects.

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 9.3	Project ID FY 2007 NBA NFD
HUD Matrix Code 14E, 14H	CDBG Citation 570.202(b)(2) & (b) (9)
Type of Recipient Non-profit organization	CDBG National Objective LMC
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Businesses assisted	Annual Units 50
Local ID 3010	Units Upon Completion 50

**Funding Sources:**

CDBG	\$1,366,985
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,366,985
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	1,300,000
Total	\$2,366,985

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Owner-Occupied Housing

**Project Title**  
Neighborhood Based Activities – CHDO Operating Grants

**Project Description**

In this activity, the Department will make available operating grant funds to Community Housing Development Organizations (CHDOs), under the auspices of HOME regulations (24 CFR 92.208) Grants will be provided on a competitive basis to eligible CHDOs, based on the capacity of those organizations to translate those operating costs into housing developing opportunities. Such opportunities could include: conducting pre-development activity (i.e., securing financing, obtaining permits, and pre-marketing of housing units, etc.) for affordable housing for selected development projects in distressed areas of the District.

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community Wide

Objective Number 4.2	Project ID FY 2007 ADDI
HUD Matrix Code 13	HOME Citation 92.208
Type of Recipient Non-profit organization	CDBG National Objective NA
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Housing Units assisted	Annual Units NA
Local ID 3010	Units Upon Completion NA

**Funding Sources:**

CDBG	0
ESG	0
HOME	\$900,000
HOPWA	0
Total Formula	\$900,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	
Total	\$900,000

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

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**Table 3**

**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**

Public Services

**Project Title**

Neighborhood Based Activities – Public Safety and Crime Prevention

**Project Description**

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

**Objective category**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category**  Availability/Accessibility  Affordability  Sustainability

**Location**

Citywide

Objective Number 9.1	Project ID FY 2007 NBA
HUD Matrix Code 051	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective LMC
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator People Assisted	Annual Units 500 persons served
Local ID 3010	Units Upon Completion 500 persons served

**Funding Sources:**

CDBG	\$890,000
ESG	0
HOME	0
HOPWA	0
Total Formula	\$890,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$890,000

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

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**Economic and Commercial Development**

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Economic Development

**Project Title**  
Section 108 Loan Repayments

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Community-wide

Objective Number 9.0	Project ID FY 2007 Sec 108
HUD Matrix Code 19G	CDBG Citation 570.203(b)
Type of Recipient For-profit/nonprofit organizations	CDBG National Objective LMJ (the current 108 loans being serviced meet the LMJ National Objective)
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Loan/interest payments	Annual Units Payments (amount unknown, as this is a contingency)
Local ID 5010	Units Upon Completion TBD

**Funding Sources:**

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Economic Development

**Project Title**  
Disposition Property Management Services

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

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

Objective Number 9.0	Project ID FY 2007 RESPM
HUD Matrix Code 02	CDBG Citation 570.201(b)
Type of Recipient Government	CDBG National Objective LMA
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Facilities managed	Annual Units 23
Local ID 5020	Units Upon Completion 23

**Funding Sources:**

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Economic Development

**Project Title**  
RLA Redevelopment Corporation (RLARC )

**Project Description**

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

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**

Community-wide

Objective Number 9.2	Project ID FY 2007 RLA
HUD Matrix Code 02, 04, 07, 08	CDBG Citation 570.201(b),(d),(h),(i)
Type of Recipient Sub-recipient	CDBG National Objective LMA
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Facilities managed	Annual Units 94
Local ID 5030	Units Upon Completion 94

**Funding Sources:**

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

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

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**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Economic Development

**Project Title**  
Re-Development of Skyland Shopping Center-RLARC

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location:** Good Hope and Naylor Roads, SE

Objective Number 9	Project ID FY 2007 RLA
HUD Matrix Code 01, 02, 04, 08	CDBG Citation 570.201(a)(b),(d) and (i) or 570.703 ©,(d),(e),(f), and (g)
Type of Recipient Sub-recipient	CDBG National Objective LMA
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Acquisition and disposition Of businesses	Annual Units Acquisition, disposition
Local ID 5030	Units Upon Completion 250,000sqft retail space

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds*	\$11,400,000
Assisted Housing	.....
PHA	.....
Other Funding – public	.....
Other Funding – private	.....
Total	\$11,400,000

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Economic Development

**Project Title**  
Economic Opportunity Program Initiatives-(RLARC)

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

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

Objective Number 5.9	Project ID FY 2007 RLA
HUD Matrix Code 18C, 05H	CDBG Citation 570.201(o); 570.201 (e); 570.203 (b)(2)
Type of Recipient Sub-recipient-RLARC	CDBG National Objective LMC
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Businesses/individuals assisted	Units 141 bus/indivs.
Local ID 5030	Units Upon Completion 141 bus/indivs.

**Funding Sources:**

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

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

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**Agency Management**

**Table 3**

**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**

Planning/Administration

**Project Title**

Agency Management Program

**Project Description**

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

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**

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

Objective Number 10.2	Project ID FY 2007 ADM	
HUD Matrix Code 21A	CDBG Citation 570.206	HOME Citation 92.207
Type of Recipient Government	CDBG National Objective N/A	
Start Date 10/1/2006	Completion Date 9/30/2007	
Performance Indicator Various	Annual Units Various	
Local ID 1000	Units Upon Completion Various	

**Funding Sources:**

CDBG	\$5,223,995
ESG	0
HOME	154,657
HOPWA	0
Total Formula	5,378,652
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	\$3,992,435*
Other Funding – private	0
Total	\$9,371,087

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

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

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**Program Monitoring and Compliance**

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
Planning/Administration

**Project Title**  
Program Monitoring and Compliance

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

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

Objective Number 10.1	Project ID FY 2007 PMC
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Site visits / reports	Annual Units 68
Local ID 7000	Units Upon Completion 68

**Funding Sources:**

CDBG	\$908,371
ESG	0
HOME	0
HOPWA	0
Total Formula	\$908,371
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$908,371

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

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**Homeless Support and Prevention**

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
The Homeless

**Project Title**  
Emergency Shelter Grant Program – Homelessness Prevention

**Project Description**

The ESG 2006 (D.C. FY 2007) funds for Prevention and Emergency Assistance activity will provide emergency assistance (i.e. to defray rent and utility arrearages) for approximately 141 families at an average cost of \$1,500 each, as well as an average of 35 individuals at an average cost of \$1,000 each. ESG 2006 funds will not necessarily be spend during Fiscal Year 2007 since the federal ESG grants carry a two-year time frame for expenditure

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

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

Objective Number 1.1	Project ID FY 2007 ESG - PEA	<b>Funding Sources:</b> CDBG ..... 0 ESG ..... \$ 246,468 HOME ..... 0 HOPWA ..... 0 Total Formula ..... \$ 246,468 Prior Year Funds ..... 0 Assisted Housing ..... 0 PHA ..... 0 Other Funding – public ..... Other Funding – private ..... 0 Total ..... \$ 246,468
HUD Matrix Code 05Q	ESG Citation 24 CFR 576.21(a)(4)	
Type of Recipient Families & individuals, through nonprofits.	CDBG National Objective LMC	
Start Date 10/1/2006	Completion Date 9/30/2007	
Performance Indicator People Assisted	Annual Units 176	
Local ID 4010	Units Upon Completion 176.	

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

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**\*ESG Prevention and Emergency Assistance Locations**

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

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**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**  
The Homeless

**Project Title**  
Emergency Shelter Grant Program – Shelter Operations

**Project Description**

In keeping with Homeless No More, the District's 10-year plan to end homelessness, the city will support objectives of the 10-year plan. It is expected that the ESG 2006 (D.C. FY 2007) shelter operations funds will support the cost of operations at the Park Road Emergency Family Shelter. ESG 2006 funds will not necessarily be spend during Fiscal Year 2007 since the federal ESG grants carry a two-year time frame for expenditure

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

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

Objective Number 1.2	Project ID FY 2007 ESG – ESSO
HUD Matrix Code 03T	ESG Citation 24 CFR 576.21(a)(3)
Type of Recipient Homeless families	CDBG National Objective LMC
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Families sheltered	Annual Units 45 units/month
Local ID 4010	Units Upon Completion 45 units/month

**Funding Sources:**

CDBG	0
ESG	\$287,546
HOME	
HOPWA	
Total Formula	\$287,546
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$287,546

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
The Homeless

**Project Title**  
Emergency Shelter Grant Program – Renovation and Rehabilitation

**Project Description**

The District will use ESG 2006 (D.C. FY 2007) funds to make major repairs to emergency shelters in the D.C.D Continuum of Care. The Partnership manages emergency shelters for both families and individuals. The Partnership budgets for anticipated work and conducts ongoing needs assessments for these facilities. Emergencies may also determine use of funds. The determination of the best use of budgeted renovation and rehabilitation funds will be made at a time closer to the actual use of the funds. Therefore, there is not a specific unit commitment at the time of submission of the Annual Action Plan. . ESG 2006 funds will not necessarily be spend during Fiscal Year 2007 since the federal ESG grants carry a two-year time frame for expenditure.

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
To be determined.

Objective Number 1.3	Project ID FY 2007 ESG RR
HUD Matrix Code 03C	ESG Citation 24 CFR 576.21(a)(1)
Type of Recipient Shelter residents.	CDBG National Objective LMC
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Public Facilities renovated	Annual Units To be determined
Local ID 4010	Units Upon Completion To be determined

**Funding Sources:**

CDBG	0
ESG	\$246,466
HOME	0
HOPWA	0
Total Formula	\$246,466
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$246,466

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**  
The Homeless

**Project Title**  
Emergency Shelter Grant Program – Administrative Costs

**Project Description**

The District provides sub-recipient funding to the Community Partnership for the Prevention of Homelessness for administrative costs associated with administering the Emergency Shelter Grant on the District's behalf. The District will provide \$41,077 to the Partnership to pay administrative costs. The Partnership uses these funds to support the administrative costs associated with managing the prevention of homelessness; shelter operations, and the renovation projects funded by ESG. ESG 2006 funds will not necessarily be spend during Fiscal Year 2007 since the federal ESG grants carry a two-year time frame for expenditure

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

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

Objective Number 1.0	Project ID FY 2007 ESG - SO
HUD Matrix Code 21A	ESG Citation 24 CFR 576.21(a)(5)
Type of Recipient Nonprofit	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator N/A	Annual Units N/A
Local ID 4010	Units Upon Completion N/A

**Funding Sources:**

CDBG	0
ESG	\$41,077
HOME	0
HOPWA	0
Total Formula	\$41,077
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$41,077

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

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***Housing for Persons with AIDS Program Management***

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
HIV/AIDS

**Project Title**  
Housing Opportunities for Persons With AIDS (HOPWA) Program – Housing Information Services

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**

Service provided community-wide, at Housing Counseling Services, Inc. 1726 Kalorama Rd. Washington, DC 20009, and at the Northern Virginia Regional Commission.

Objective Number 2.1	Project ID FY 2007 HOPWA HIS
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Non-profit organization	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Persons counseled	Annual Units 1,850
Local ID N/A	Units Upon Completion 1,850

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
HIV/AIDS

**Project Title**  
Housing for Persons with AIDS (HOPWA) Program – Project-Based Rental Assistance

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
EMSA-wide

Objective Number 2.2	Project ID FY 2007 HOPWA PBA
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Non-profit and for-profit organizations	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Persons housed	Annual Units 400
Local ID N/A	Units Upon Completion 400

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
HIV/AIDS

**Project Title**  
Housing for Persons with AIDS (HOPWA) Program – Tenant-Based Rental Assistance

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
EMSA-wide

Objective Number 2.2	Project ID FY 2007 HOPWA TBRA
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Vouchers generated	Annual Units 845
Local ID N/A	Units Upon Completion 845

<b>Funding Sources:</b>	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	
	\$7,526,070
<b>Total Formula</b>	<b>\$7,526,070</b>
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
<b>Total</b>	<b>\$7,526,070</b>

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
HIV/AIDS

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

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
EMSA-wide

Objective Number 2.2	Project ID FY 2007 HOPWA - ST
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Persons served	Annual Units 335
Local ID N/A	Units Upon Completion 335

<b>Funding Sources:</b>	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	\$465,739
Total Formula	\$465,739
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$465,739

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
HIV/AIDS

**Project Title**  
Housing Opportunities for Persons With AIDS (HOPWA) Program – Supportive Services

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
EMSA-wide

Objective Number 2.3	Project ID FY 2007 HOPWA SS
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Persons served	Annual Units 740
Local ID N/A	Units Upon Completion 740

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**  
HIV/AIDS

**Project Title**  
Housing Opportunities for Persons With AIDS (HOPWA) Program – Operating Costs

**Project Description**

Operating costs will cover expenses for 13 programs for housing persons living with HIV/AIDS such as maintenance and security, insurance and utilities, furnishings, equipment, supplies, and other incidental expenses.

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
EMSA-wide

Objective Number 2.4	Project ID FY 2007 HOPWA OC
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Sub-grants awarded	Annual Units 13
Local ID N/A	Units Upon Completion 13

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** District of Columbia

**Priority Need**  
HIV/AIDS

**Project Title**  
Housing for Persons with AIDS Program – Technical Assistance

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
EMSA-wide

Objective Number 2.5	Project ID FY 2007 HOPWA TA
HUD Matrix Code 31	CDBG Citation N/A
Type of Recipient Non-profit organizations	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator Sub-grantees assisted	Annual Units 1
Local ID N/A	Units Upon Completion 1

<b>Funding Sources:</b>	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	\$42,000
Total Formula	\$42,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$42,000

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**

Planning/Administration (HIV/AIDS)

**Project Title**

Housing for Persons with AIDS (HOPWA) Program – Sub-recipient Administrative Expenses

**Project Description**

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**

EMSA-wide

Objective Number	Project ID
2.0	FY 2007 HOPWA SAE
HUD Matrix Code	CDBG Citation
31D	N/A
Type of Recipient	CDBG National Objective
Sub recipient	N/A
Start Date	Completion Date
10/1/2006	9/30/2007
Performance Indicator	Annual Units
N/A	32
Local ID	Units Upon Completion
N/A	32

<b>Funding Sources:</b>	(EMSA-wide)
CDBG	0
ESG	0
HOME	0
HOPWA	\$419,020
Total Formula	\$419,020
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$419,020

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

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

**Project Title**  
Housing for Persons with AIDS (HOPWA) Program – Grantee Administrative Expenses

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

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**  
Washington, DC

Objective Number 2.0	Project ID FY 2007 HOPWA GAE
HUD Matrix Code 31B	CDBG Citation N/A
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2006	Completion Date 9/30/2007
Performance Indicator N/A	Annual Units N/A
Local ID N/A	Units Upon Completion N/A

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

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

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** \_\_\_\_\_ District of Columbia \_\_\_\_\_

**Priority Need**

Planning/Administration (HIV/AIDS)

**Project Title**

Housing for Persons with AIDS (HOPWA) Program – Acquisition, Rehab, Conversion, Lease, and Repair of Facilities

**Project Description**

The HIV/AIDS Administration is requesting the opportunity to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income families/individuals. ( Family income does not exceed 50 percent of the median income for the area) **Not active in FY 2007.**

**Objective category**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category**     Availability/Accessibility     Affordability     Sustainability

**Location**

EMSA-wide

Objective Number 2.5	Project ID FY 2007 HOPWA TA	<b>Funding Sources</b>	EMSA wide
HUD Matrix Code 31	CDBG Citation N/A	CDBG	0
Type of Recipient Non-profit orgs.	CDBG National Objective N/A	ESG	0
Start Date 10/1/2006	Completion Date 9/30/2007	HOME	0
Performance Indicator Sub-grantees assisted	Annual Units 0 Clients	HOPWA	0
Local ID N/A	Units Upon Completion 0 Clients	Total Formula	0
		Prior Year Funds	0
		Assisted Housing	0
		PHA	0
		Other Funding – public	0
		Other Funding – private	0
		Total	0

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

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Summary Tables: DHCD Program Federal Funds Budgets

Table 8: FY 2007 CDBG Program (CD-32) Budget

1.	Homeownership and Home Rehabilitation Assistance	
a.	Home Purchase Assistance Program (HPAP)	\$ 8,120,458
b.	Single Family Residential Rehabilitation Program	2,308,270
c.	Home Ownership Del. Incentive	150,000
d.	Property Acquisition & Disposition	500,000
	<b>Subtotal</b>	<b>11,078,728</b>
2.	Affordable Housing/Real Estate Development	
a.	Development Finance Division Project Funding	30,717,297
b.	Tenant Apartment Purchase	10,601,200
c.	Real Estate Acquisition and Disposition	0
d.	Title VI	0
	<b>Subtotal</b>	<b>41,318,497</b>
3.	Neighborhood Investment	
a.	Neighborhood-Based Activities (including NISP & CASSP)	7,721,517
	<b>Subtotal</b>	<b>7,721,517</b>
4.	Economic and Commercial Development	
a.	Economic Development	200,000
b.	Real Estate & property Management	102,320
c.	NCRC	15,600,000
	<b>Subtotal</b>	<b>15,902,320</b>
5.	Agency Management Program	<b>6,609,707</b>
6.	Program Monitoring and Compliance	908,371
7.	Agency Financial Operations	783,116
	<b>Total CDBG Program</b>	<b>\$84,322,258</b>

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Table 9: FY 2007 HOME Program Budget

1.	Agency Management Program	\$ 250,410
	<b>Subtotal</b>	<b>250,410</b>
2.	Affordable Housing/Real Estate Development	
a.	DFD Project Financing	5,555,789
b.	Tenant Apartment Purchase Activity	0
	<b>Subtotal</b>	<b>5,555,789</b>
3.	Homeownership and Home Rehabilitation Assistance	
a.	Home Purchase Assistance Program	2,274,133**
b.	Single Family Residential Rehabilitation	1,055,000
c.	DC American Dream	386,362
	<b>Subtotal</b>	<b>3,715,495</b>
4.	Neighborhood Investment	900,000
	<b>TOTAL HOME Program</b>	<b>\$10,421,694</b>

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Table 10: FY 2007 Emergency Shelter Grant Budget

<b>Homeless Support and Prevention</b>	
Emergency Shelter Grant Management	\$819,946
<b>TOTAL ESG Program</b>	<b>\$819,946</b>

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Table 11: FY 2007 Housing for Persons with AIDS Program EMSA-Wide Budget

<b>HOPWA Eligible Activity</b>	
1. Housing Information Services	\$411,000
2. Resource Identification	
3. Acquisition, Rehab., Conversion, Lease, and Repair of Facilities	500,000
4. New Construction, Dwellings and Community Residences	
5. Project-based Rental Assistance	800,000
6. Tenant-based Rental Assistance	7,526,070
7. Short-term rent, Mortgage, and Utility Payments	477,929
8. Supportive Services	1,074,071
9. Operating Costs	210,500
10. Technical Assistance	54,379.30
11. Administrative Expenses – 7% Cap	0
12. Administrative Expenses/Grantee 3% Off the Top Total HOPWA Formula Award	316,050
<b>TOTAL HOPWA Program</b>	<b>\$11,370,000</b>

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

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## IV. PROGRAM NARRATIVES

### IV.A Geographic Targeting and Distribution (91.220(f))

For FY 2007, the Department will continue to target its funding to address the demographic changes and needs identified in the 2000 Census, in the Administration’s development priorities (as identified in the Mayor’s City-Wide Strategic Plan), and through DHCD’s Needs Assessment Hearings and the concerns voiced by the community. Through its city-wide citizen participation process, the District’s Administration identified 13 areas for targeted investment. These remain priority areas for 2006 through 2010.<sup>2</sup> (See also Appendix C)

*Table 12: District Areas for Targeted Investment*

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

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

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

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

<sup>2</sup> For the purposes of describing its investments and activities, DHCD cannot identify the exact location of activities to be undertaken, but specifies the target area (in compliance with HUD guidelines); DHCD will not have made its development awards for FY 2007 funding prior to the first quarter of the fiscal year.

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

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

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

DHCD will continue to cooperate with semi-governmental development corporations such as the National Capitol Revitalization Corporation (NCRC), RLA Redevelopment Corporation (RLA-RC) and the Anacostia Waterfront Corporation in endeavors that benefit low-to-moderate-income residents. DHCD will leverage its funds with financial vehicles such as the Section 108 Loan Guarantee Program and a range of financial instruments and/or arrangements that help to increase affordable housing, home-ownership opportunities, jobs and economic opportunity, retention and attraction of neighborhood businesses, neighborhood revitalization, community and commercial facilities and improvements to the living environments of our residents.

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

In addition to these target areas, there also are two Neighborhood Revitalization Strategy Areas (NRSAs): Georgia Avenue and Carver Terrace/Langston Terrace/Ivy City/Trinidad. These are described in the “Neighborhood Revitalization Strategy Area” section of this Plan on page 107. Local funds from the personal property tax are also being targeted under a Neighborhood Investment Fund (NIF) created by the Council of the District of Columbia to provide revolving funds for neighborhood revitalization projects. The Department may give priority in its project scoring to qualified projects in NIF targeted areas for either CDBG or HPTF funds.

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#### **IV. B. 1. Homeless and Other Special Needs Activities** (See also Tables 3 on pages 58-62)

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

##### **Part 1, Emergency Shelter Grant (ESG) Program Management—Homeless Support and Prevention:**

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

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

The Partnership, with the approval DHCD determines annually which services will be funded with the ESG Grant to address the most pressing emergency and prevention needs. In FY 2007 the ESG funds will be used to prevent homelessness, support shelter operations, and to renovate shelter beds. The Tables 3 on pages 58-63 describe the uses of ESG 2006 (D.C.D FY 2007) funds.

##### **Homelessness (91.215 (c))**

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

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

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

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- e. The Community Care Grant program that uses DHS funds to help families applying for shelter to obtain housing rather than shelter and to receive supportive services in the community from Family Support Collaboratives.

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

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

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

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

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

The chart in this section shows the beds that the homeless Continuum of Care currently has in its inventory for Individuals and Persons in Families with Children as of 2005, the number of beds under development in 2006, and the remaining number of beds to be supported or developed as these are stated in the District's *Homeless No More* 10-year plan. This chart reflects the overall 10-year plan goals of 3,000 additional beds for adults and 3,000 units (or about 9,900 beds) for families.

The chart shows no gap in emergency shelter for Individuals or Families after the beds "under development" are completed because there is expected to be ample capacity for Individuals; in addition, plans for families are focusing more on "housing first" strategies that will place families in permanent housing with transitional or permanent supportive services, not in emergency shelters.

There is no gap in transitional housing for Individuals because point-in-time data have shown for the last four years that transitional housing beds for adults are under-utilized, and at best the existing stock needs to be reallocated to specific unmet needs. Similarly for families the gap in

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transitional housing is relatively small, with the 92 beds under development and another 113 needed for families in recovery from substance abuse who are in the early stages of recovery with less than 30 days clean time (such families find it hard to access existing transitional housing).

The gaps for permanent supportive housing reflect the remaining number of beds to be supported (subsidized) and/or developed at affordable prices for individuals and persons in families who are homeless or at imminent risk of homelessness.

**Housing Gaps Analysis Chart – Homeless No More 10-Year Plan**

		Current Inventory in 2005	Under Development in 2006	Unmet Need/ Gap
<b>Individuals</b>				
<b>Beds</b>	Emergency Shelter	3,103	94	0
	Transitional Housing	1,191	122	0
	Permanent Supportive Housing	1,894	183	2,682
	<b>Total</b>	<b>6,188</b>	<b>399</b>	<b>2,682</b>
<b>Persons in Families with Children</b>				
<b>Beds</b>	Emergency Shelter	916	75	0
	Transitional Housing	1,168	92	113
	Permanent Supportive Housing	1,241	472	9,208
	<b>Total</b>	<b>3,325</b>	<b>639</b>	<b>9,321</b>

(Chart includes seasonal beds)

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

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

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

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

**Planned Distribution of Housing Units**

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

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2) Full integration of mainstream public services and funding:

The 10-year plan and the Homeless Services reform Act of 2005 call for the establishment of a District government Interagency Council on Homelessness to coordinate and integrate mainstream city and federal services for the homeless. The Interagency Council on Homelessness will be established by the Mayor in FY 2006 and its charge will be to develop the cross-system strategies and programming, as well as annual interagency budgets, to support the objectives of *Homeless No More*.

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

5. Describe the jurisdiction’s Continuum of Care:

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

- **Emergency shelter** that consists of both overnight-only shelter and 24-hour facilities. For most adults emergency shelter is needed for less than 60 days out of a year, but for the chronically homeless this is often used for much longer periods. Emergency shelter for families is 24-hour and the stay is limited to less than six months.
- **Transitional housing** that provides adults and families a longer-term stay – up to two years – in programs that provide rehabilitative and supportive services to prepare people for self-sufficient living. Persons in transitional housing are considered “literally homeless” because they have no lease or other right to remain in the housing permanently.
- **Permanent supportive housing** that serves people who are “formerly homeless” but continue to be at risk. A serious disability may make self-sufficient living unlikely, so the care extends into permanent housing programs supported by local and federal “homeless” dollars so that they do not become homeless again.
- **Supportive services** address employment, physical health, mental health, substance abuse recovery, childcare and other needs. These preventive and restorative services help homeless people achieve self-directed lives.

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The District/Partnership-managed Continuum of Care for homeless persons provides the following capacities and shelter and supportive services.

Summary of all Projects Managed by the Community Partnership with District & HUD Funding			
Project Types	Population	Beds	Units (FC)
<b>KEY:</b> SM=Single Male; SF=Single Female; SMF= Single Male & Female; FC=Families with Children; Y=Unaccompanied Youth;			
<b>Outreach to streets</b>	SMF	Nine programs covering the city	
<b>Hypothermia Seasonal</b>	SMF	749	
<b>Hypothermia Seasonal</b>	FC		75
<b>Emergency Shelter</b>	SMF	2,135	
	FC		171
<b>Domestic Violence Shelters</b>	FC,SF	6	28
<b>Transitional Housing</b>	SMF,Y	553	
	FC		172
<b>Permanent Housing</b>	SMF		108
	FC	400	
	<b>TOTALS</b>	<b>3,843</b>	<b>554</b>
<b>Rental Assistance (Prevention)</b>		<b>190</b>	<b>660</b>
<b>Exit Assistance</b>		<b>65</b>	<b>195</b>

Note: Hypothermia beds open as needed, so the actual number of beds may be less or more than stated in this chart depending on weather conditions(thus the chart displays planned capacities)

**2005 HUD McKinney-Vento Competitive Funding Committed to Programs Operating within the D.C. Continuum of Care**

FISCAL YEAR 2005					
McKinney –Vento Homeless Continuum of Care Awards					
			Units or Beds		Award Amount
			Families	Individuals	
Community Council for the Homeless at Friendship Place	SHP NEW	Friendship Permanent SHP Project II		6	\$293,914.00
Catholic Charities of Washington DC	SHP RENEWAL	Tenant Empowerment Network	20		\$257,404.00
Latin American Youth Center	SHP RENEWAL	Latino Transitional Housing Partnership	16		\$580,428.00
Catholic Charities of Washington, DC	SHP RENEWAL	St. Martin's House	10		\$168,641.00
Catholic Charities of the Archdiocese of Washington, DC	SHP RENEWAL	Mt. Carmel House		21	\$189,000.00
Community Family Life Services, Incorporated	SHP RENEWAL	Trinity Arms	19		\$140,205.00
The Coalition for the Homeless	SHP RENEWAL	Employment	SSO	SSO	\$333,913.00
St. Matthias Mulumba House	SHP RENEWAL	St. Matthias Mulumba House		30	\$245,422.00

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FISCAL YEAR 2005					
McKinney –Vento Homeless Continuum of Care Awards					
			Units or Beds		Award Amount
			Families	Individuals	
Neighbor's Consejo	SHP RENEWAL	Transitional 1		6	\$149,203.00
Neighbor's Consejo	SHP NES	Transitional 2		6	\$300,000.00
Community Family Life Services	SHP RENEWAL	Family Reunification	26		\$176,226.00
Families Forward, Inc.	SHP RENEWAL	THP 1	18		\$229,046.00
Families Forward, Inc.	SHP RENEWAL	THP 3	18		\$201,224.00
Bright Beginnings, Inc.	SHP RENEWAL	Day Care	SSO		\$175,219.00
Community Connections	SHP RENEWAL	Trauma/Suitland		6	\$109,725.00
New Hope Ministries, Inc.	SHP RENEWAL	Safe Haven		25	\$232,880.00
So Others Might Eat	SHP RENEWAL	Mickey Leland Place		23	\$101,333.00
House of Ruth	SHP RENEWAL	Unity Inn #1		25	\$34,657.00
House of Ruth	SHP RENEWAL	Unity Inn #2		"	\$79,929.00
Gospel Rescue Ministries of Washington, DC	SHP RENEWAL	GRM TH Program		32	\$100,905.00
So Others Might Eat	SHP RENEWAL	Maya Angelou & Harvest House		27	\$513,940.00
House of Ruth	SHP RENEWAL	New Beginnings (WIR)		10	\$134,835.00
Coalition for the Homeless	SHP RENEWAL	Spring Road	28		\$171,453.00
Community Family Life Services, Incorporated	SHP RENEWAL	Family Support Collaborative	SSO		\$364,761.00
New Endeavors by Women	SHP RENEWAL	New Expectations	10		\$210,119.00
Green Door	SHP RENEWAL	Green Door		12	\$144,758.00
House of Ruth	SHP RENEWAL	Kidspace #1	SSO		\$202,832.00
House of Ruth	SHP RENEWAL	Kidspace #2	SSO		\$83,511.00
House of Ruth	SHP RENEWAL	Kidspace #3	SSO		\$204,916.00
Community Connections	SHP RENEWAL	HIV/G Street		6	\$132,300.00
Miriam's House, Inc.	SHP RENEWAL	Miriam's House	20		\$141,214.00
Coates and Lane Foundation, Inc.	SHP RENEWAL	Supported Housing Program		36	\$346,324.00
Rachael's Women's Center	SHP RENEWAL	Rachael's Permanent Housing		17	\$165,819.00
Christ House	SHP RENEWAL	Kairos House I		87	\$899,866.00
Community Family Life Services, Incorporated	SHP RENEWAL	Brandywine	20		\$196,569.00
Coalition for the Homeless	SHP RENEWAL	Blair TRP		60	\$204,748.00
So Others Might Eat	SHP RENEWAL	Exodus House		18	\$323,673.00
Calvary Women's Services, Inc.	SHP RENEWAL	Transitional Program		25	\$142,306.00
House of Ruth	SHP RENEWAL	HERSPACE	10		\$321,806.00
Community Connections	SHP RENEWAL	Training Apartments		12	\$98,175.00
Sasha Bruce Youthwork, Inc.	SHP RENEWAL	Independent Living Program #1		12	\$67,628.00
Sasha Bruce Youthwork, Inc.	SHP RENEWAL	Independent Living Program #2		"	\$129,593.00
Unity Health Care, Inc.	SHP RENEWAL	Health Care@ Federal		SSO	\$190,522.00

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FISCAL YEAR 2005					
McKinney –Vento Homeless Continuum of Care Awards					
			Units or Beds		Award Amount
			Families	Individuals	
		City Shelter/CCNV			
Community Connections	SHP RENEWAL	SMI/Girard Street		6	\$121,728.00
The Community Partnership for the Prevention of Homelessness	SHP RENEWAL	Chronic Homeless Initiative #1		40	\$266,084.00
Community Connections	SHP RENEWAL	TLC		16	\$106,864.00
Transitional Housing Corporation	SHP RENEWAL	Partner Arms II	13		\$148,925.00
House of Ruth	SHP RENEWAL	Madison Transitional		25	\$144,083.00
Transitional Housing Corporation	SHP RENEWAL	Partner Arms I	14		\$127,385.00
JHP, Inc.	SHP RENEWAL	Employment @ CCNV		SSO	\$141,957.00
DC Central Kitchen, Inc.	SHP RENEWAL	Employment Program @ CCNV		SSO	\$87,850.00
Bethany, Inc.	SHP RENEWAL	Good Hope House	8		\$78,342.00
House of Ruth	SHP RENEWAL	Reunified Families	13		\$84,383.00
Sasha Bruce Youthwork, Inc.	SHP RENEWAL	Olaiya's Cradle	5		\$189,058.00
Woodley House	SHP RENEWAL	Holly House		8	\$86,003.00
Hannah House, Inc.	SHP RENEWAL	THEIRS Reunification	5		\$30,136.00
DC Office of Revenue Analysis	SPC RENEWAL	SRA #1	76	190	\$1,951,428.00
DC Office of Revenue Analysis	SPC RENEWAL	TRA #1			\$495,000.00
DC Office of Revenue Analysis	SPC RENEWAL	SRA #2			\$699,288.00
DC Office of Revenue Analysis	SPC RENEWAL	TRA #2			\$279,720.00
District of Columbia. Department of Health	SPC RENEWAL	SRA		16	\$297,900.00
District of Columbia. Department of Health	SPC RENEWAL	TRA	5	4	\$207,360.00
<b>D.C. Total:</b>			<b>354</b>	<b>807</b>	<b>\$15,034,436.00</b>

SSO = Supportive Services Only (not residential) in the 2005 McKinney-Vento Awards Table, expressed as number of persons served annually

HUD-Funded Supportive Services Only		Individuals	Family HoH	Persons
	Employment Search, Job Training	568	190	758
	Childcare, assessments		102	102
	Primary Healthcare	700		700

In addition to these resources, Pathways to Housing-DC was awarded a two-year grant under the HUD Serial Inebriates competitive application and that will be housing 26 chronically homeless persons off the streets who are both serial inebriates and mentally ill. The U.S. VETS, Inc. agency has a \$1 million VA per diem grant to serve up to 100 homeless veterans and is seeking to rent or develop an appropriate residential facility; and the Christ House organization will expand its Kairos House SRO with 13 units at another site with a HUD grant that is funding a portion of the renovation costs.

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

Of the homeless persons served in Continuum of Care facilities managed by the Community Partnership in FY05 and for whom Race and Ethnicity data were recorded, 88% were recorded as being Black or African-American, a figure 47% higher than the percentage of Black or African-American (60%) in the District as a whole (according to US Census figures for 2000). Thus Blacks and African-Americans experience homelessness at a 47% higher rate than expected by their numbers in the general population. As for ethnicity, 9% of the homeless persons served in Continuum of Care facilities managed by the Community Partnership in FY05 were recorded as Hispanic, a figure 10% higher than the US Census figure of 8% Hispanic for the District population as a whole. Thus Hispanics experience homelessness at a 10% higher rate than expected by their numbers in the general population. Those classified as “Other” (Non-Hispanic/Latino) were 91% of the homeless population and 92% of the District population as a whole.

**Homeless Subpopulations and Special Needs**

The homeless population is comprised of subpopulations with special service and housing needs and/or suffering with various disabilities. Drawing upon the 2005 point-in-time survey of homeless clients, the table below (based on figures reported to HUD in the 2005 Continuum of Care application) indicates the estimated percentages of individuals in families who fall into subpopulations with special needs.

1. Chronically Homeless	1,773	32.1%
2. Severely Mentally Ill*	832	15.1%
3. Chronic Substance Abuse	1,005	18.2%
4. Veterans	433	7.8%
5. Persons with HIV/AIDS	183	3.3%
6. Victims of Domestic Violence	338	6.1%
7. Youth (under 18 years of age)	59	1.1%
*includes dually-diagnosed		

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

In FY 2007, DHCD will work directly through the Partnership for the Prevention of Homelessness and its sub-grantees to carry out the intent of the ESG program. The Partnership serves as the lead agency for the local HUD-funded Continuum of Care for Homeless City Residents.

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

1. Open Competition is the most frequently used method. The Partnership issues Requests for Proposals (RFPs) for desired services. The RFPs define in detail the services required.

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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: (91.220(c)(1))

Annual submissions to the US Department of Housing and Urban Development (HUD) for Continuum of Care funding utilize the open competition method of procurement. The application considers both new permanent housing proposals and renewals of existing transitional housing, permanent supportive housing and supportive services only (employment, healthcare, childcare). Once HUD announces the SuperNOFA round, the Partnership issues a broadcast fax and email to more than 125 programs and city leaders announcing the availability of HUD funding. A letter of intent to apply is requested from all entities interested in submitting a new application. Several meetings are held to discuss the process and rank the proposals. The following objective criteria have been established for use by the SuperNOFA Project Priority Review Committee in ranking applications:

- a. Performance on achieving past measurable objectives
- b. Demonstrable and credible outcomes on Housing, Income, Occupancy and Self-Sufficiency measurable objectives
- c. Leveraging of additional public and private resources
- d. Cost effectiveness in terms of measurable outcomes per HUD dollar
- e. Project readiness for new proposals
- f. Access to mainstream services for clients

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**Performance: How performance is measured in homeless programs and services:**

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

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

The “clients served” measure shall be stated as quarterly and annual estimates of the number of clients to be served by the program. The “housing” outcome measure(s) shall be stated as the number and percentage of clients who are expected to exit the program to transitional or permanent housing; unless the program provides permanent supportive housing, in which case the housing measure shall be stated in terms of the number and percentage of clients who will remain housed for at least one year. The “income” outcome measure(s) shall be stated as the number and percentage of clients exiting the program who will increase their income through obtaining mainstream benefits or employment, or both. The “self-sufficiency” outcome measure(s) shall be stated as the number and percentage of clients who will use or participate in the Contractor’s *specific services* that are designed to improve each client’s ability to direct their own lives to the best of their abilities. The Contractor shall indicate in its Scope of Work exactly which data elements in the HMIS will be used to measure each of the four outcomes.

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## IV. B. 2 Non-Homeless Special Needs

### Housing Opportunities for Persons with Aids (HOPWA)

See Tables 3 on pages 66-75 for FY 2007 activity and spending; and Appendix B for full discussion of HOPWA.

*1. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2).*

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

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

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

#### **2. Describe the method of selecting project sponsors**

The actual process of awarding and distributing HOPWA funds in the District of Columbia will continue to be done through a legally sanctioned and overseen competitive grant application process. Once the determination is made of the amount of available funds, as well as priority

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

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

For FY 2007, HAA has identified the following indicators to be monitored:

- Identifying and tracking programs and project results;
- Assessing the performance of sub-contractors through site visits;
- Ensuring timely expenditure of funds;
- Documenting compliance with program rules;
- Prevention of fraud and abuse; and
- Identification of innovative tools and techniques that support program goals.

#### IV. C. General Discussion

##### *IV. C. 1. Identify any obstacles to meeting underserved needs (91.215(a)(3); (91.220(f)).*

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

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

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

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

DHCD conducts "brown-bag" lunch meetings with representatives of a cross-section of special needs advocates and service providers during the year—as well as during the Needs Hearings held to develop its Annual Action Plan. All participants are offered DHCD assistance in using its twice-a-year RFP process to access funds for development of housing that addresses special needs populations. DHCD is currently working to develop a multi-agency approach that matches DHCD development dollars with human services' program dollars for providing operating funds for special needs houses and/or facilities.

The District's **Housing Production Trust Fund (HPTF)** is a major response to overcoming obstacles to production of low-moderate-income housing. Under the Housing Act of 2002, a dedicated funding source was identified for housing production that requires at least 40 percent of the funds benefit households at 30 percent of area median income, and at least 40 percent of the funds benefit households at 50 percent of area median income. During FY 2005 DHCD launched a Trust Fund initiative to facilitate access to acquisition funds for non-profit housing developers. The Site Acquisition Fund Initiative (SAFI) combines public funds from the HPTF and private funds from selected lending institutions for non-profit developers to quickly acquire development sites in the current hotly competitive real estate market. The success of this initiative has led to increased funding for acquisition in 2006 and 2007, and initiation of some demonstration projects to develop affordable workforce housing, artist live/work space and for foster grandparents and young adult parents who have recently left foster care.

### Home Ownership: New Owners

DHCD continues to work to address the challenges of the current residential real estate market for low-moderate-income first-time homebuyers. The median sale price of single-family homes in the District more than doubled in the past four years—from \$175,000 in 2000 to more than \$400,000, in 2005 (final figures for 2005 are not available at this writing (Jan. 06)). As a result, the stock of available affordable housing for first-time homebuyers typically provided DHCD-funded homebuyer assistance dramatically decreased during this time, with more than a seventy percent (70%) decrease in the number of units for sale at prices less than \$150,000. Even homes

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sold at less than \$250,000 declined dramatically, with the proportion of those homes relative to total units sold decreasing from 1/3 to 1/4 between 2003 and 2004.

Home buying capacity for the District's low/moderate-income homebuyers, of course, has not kept pace with the changing price of residential real estate in recent years. In FY 2005, the average sale price of homes purchased by Department homebuyer assistance program clients was only \$161,679; the average client household income was \$39,841. This dynamic resulted in the number of homebuyer assistance loans provided by DHCD in FY 2005 declining for a third consecutive year to 194 total loans.

At this writing, the Department is preparing proposals that will, if approved, effect substantial changes to DHCD's homebuyer assistance programs in FY 2007. The proposed changes would allow for substantially increased per-household assistance, lower required household contributions to down payment for most households, and relax requirements for loan repayment.

At the same time, the Department is working to develop mechanisms that will provide first trust mortgages for first-time low/moderate-income homebuyers at significantly reduced interest rates. DHCD is planning to implement that program in the second half of FY 2006.

The Department believes that these proposed changes will significantly increase the viability of the District's homebuyer assistance programs in FY 2007, resulting in a greater number of homebuyer assistance loan closings and a higher percentage of qualified first-time homebuyers being successful in purchasing homes.

#### Current Owners:

Through its ***Single-Family Residential Rehabilitation Program***, DHCD offers financing for home rehabilitation to owner-occupants of single-family homes so that they can avoid displacement due to an inability to maintain their homes in decent and safe condition. To meet special needs, up to \$10,000 of assistance is automatically deferred for senior citizens. In addition DHCD offers a grant of up to \$30,000 under its Handicapped Accessibility Improvement Program for modifications that will make the home accessible to residents with mobility impairments.

To assist in preventing displacement when a tenant's apartment building is offered for sale, DHCD offers the ***First Right to Purchase and the Tenant Purchase Technical Assistance*** programs that provide technical assistance, counseling, and loans/grants to tenant organizations to enable them to exercise their right to purchase their building for homeownership. Due to increasing need for DHCD's assistance under these programs, it is necessary to increase the amount of funding. Additionally, in FY 2007, DHCD continues a Neighborhood-Based Activity program to provide pro-active counseling and assistance to tenants in buildings where Housing Choice Voucher Program (formerly Section 8) subsidies are due to expire within a year.

On the housing development side, the Development Finance Division's FY 2007 Requests for Proposals (RFP) will solicit proposals that address these housing and community development needs:

1. Substantial Rehabilitation of Affordable Rental or For-Sale Housing

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

In addition to the RFP process, DHCD is continuing to develop special demonstration affordable housing projects that were started in FY 2006. These demonstration projects may include:

1. Artist Live/Work Space Housing Initiatives (up to two projects)
2. Teenage Foster Mothers' Housing (up to two projects), and
3. Retail Workers Housing (up to two projects.)
4. Grandmothers providing "foster" care

These demonstration projects will serve households making 0—30% of the Washington Area Median Income (AMI) in the case of Teenage Foster Mothers; 30—60% in the case of Artist Live/Work spaces; and 30—80% in the case of Retail Workers housing.

### **Priorities**

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

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

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

Homeownership projects,

Affordable rental housing development for extremely low-income households,

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

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

### **IV. C. 2 OUTREACH**

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

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

- Public hearings and community and civic association meetings throughout the District related to the following:
  1. Consolidated Plans;
  2. Annual Action Plans;
  3. Notice of Funding Availability (NOFA), Request for Proposals (RFP), and Request for Applications (RFA); and

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#### 4. Targeted and/or planned development projects.

- Notifications to Advisory Neighborhood Commissions regarding DHCD actions that may impact their constituents;
- Advertisements in mainstream and community newspapers to ensure residents are aware of and involved in activities that may affect their neighborhoods and communities;
- Distribution of DHCD program brochures and other informational material;
- “Brown bag” meetings with various community groups and other stakeholders, including but not limited to:
  - Other agencies and agency directors
  - Homelessness advocates
  - Nonprofit and for profit housing developers
  - CBOs and CDCs
  - Representatives of the Latino, Asian, and Pacific Islander communities
  - Realtors and financial institutions
- Operation of informational tables/booths at neighborhood and/or community events;
- Annual DHCD Home-Ownership Sidewalk Fair
- Updating community calendars on upcoming and ongoing DHCD events;
- Annual seminars/workshops for targeted groups and the general public on DHCD’s home purchase assistance programs

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

- Daily communications with residents and other stakeholders via “Ask the Director” website;
- Announcement of public hearings and meetings,
- Publication of the Consolidated Plan and CAPER reports,
- Program income guideline updates,
- Announcements of new DHCD programs and changes to existing programs, and
- General information on all DHCD programs, plans and services.

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

There are still some segments of the District’s population that remain unaware of the availability of DHCD’s programs and services. Consequently, OSC has added additional training for DC residents through neighborhood meetings and seminars. These sessions will educate residents throughout the city on the program assistance available through DHCD, and how to apply for available resources. DHCD will look for other opportunities to receive input from the community and to share information.

DHCD’s outreach and communications strategy for FY 2007 will include:

- Meeting regularly with constituents and stakeholders in seminars, workshops, and brown bag luncheons and training sessions;

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

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

### **Multicultural Outreach Activities**

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

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The department will continue to fund community-based organizations (CBO) that target the city's Latino population. These bilingual nonprofit organizations offer numerous homeownership and tenant assistance outreach products in Spanish, including brochures, customer service surveys, home purchase assistance applications, and flyers.

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

#### ***IV. C. 3. Describe Efforts to Remove Barriers to Affordable Housing – Fair Housing***

The Council of the District of Columbia continually considers legislation that will remove barriers to affordable housing, thereby producing greater access to fair housing choice. In Fiscal Year 2005, the Council passed a property tax bill that will both increase the “Homestead deduction” for home values and limit the allowable annual increase in property taxes. The effect of this bill will be to allow households to increase the amount of home value that is not subject to tax – a great benefit for lower-income households whose property values have not increased. It also will prevent lower-income households in areas of rapidly escalating values from facing massive property tax increases. This is particularly important to senior citizen home owners who have a limited income and may be targets of predatory lending by unscrupulous lenders. The District of Columbia elderly African American community has been the target of predatory lending in the past.

The city is also taking steps to ensure that in their efforts to bring the city into compliance with housing code regulations and afford greater housing accessibility to its residents, it does not promote dated legislation and enforce latent policies, which have a disproportionate discriminatory effort on residents of a particular ethnic or racial background. On July 22, 2005, the “*Rental Housing Conversion and Sale Amendment Act of 2005*” (Bill 16-050) became effective in the District of Columbia. This legislation narrowed the 95 percent/5 percent loophole in the Rental Sale Conversion Act of 1980, which allowed rental property owners to bypass the First Right of Refusal law by selling the first ninety-five percent interest in their property, then selling the remaining five percent after a twelve-month period had expired. This loophole denied tenant the right to purchase their building once it was advertised for sale. Often, the tenants were not even advised of the real estate transaction. The effect was a substantial displacement of District residents from their homes, disproportionately a majority Latinos and other immigrants in high market areas.

Like many cities, one of the barriers to affordable housing comes from barriers to equal access, either private sector driven (disregard for equal opportunity laws and regulations by the real estate, lending, mortgage and insurance industries) or as a result of an overburdened regulatory department, which does not have the funding or personnel to enforce its compliance laws and regulations. The District of Columbia has made progress in overcoming the effects of the impediments to fair housing identified in the 1996 “*Regional Analysis of Impediments to Fair*

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*Housing*” (updated in 2001), which formed the basis for DC’s fair housing initiatives under its Five-Year Consolidated Plan for 2001-2005.

The Department recently completed an Analysis of Impediments (AI) to fair housing choice as an update to the AI completed in 2001. The AI has been submitted to the U.S. Department of Housing and Urban Development (HUD). The AI is a review of impediments to fair housing choice in the public and private sectors. The analysis is done by completing a comprehensive review of the city’s laws, regulations and administrative policies, procedures, and practices. These regulations are assessed for their affect on location, availability and accessibility of housing as well as for the private and public conditions affecting fair housing choice.

The Department has an active Fair Housing Program within the office of Program Monitoring, which oversees the Department’s adherence to federal and local fair housing and equal opportunity laws and regulations, as well as providing education and outreach on fair housing to all District residents. For the past three years, the Department has ensured that its funding awards are in compliance with FHEO regulations, in addition to ensuring that its sub-recipients are well aware of the FHEO obligations under DHCD/federal funding. The Department has incorporated an annual mandatory Fair Housing/Equal Opportunity /Section 504 training to accomplish this objective. In FY 2005, DHCD held a two-day training seminar with nationally know experts in the field of fair housing, Section 504 and Disabilities issues in order to educated and inform staff and sub-recipients on these laws and their application to our programs.

**Other activities in the Fair Housing Program include:**

- Engaging in activities that promote compliance with federal regulations and ensure program accessibility to communities with Limited English Proficiency (LEP). To this end, the Department will continue to provide agency program materials in English and Spanish, and other languages as deemed necessary by the community for the targeted program, as well as continued dissemination of the fair housing information and educational materials in English, Spanish, Vietnamese, Chinese, and Amharic.
- Working in concert with HUD's FHEO office and private, non-profit civil rights organizations to provide fair housing training sessions for: 1) sub-recipients; 2) DHCD program and project managers who manage sub-recipient grants to community based organizations; 3) developers; and 4) community development corporations.
- Coordinating the annual Fair Housing Symposium for fair housing month in April. April 2005 marked DHCD’s third annual Fair Housing Symposium, which was organized in collaboration with the DC Office of Human Rights and the Equal Rights Center, a regional fair housing non-profit organization. For FY 2006, DHCD partnered with its sister agencies, the D.C Housing Finance Agency and the DC Housing Authority to bring DC residents and community-based organizations the April 2006 Fair Housing Symposium. DHCD plans to continue this event in FY 2007.
- Continuing to monitor all its sub-recipients to ensure compliance with fair housing and equal opportunity laws and regulations, as well as be available as a resource for constituents and service providers.

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- Ensuring Section 504 accessibility compliance by DHCD grant sub-recipients. DHCD has engaged University Legal Services to assist in the agency’s compliance check of all funded housing and community development projects.
- In FY 2007, DHCD will continue pursuing HUD grants to provide fair housing education and outreach to linguistically isolated and other minority communities. DHCD submitted applications for, and received, three competitive fair housing and education grants. The first such grant was received in FY 2001, under the Fair Housing Initiatives Program (FHIP) Education and Outreach Initiative (EOI). In FY 2003, a second grant was awarded to DHCD, in partnership with Housing Counseling Services, Inc., on a twelve-month funding cycle. Based on DHCD’s performance, a continuing grant was awarded for FY 2004.

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

#### **Regulation:**

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

#### **Zoning:**

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

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

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

#### **Building Codes:**

A Building Code Advisory Committee, chaired by the Director of the Office of Zoning, convenes regularly to address the need for regulatory reform and permit streamlining. The

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Committee considers zoning options such as second units/granny flats; co-housing, and live-work arrangements.

#### ***IV. C. 4. Lead-Based Paint***

##### ***4. Describe Efforts to Address Lead-Based Paint Hazards***

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

At the end of FY 2003, DHCD received both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, for a combined total of \$4,997,743, from the HUD Office of Healthy Homes and Lead Hazard Control. These grants provide funding for DHCD's Lead Safe Washington Program (LSW), which reduces lead-based paint hazards in housing built before 1978 that is occupied by or available for occupancy by households with children under the age of 6 years. The first grant primarily funds projects that come to DHCD directly through Lead Safe Washington outreach. The second grant primarily funds projects that are eligible for Lead Safe Washington, but come to DHCD through the Development Finance Division multi-family rehabilitation program and the Single Family Residential Rehabilitation Program.

Grant activities include:

- Lead-based paint hazard identification in an estimated 500 housing units;
- Lead-based paint hazard control in an estimated 400 housing units;
- Community education on lead safety;
- Training in lead-safe work practices for District residents in the home repair and lead-based paint hazard abatement trades; and
- The hosting of an annual conference that brings together health organizations, lead-based paint abatement contractors, government agencies, and other entities involved in lead safety and children's health.

Through LSW, DHCD is working with the D.C. Department of Health's Childhood Lead Poisoning, Screening and Education Program and its Lead-Based Paint Management Program. DHCD is also working with the D.C Department of Consumer and Regulatory Affairs to strengthen the linkages between the District's programs for identifying lead-based paint hazards and enforcing their abatement. As noted, DHCD addresses LBP hazards in all projects, and the LSW Program specifically targets housing units occupied by lower-income families with young children. LSW operates on its own projects or in tandem with the larger DHCD multi-family

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and single-family rehabilitation programs in a manner where LSW funds can supplement rehabilitation funding for a project in which LBP hazard reduction will take place.

DHCD provided \$2,983,670 as matching funds and \$1,903,358 in contributing funds to match the two HUD grants totaling \$4,997,743 that were awarded to the Department of Housing and Community Development in September, 2003. Through the end of the grant period (March 2007), LSW will produce 400 units of lead-safe housing and provide community education, training and outreach. Through the end of the first quarter of FY 2006, LSW had funded lead work in 48 units of housing; 120 units undergoing some level of lead intervention; and had applications pending for another 300 units of owner-occupied and rental housing. LSW has provided lead training to 215 DC residents and reached well over 200,000 residents with lead-based paint safety information

#### **Additional Lead Intervention:**

As an accompaniment to the District's efforts to reduce lead hazards, DHCD's Single Family Residential Rehabilitation Program has been financing the replacement of the privately-owned portion of residential lead water service lines. The D.C. Water and Sewer Authority (WASA) will replace all of the District's residential lead water service lines by 2013. DHCD continues to offer its financing to eligible low-income households as they are scheduled to have the public portion of their lines replaced by W.A.S.A. Through the first quarter of FY 2006, DHCD had provided funding for more than 90 service line replacements.

D.C. Compliance: On January 11, 2006, *a Washington Post* front page article reported that DC had, at that point, satisfied federal requirements for reducing lead in the city's drinking water to below federal requirements for a full year. A U.S. Environmental Protection Agency spokesman was cited as saying that "previous data indicate that treatment to combat corrosive (sic) and prevent lead in pipes from leaching into the water "is working because lead levels have drastically dropped from beginning of treatment." DHCD is pleased to be part of this successful turn around in lead safety in drinking water.

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

#### **IV. C. 5 ANTI-POVERTY STRATEGY**

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

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

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

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

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

### **Selecting Communities**

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

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

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

### **Action and Financial Plans**

After analysis of community needs, the District will prepare an action plan and financial plan for each targeted community. These plans will address not only physical redevelopment needs, but

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also the needs of the area's "human capital". These plans will be specific, with timetables and identified resources. The financial plan will assign responsibility and sources of funding for carrying out the community's renewal plan. These plans will be discussed with the affected communities and the obligations and responsibilities of individuals and organizations will be identified.

### **Relocation Strategy**

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

### **Development Plan**

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

### **Sites and Prioritization**

New Communities either incorporate or are contiguous with target areas listed in previous Action Plans and in the Five-Year Plan. DHCD has listed target areas and "hot spot" crime focus areas where it has provided incentives for re-development. There are approximately 14 sites in Wards 1, 5, 6, 7, and 8 that meet the criteria established for Renewal Communities. They are located in either an existing target area or abutting one. New Communities in the planning stage in FY 2006 include Sursum Corda (Northwest One) and Lincoln Heights. Barry Farms is also being considered for a New Community designation.

All city target areas are included in DHCD's competitive funding processes. DHCD may fund a range of actions to support the two initiatives, New Communities/Great Streets. Activities can include acquisition of sites within the areas and/or other supportive housing and community development activities.

### **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?

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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?

#### Great Streets Initiative:

Mayor Williams "Great Streets Initiative" is a multi-year, multiple agency effort to transform under-invested corridors into thriving and inviting neighborhood centers using public actions and tools, as needed, to leverage private investment.

#### *Initially Targeted Corridors:*

7th Street, Georgia Avenue, NW—5.6 miles,  
 H Street, NE—1.5 miles,  
 Benning Road, NE—3.5 miles,  
 Martin Luther King Jr. Ave. SE and S. Capitol Street-East of the Anacostia River—3.74 miles,  
 Pennsylvania Ave. SE—3.49 miles,  
 Minnesota Avenue SE—3.52 miles, and  
 Nannie Helen Burroughs Ave., NE—1.45 miles.

#### *Planning:*

Land use plans exist for roughly half of the length of the 22 ½ miles of Great Streets Corridors. Many of the plans call for a range of new or improved uses, including housing, affordable workforce housing, retail, local business development, offices, cultural facilities and open space. Additional plans will be prepared as the initiative progresses. Plans approved by the Council of the District of Columbia serve as legal guidance for policy and budget actions.

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

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

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

The Housing Production Trust Fund Site Acquisition Fund Initiative resulted from consultation with the non-profit development community.

Another continuing example of a specific area for an interagency development initiative and coordination is the Southeast DC Bellevue Neighborhood, East of the Anacostia River. The revitalization initiative has included strategies to expand homeownership, develop affordable housing, and to reduce blight and unsafe conditions. DHCD has formed and is working with the Bellevue Advisory Committee, made of up residents, Advisory Neighborhood Commissioners, stakeholders, private-sector interests and DC government agencies to develop and implement a focused plan starting with Forrester Street, SW; Galveston Street, SW; Halley Terrace, SE, Danbury Street, SE., and South Capitol St. SE.

Renewal is underway in the area. It started with demolition activity funded by DHCD for the redevelopment of the Old Chadwick Apartments on Danbury Street as a mixed income project of 119 homeownership townhouses. The ground breaking for the first phase of the new “Danbury Station” was held on May 19, 2005. Twenty-four (24) of the initial 119 town homes will be affordable housing. In addition, an infrastructure project is underway to improve the streetscape along South Capitol Street.

Including Social Service Providers:

In FY 2007, DHCD plans to reach out to social service agencies in a concerted manner to leverage DHCD construction financing with coordinated social service program dollars to provide operating costs and service funds for special needs housing clients. Consultation with the special needs communities has led to the identification of operating funds as a major

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impediment in securing financing for development of additional housing for residents with special needs. The Department has added language to its RFP documents to encourage developers to contact the Office of the Deputy Mayor for Children, Youth, Families and Elders and other organizations to obtain operating funds for housing for homeless persons and persons with special needs. Part of the pre-application process will also include a training segment in how to obtain operating and other support funding for housing developed to meet special needs.

#### Regional Cooperation:

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

#### ***IV. C. 7. Describe Program Monitoring and Improvement Efforts***

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

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

In FY 2007, DHCD will continue its program and sub-recipient monitoring activities which includes: conducting monitoring reviews of its Development Finance Division Project Financing, Neighborhood Based Activities, and Emergency Shelter Grant programs,

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

The Department will continue to monitor its activities through ongoing communications with sub-grantees and site visits to their programs. Activities will also be monitored through periodic, but systematic, tracking of performance through the Housing Development Software (HDS) and HUD's Integrated Disbursement and Information System (IDIS). HDS will be improved to provide an automated and integrated mechanism for recording and reporting the results of site visits. IDIS gives the Department the capability to assess progress of individual projects, as well as each major HUD-funded program as a whole. As the HDS software becomes fully

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operational, by linking budget, performance measures, and program delivery, DHCD will be able to effectively monitor its progress in carrying out the strategic plans contained in this Action Plan for FY 2007.

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

#### **8. Describe Coordination to Address Public Housing Needs**

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

Also during 2004, DHCD requested for FY 2006, on behalf of DCHA, Capitol Improvement Program (CIP) funds for three HOPE VI projects as follows: 1) an additional \$2 million to support recently quantified, unexpected site development costs on the Henson Ridge project; 2) an additional \$2.5 million to support site infrastructure on the Arthur Capper/Carrollsborg HOPE VI project (funding approved; and 3) \$2 million to support site infrastructure construction on the new Eastgate HOPE VI project (funding approved.) DHCD also requested, but did not receive, \$1 million of FY 2006 CIP funds to support site and building rehabilitation at Park Morton, a target, strategic, neighborhood-located, existing public housing development. As part of this same 2004 CIP funding request, DHCD also requested and received for FY 2007 (again on behalf of DCHA) CIP funds for two HOPE VI projects as follows: 1) \$1,575 million to further support site infrastructure on the Arthur Capper/Carrollsborg HOPE VI, and 2) \$500,000 to further support site infrastructure on the new Eastgate HOPE VI projects.

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

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## V. PROGRAM-SPECIFIC REQUIREMENTS

### V. A. Community Development Block Grant

The proposed uses of DHCD's budgeted CDBG funds, including program income and other funds, are described in the Use of Funds Section, and in the Tables 3. As noted on page 28 of this Action Plan, DHCD anticipates receiving \$12,000,000 in program income during FY 2007, all from loan repayments and proceeds of sales or leases of property. While the District is examining the feasibility of a float-funded loan program, we have no concrete plans to initiate this activity at this time. The Department does not anticipate any urgent need activities at present.

The process by which DHCD makes CDBG funds available is described on page 33. Individuals, for-profit and nonprofit organizations are eligible to apply for these funds provided that they meet all HUD program-specific requirements regarding income eligibility, Conflict of Interest, use of debarred or suspended contractors, and other administrative requirements, and are not delinquent on liabilities to the District government or in other material violation of District requirements.

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

In FY 2005, as reported in the CAPER for that year (last year with complete data) 90.4% of the District's CDBG funds were used to provide benefits directly to low-and moderate-income persons. (PR 26, line 22). Funded projects included either housing for income-eligible households or commercial and community facilities and infrastructure projects in census tracts that are CDBG-eligible. DHCD's annual goal is to continue this record. **91.220(1)(1)(iv)**

### V. B. HOME Program

#### II.A. HOME Program

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

Forms of Investment: All proposed uses of HOME funds are described in The Financial Uses Section of this Action Plan. The District's FY 2007 HOME funds will be invested as loans (amortizing or deferred) and grants only.

Recapture and Resale:

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

**Recapture: Single-Family Homebuyer Provisions:** When DHCD uses HOME funds for its home buyer assistance program, the Home Purchase Assistance Program (HPAP), it will utilize the recapture provision of the program, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1). The full amount of assistance is recaptured upon transfer of the property or upon the homebuyer's no

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longer using the property as a principal residence. This requirement is established as a covenant in the loan documents executed at settlement of the property. The resale provision would not be appropriate for the Department’s single-family homebuyer assistance program since it would impose an undue restriction on homes purchased in the private sector real estate market.

ADDI-first-time homebuyers will be limited to the number that can be served through annual ADDI appropriations on a “first-come, first-served” basis. When DHCD uses ADDI/HOME funds to augment home buyer assistance under the Home Purchase Assistance Program (HPAP), ) it will utilize the recapture provision of the program, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1). The full amount of assistance is recaptured upon transfer of the property or upon the homebuyer’s no longer using the property as a principal residence. This requirement is established as a covenant in the ADDI loan documents executed at settlement of the property. The resale provision would not be appropriate for the Department’s single-family homebuyer assistance program since it would impose an undue restriction on homes purchased in the private sector real estate market.

**Resale—Developer Assisted Homebuyer Provisions:** DHCD, through its Development Finance Division, uses HOME funds to assist *developers* in new construction, renovation and rehabilitation activities which will result in the creation of affordable single-family and multi-family (condominium) ownership units and multi-family rental units in the District of Columbia.

With regard to the ownership units, DHCD utilizes the RESALE provisions of the HOME Program pursuant to 24 CFR 92.254 (a)(5)(i)(A) by incorporating restrictive covenants running with the land and a silent second Deed of Trust that will require homebuyers to: 1) Maintain the HOME-assisted unit as his/her principal place of residency during the Affordability Period, and 2) Sell the HOME-assisted unit to a subsequent HOME income-eligible buyer, if said sale occurs within the unit’s Affordability Period.

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

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

Definition of Modest Housing: DHCD defines “modest housing” by following the method outlined in 24 CFR 92.254(a) (iii) for its homebuyer assistance and single family rehabilitation programs. Specifically, DHCD caps the allowable sales price or post-rehabilitation value at the Single Family Mortgage Limit under the Section 203(b) program, as permitted by 24 CFR 92.254 (a)(2)(iii). The limits for the District of Columbia as of January 1, 2006 are as follows:

House Size	1 family	2-family	3-family	4-family
203(b) Limit	\$362,790	\$464,449	\$561,411	\$675,000

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

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

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

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

Affirmative Marketing: DHCD follows HUD's regulations as prescribed in the Affirmative Fair Housing Marketing Plan form (AFHMP) [HUD 935-2]. DHCD ensures that its grant sub-recipients complete and submit the AFHMP with accompanying information on residential housing projects of five units or more, whether these are located in one parcel or a scattered multifamily project. DHCD aims to ensure that prospective buyers or tenants of all racial and ethnic groups (minority and non-minority) in the housing market area, regardless of their protected basis, know about the housing projects(s), are attracted to the housing project, feel welcome to apply and have the opportunity to buy or rent. The AFHMP targets areas that have been subjected to housing discrimination based on one of the protected basis under the Fair Housing Act; persons not likely to apply for the housing without special outreach efforts due to self or forced segregation, linguistic isolation, neighborhood racial or ethnic composition and patterns, and location and price of housing.

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

DHCD's loan and grant agreements with developers require that the developers submit Affirmative Action Plans that set forth goals for the hiring of local, small and disadvantaged

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business enterprises and for hiring minorities and women for construction and non-construction jobs. The agreements also enforce Section 3 requirements and the requirements at 24 CFR 92.350.

## **II.B. American Dream Down Payment Initiative (ADDI) of the HOME Program**

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

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

DHCD has ensured that its FY 2005 housing counseling agencies were properly trained in the program guidelines for ADDI, in order to advise households in the communities that they serve regarding the benefits of this new form of homebuyer assistance and process applications for assistance concurrent with residents' applications to the HPAP Program. The housing counseling agencies also market all DHCD housing assistance programs at community fairs, civic association programs, and other community-wide public forums.

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

### Increasing Minority Ownership:

DHCD's HOME/ADDI-funded direct homebuyer assistance is projected to assist an average of 30-35 minority households each year of the Five-Year Plan, or 150 -175 households over the period. Using all funding sources, DHCD estimates providing homebuyer assistance to 200 minority households per year or over 1,000 households over the period of the Five-Year Plan.

Under the DFD HOME-funded developer projects, DHCD funds the *developers* of affordable ownership housing, and not individual homebuyers.

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(This section contains technical changes and clarifications requested by HUD in February of 2006.)

## VI. SPECIAL INITIATIVES

### VI. A. Neighborhood Strategy Areas

DHCD will continue the designation of its two Neighborhood Strategy Areas (NRSAs):

- 1) Georgia Avenue NRSA; and 2) Carver Terrace/Langston Terrace-Ivy City/Trinidad NRSA.

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

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

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

*Table 13: Georgia Avenue NRSA Performance Data*

Project Name	Lead Entity	Description	Outputs
<b>Georgia Avenue Marketing Program</b>	Washington DC Marketing Center, DMPED, RLA-RC (RLA-RC), NCRC	Target employers to locate along the Georgia Avenue Corridor	Two employers with job opportunities for local residents
<b>Housing and Community Development</b>	DHCD, DCHA, DCHFA	<ul style="list-style-type: none"> <li>• Rehabilitate 25 single-family homes by 2007;</li> <li>• Provide loans to assist in the rehabilitation of multifamily units</li> <li>• Provide Lead-Safe Washington services</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of current owners in improved dwellings,</li> <li>• Affordable units for rent and ownership.</li> <li>• Assessment and amelioration of lead paint in low-income households with children.</li> </ul>

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Project Name	Lead Entity	Description	Outputs
<b>Small Business Development Center</b>	DHCD, DC Chamber of Commerce Foundation, DC Main Street Program	<ul style="list-style-type: none"> <li>• Entrepreneurial training;</li> <li>• Small Business management; training</li> <li>• Counseling</li> </ul>	<ul style="list-style-type: none"> <li>• Retention and expansion of local businesses</li> <li>• Preparation of local residents for homeownership opportunities</li> </ul>
<b>Sidewalk and infrastructure Improvements</b>	DDOT	Resurfacing/ redevelopment of sidewalks and infrastructure	Improved appearance and safety of the commercial node
<b>Acquisition and redevelopment</b>	NCRC, RLA-RC, DHCD, DCHFA, Home Again Program	Acquire vacant and abandoned property along the corridor for redevelopment purposes	Property available for redevelopment and revitalization purposes

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

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

The NRSA development strategy will 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 in 2007through 2010.

*Table 14: Carver, Langston, Ivy City, Trinidad NRSA Performance Data*

	Lead Entity	Description	Outputs
<b>Housing and Community Development</b>	DHCD, Home Again Program	<ul style="list-style-type: none"> <li>• Increase Home Ownership Opportunities</li> <li>• Single Family Residential Rehabilitation Program</li> <li>• Provide Lead-Safe Washington services In Ivy City/Trinidad</li> </ul>	<ul style="list-style-type: none"> <li>• 50 new homeowners</li> <li>• Improved residential property (1-4 units) in the community, retention of homeowners.</li> <li>• Assessment and amelioration of lead paint in low-income households with children.</li> </ul>
<b>Employment and Entrepreneurial Training</b>	DOES, NSI	<ul style="list-style-type: none"> <li>• Training and employment for 75 individuals</li> <li>• Conduct 2 career fairs each year</li> </ul>	Local residents better prepared for job market.

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	Lead Entity	Description	Outputs
Infrastructure improvements	DDOT, DPR, DMPED, NSI	<ul style="list-style-type: none"> <li>Improvements to two community parks in the area</li> <li>Proposed Redevelopment of Alexander Crummell School</li> </ul>	Improved neighborhood vitality with public amenities for community use

**VI. B. Section 108**

- *Section 108 Loan Guaranty Program:* Provides a lower-cost, long-term financing option for CDBG eligible projects by pledging future Block Grant entitlements. The Office of the Deputy Mayor for Planning and Economic Development intends to use the HUD Section 108 Loan Guarantee Program to finance one large economic development project currently underway, in terms of the acquisition of property.
- *CDBG Float Loan Program:* Provides very-low-cost, short-term financing for CDBG-eligible projects by lending obligated, but unused CDBG entitlement. Although the District had indicated possible establishment of a CDBG Float Loan Program, no program was established through FY 2005. DHCD and the Office of the Deputy Mayor for Planning and Economic Development will coordinate the administration of any such loans, if this program is utilized in any given year.
- All required Action Plan Amendment procedures will be followed for any 108 or Float Loan Program activity.

**Section 108:**

Background: FY 2004—FY 2005:

Although the District had indicated an intention to submit two applications to HUD requesting a \$56 million and a \$27.965 million loan guarantee, only one application was actually submitted by the District of Columbia Government, through its Office of the Deputy Mayor for Planning and Economic Development (DMPED) and the Department of Housing and Community Development (DHCD). The application to HUD requested up to a \$27.965 million loan guarantee to provide financing for the re-development of a major retail shopping center known as Skyland. The Skyland Project will be located at the intersection of Good Hope Road and Alabama Avenue, S.W. in the Hillcrest neighborhood of Ward Seven.

The District intended to make a loan for up to \$24.9 million of the available Section 108 proceeds to the National Capital Revitalization Corporation (NCRC), RLARC, an instrumentality of the District of Columbia, to acquire land, relocate current tenants, demolish existing buildings, and complete environmental remediation. NCRC is currently acquiring land. Once NCRC has acquired all the land, completed relocation, and prepared the site, it will convey land to the proposed developer, consisting of the Rappaport Companies, Harrison-Malone Development, the Washington East Foundation, and the Marshall Heights Community Development Organization.

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The District, if approved under the federal Community Development Block Grant (CDBG) regulations regarding the use of program income, had intended to repay the Section 108 debt using NCRC proceeds from the sale of the Government Printing Office site owned by a NCRC subsidiary, and if necessary, from other sources provided by NCRC. If there are insufficient funds from the sale of the GPO site or from NCRC, the District of Columbia has pledged its future CDBG funds for annual debt repayments over the 20-year loan period.

Section 108--FY 2005 Update:

Upon further review and development of the project, and growing project costs, the District submitted a revised request to HUD on July 11, 2005, based on the higher overall project budget. Under this request, the District has requested a Section 108 Loan Guarantee of \$19.7 million. While the full value of the GPO proceeds will be contributed to the project, the \$19.7 million will provide gap financing. The District has further adjusted this submission to indicate that repayment of the loan will be made through the estimated \$3 million in incremental taxes projected from the completed project.

**Deleted: Homelessness and the Continuum of Care [NO UPDATES:bb:2/22/2005 7:35 PM]**

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

**Prevention**

Prevention services take different forms. Rent and utilities assistance, combined with case management, is available to families and individuals through nonprofit community-based service-providers located within, and accessible to, people in all eight wards of the city, and is coordinated by the local *Emergency Food and Shelter Board (EFSB)*. ESG funds are part of the funds being used by these EFSB-certified agencies and the Partnership (at family central intake) to provide prevention assistance. ESG funds serve at least 125 families and 90 individuals annually. In 2002 the EFSB established a new program called DC HELP which works through twelve agencies across the city to provide first month's rent and security deposit for persons, some of them homeless or precariously housed, who are ready to move into a home. In addition, the *DC Emergency Assistance Fund*, managed by the *Foundation for the National Capital Region*, is jointly funded by the District, the business community and foundations. This project is funded in part by the *Fannie Mae Foundation's* annual homeless walk and extends services to an additional 500 households identified through the EFSB agencies. *Community Family Life Services* is the largest of many faith-based organizations that provide RMU assistance to prevent homelessness; it assists more than 300 persons annually. The agencies providing either RMU assistance or first month rent/deposit assistance throughout the District are these:

**Ward 1**

- <#>Change, Incorporated
- <#>Neighbors Consejo
- <#>The Family Place

**Ward 2**

- Father McKenna Center
- Catholic Charities Downtown Family Center (city-wide)
- Families Forward
- The Salvation Army

**Ward 3**

- Community Council for the Homeless at Friendship Place

**Ward 4**

- Lutheran Social Services

**Ward 5**

- Catholic Charities (Rhode Island Avenue NE Center)

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**Appendix A: Notice, Summary of Hearing Testimony and DHCD Responses**



**Housing and Community Development  
"Needs" Hearings  
We Want to Hear from You!**

**What:**

- Consolidated Annual Action Plan for Fiscal Year 2007



**DISTRICT OF COLUMBIA GOVERNMENT**

Anthony A. Williams, Mayor

**Department of Housing and Community Development**

Jalal Greene, Director

801 N. Capitol Street, NE  
9th Floor  
Washington, DC 20002  
dhcd.dc.gov

Additional Questions Contact:  
Pamela Hillsman-Johnson  
Pamela.Hillsman@dc.gov  
(202) 442-7256 ph  
(202) 442-8391 fax

Jalal Greene, Director of the Department of Housing and Community Development (DHCD), announces a series of public hearings on "Housing and Community Development Needs in the District of Columbia". The hearings will form a basis for developing the District's draft "Consolidated Plan for the District of Columbia Fiscal Year 2007 Action Plan" and the spending priorities utilizing federal entitlement funds. The public is invited to identify the needs of their communities and to comment on the Department's performance during fiscal year 2005, in meeting the District's housing and community development needs.

Residents and other stakeholders are strongly encouraged to come out and participate in the development of policies and programs in the following areas: 1) affordable housing; 2) special needs housing; 3) homelessness; 4) homeownership; and 5) community development and public service activities. The Department is also interested in receiving community feedback on innovative strategies to enhance community participation during this planning process. Five (5) public hearings will be held throughout the city:

**Hearing Dates and Locations:**

**Monday, November 7, 2005 ~ 7:00 p.m.**  
Metropolitan Police Department, Regional Operations Command North  
801 Shepard Street, NW

**Tuesday, November 8, 2005 ~ 7:00 p.m.**  
Marshall Heights Community Development Organization  
3939 Benning Road, NE

**Tuesday, November 15, 2005 ~ 7:00 p.m.**  
Washington Highlands Library  
115 Atlantic Street, SE

**Wednesday, November 16, 2005 ~ 7:00 p.m.**  
Greater Mount Calvary Holy Church Family Life Center  
605 Rhode Island Avenue, N.E.

**Friday, November 18, 2005 ~ 12:00 p.m.**  
*Focus: Special Needs Housing*  
(including housing needs for homeless, persons with disabilities, persons living with HIV/AIDS)  
Department of Housing and Community Development  
801 North Capitol Street, NE, 9th Floor Board Room

If you would like to testify, you are encouraged to sign up in advance either by e-mail (Pamela.Hillsman@dc.gov), or by calling 202.442.7256.

Please provide your name, address, telephone number, and organization affiliation, if any. Telecommunications Device for the Deaf (TDD) relay service is available by calling (800) 201-7165. A sign language interpreter and Spanish translation services will be provided at the hearing. Written statements may be submitted at the hearing, or until 4:45 p.m., Friday, November 18, 2005. Written statements should be addressed to: Mr. Jalal Greene, Director, Department of Housing and Community Development, ATTN: Office of Strategy and Communications, 801 North Capitol Street, N.E., 8th Floor, Washington, D. C. 20002.

Anthony A. Williams, Mayor, Government of the District of Columbia  
Stanley Jackson, Deputy Mayor for Planning & Economic Development  
Jalal Greene, Director, Department of Housing and Community Development  
dhcd.dc.gov

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In preparing the FY 2007 Action Plan, DHCD conducted extensive community outreach and conducted six Action Plan Needs Hearings as follows:

**Schedule of Hearings and Meetings:**

Date/Time	Meeting Location
<b>NEEDS HEARINGS</b>	
Nov. 7 7:00-9:00 PM	Metropolitan Police Dept. 4th District Station, 801 Shepherd St. NW
Nov. 8 7:00-9:00 PM	Marshall Hts. CDO, 3939 Benning Road, N.E.
Nov. 15 7:00-9:00 PM	Washington Highlands Library, 115 Atlantic Street, S.E.
Nov. 16 7:00-9:00 PM	Greater Mt. Calvary Church Family Life Center, 605 RI Ave. N.E.
Nov. 18 12:00-2:00 PM	Focus Group: Special Needs, DHCD, 801 N. Capitol Street, N.E.
<b>BUDGET HEARING</b>	
March 7 6:30-8:30	DHCD AP/Budget Hearing, DHCD, 801 N. Capital Street, NE

Citywide Public hearings

- March 7, 2006, DHCD Plan /Budget Hearings
- April 5, 2006, Tentative Council Budget Hearing for DHCD
- June, 2006 (TBD) Council Action Plan Hearing,

Outreach:

- Direct Mail of Action Plan and Hearing information to 100 groups and almost 3,000 individuals.
- Publication of Hearing Notice and Document Availability in the D.C. Register
- Media Advertisement provided to at least four publications, including outlets that reach different neighborhoods, language and interest groups.
- On-Line Access to Action Plan Documents.

Public Notices of the Needs Hearings and the budget hearing on the Annual Action Plan were provided at least two weeks prior to the hearings; the draft documents were available for public review two weeks prior to the Budget Hearing. The record was held open for an additional week following the hearings. The Comment Period was initiated for the Draft Proposed FY 2007 Annual Action Plan with publication of the Notice of Availability in the D. C. Register on February 3, 2006. Review periods were provided before and after the March 7th DHCD budget hearing on the Draft Proposed Consolidated Plan and for the hearing by the Council of the District of Columbia held on April 5, 2006.

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

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

**PUBLIC HEARING ON**

***"HOUSING AND COMMUNITY DEVELOPMENT "NEEDS" IN THE DISTRICT OF COLUMBIA FOR THE CONSOLIDATED PLAN FOR FISCAL YEAR 2007 ACTION PLAN."***

**Metropolitan Police Department  
4<sup>th</sup> District  
801 Shepherd Street, N.W.**

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**NOVEMBER 7, 2005, 7:00 PM**

*The above-entitled matter came on for Public Hearing, pursuant to notice, at the 4<sup>th</sup> District Station, of Metropolitan Police Department, 801 Shepard Street N.W., Washington, D.C., at 7:00 p.m. Jalal Greene, Director, presided.*

<b>DHCD STAFF PRESENT</b>	<b>WITNESS LIST</b>
Jalal Greene, Director	Dolores Tucker, Friendly Neighbors Cooperative Assoc.
Robert Trent, Chief of Staff	Manuel Hidalgo, Latino Economic Development Corp.
Vanessa Akins, Dep. Dir., Strategy & Communications	Walter Jones, Pres., 608 Jefferson St. Tenants Assoc.
Lawrence Cager, Dep. Dir., Development Finance Div.	Timothy Jones, Commissioner, ANC 4C
Robert Mulderig, Dep. Dir., Residential & Community Svcs.	

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

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**The hearing was called to order at 7:04 p.m.**

### **Opening Comments:**

Jalal Greene, DHCD's Director welcomed and thanked everyone for taking the time to participate. DHCD staff in attendance introduced themselves: Robert Trent, Chief of Staff; Lawrence Cager, Deputy Director, Development Finance Division (DFD); Vanessa Akins, Deputy Director, Office of Strategy and Communications (OSC); and Robert Mulderig, Deputy Director, Residential and Community Services (RCS).

Director Greene stated that DHCD's mission is to preserve, rehabilitate, and promote the development of affordable housing; increase home ownership in the District; and support community and commercial initiatives that benefit low-to-moderate income residents. The purpose of these public hearings is to afford District residents the opportunity to present testimony on the Department's programs, services, and performance, as well as voice their issues, concerns, and recommendations to help the Department as it prepares the District's Consolidated Plan for 2007.

The Director indicated that the Department used several means to ensure that residents were notified of these hearings: official notice was published in the D.C. Register and made available to City Council member, ANC chairpersons and commissioners, community- and neighborhood-based organizations, community and civic organizations, all public libraries, special interest groups; residents on DHCD's standard mailing and e-mail lists; the agency's website, as well as local and community newspapers. These mass mailings are intended to get as a broad base of participation as possible.

### **Reason for Consultation:**

Mr. Greene informed the audience that the District receives funding through four (4) federal entitlement grant programs: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Housing Opportunities for Persons With AIDS (HOPWA) and HOME Investment Partnership (HOME).

He explained how CDBG funds can be used for a variety of initiatives related to housing and community development. DHCD contracts with community-based organizations to provide a host of services to improve neighborhoods, along with comprehensive housing counseling services counseling services that include, but are not limited to: home ownership preparation, credit counseling, budget preparation, and eviction and foreclosure prevention, as a few examples.

Mr. Greene also explained that ESG funds are invested in ways to help prevent, to the extent possible, incidences of homelessness in the District; HOME funds are primarily used for multi-family projects; and DHCD works closely with the D.C. Department of Health, HIV/AIDS Administration, to ensure that HOPWA funds benefit District residents impacted by this devastating illness.

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### Local Funding:

In FY 2005, Mr. Greene explained, DHCD committed over \$29 million of Housing Production Trust Fund (HPTF) dollars to expand the creation of affordable housing for District residents. The HPTF is the first local funding program in the Department's history funded at a level higher than the federal programs.

Although the Department participates or partners with for-profit developers, we are not market rate investors; all of our products and services benefit low-to-moderate income District residents.

### Hearing Process:

Mr. Greene concluded his overview, and moved on by explaining the hearing process. Each witness was allocated five minutes; however, due to the concise number of witnesses, that time limit could be slightly extended for this hearing.

## WITNESS STATEMENTS

### **1. Delores Tucker, President, Neighbors Cooperative Association (formerly 3128 Sherman Ave. Tenants' Assoc.)**

Ms. Tucker presented the following information:

The Association was successful in buying their apartment building and commended the hard work and dedication of Mr. Robert Simon (DHCD's First Right Purchase Assistance program manager), DHCD, Housing Counseling Services, Inc., the Greater Washington Urban League, and all of the groups and organizations that helped the tenants reach their goal of ownership. The majority of the tenants are senior residents, on fixed incomes, that have lived in the building for forty years or more. They have worked with the city, neighborhood organizations, the police, and housing officials to help stabilize their community and are proud that all of their energy and hard work finally came to fruition. Ms. Tucker described their joy of ownership, knowing that you own your home—that it belongs to you. Housing in her area is very expensive; a shell of a house recently sold for \$665,000 and that price even astounded the owner.

The bad news was the acquisition process, given that the owners did not want to sell the building to the tenants. She wanted to focus on the good news of being able to purchase their building.

Ms. Tucker stated that some type of plan needs to be developed regarding Bruce School, which is located across the street from her building and has been vacant for a number of decades.

### **DHCD's Response:**

The Department is committed to assisting tenants that desire to purchase their buildings when offered for sale and, based on success stories such as Ms Tucker's and others, we want to look at prioritizing this program in the future as another key home ownership tool. That is why these hearings are so important—they provide a visual testament to success stories that do not receive the same press coverage as a property where the tenants have lost their homes because the building was sold. We

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encourage residents to participate in these hearings to tell us about your experiences with our programs and services to help us improve on the delivery of those services.

*(The court reporter requested to be off the record for a moment; request was granted by the Director, whereupon, at 7:24 p.m., off the record until 7:27 p.m., at which time the Director announced that the hearing was back on the record)*

**2. Manuel Hidalgo, executive director, Latino Economic Development Corporation (LEDC) and Eric Gutierrez, LEDC's housing program manager.**

LEDC's continuing partnership with DHCD is a real success story. During FY 2005, through the use of CDBG funds, LEDC accomplished the following:

- Helped to preserve Section 8 rental subsidies in five building totaling 283 units;
- Served 630 potential first-time homebuyers through housing workshops, credit counseling, technical assistance, and mortgage packaging;
- Helped create, expand, and maintain 99 small businesses through its Emerging Business Loan Fund and Business Training and Technical Systems;
- Helped to create and continues to provide critical technical support to the Mid-Fourteenth Street Business Association, a group of small, mainly Latino entrepreneurs deeply committed to the community that they serve; and
- Recruited 40 small businesses in the Columbia Road and Mt. Pleasant commercial corridors to participate in LEDC's Façade Restoration Program. This will lead to a direct investment of \$656,000 in beatification and increased marketability of the area.

Mr. Hidalgo explained how LEDC helps to preserve expiring project-based Section 8 rental housing. LEDC meets with DCHD's Residential and Community Services staff to review listings of expiring Section 8 contract properties to determine where their assistance may be needed. The idea is to work with and/or create a tenant association in the buildings. That's the first step. And to also work with the landlords/owners to negotiate a renewal of the Section 8 contract. If that is not a viable option, their next step is to organize the tenants to exercise their Right of First Refusal to purchase the building; however, to date, that has not occurred with the tenant associations they are currently working with.

To ensure continued, mutual successes, LEDC offers the following recommendations:

- Continued and expanded support for a comprehensive housing strategy, inclusive of Section 8, that helps working Latino families remain in their traditional, yet rapidly gentrifying neighborhoods. Central to the preservation of diversity is affordable housing.
- The greatest needs are affordable housing and access to capital for small businesses and low-income, first-time homebuyers. Continued growth of the District's Latino population will further exacerbate these needs, particularly for those with low-to-moderate incomes. DHCD must continue to invest in housing counseling under the Home Purchase Assistance Program (HPAP). Essential to sustaining economically diverse, vibrant neighborhoods is affordable housing. Although it remains very difficult for their clients to find affordable homes, even with the \$30,000 in HPAP assistance, LEDC is very enthusiastic that an additional \$10,000 through the American Dream Downpayment Initiative will help more of their clients successfully purchase their first homes.
- LEDC strongly supports sustaining and expanding funding for small business development and façade renovation, housing counseling, and affordable housing preservation. These programs are

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vital to the continuing economic development of the District because they are essential to helping disadvantaged residents and businesses move beyond economic survival to economically thrive.

The District's FY 2007 Action Plan offers a great opportunity to build on DHCD's successful investment in its grantee partners such as LEDC. We look forward to continuing our partnership and contributing to the District's sustainable and equitable economic development.

**Director Jalal Greene asked whether LEDC had a pipeline of other expiring, project-based Section 8 properties?**

**Mr. Hidalgo stated** that LEDC is continuing to work with their current clients. They will continue to look at other properties in their immediate area or in the District proper. The challenges are locating the properties, determining who is working with the tenants, and how far along they are in the renewal process.

**Robert Mulderig (DHCD Deputy Director)** : This is an ongoing process—most of the properties are only doing one-year renewals; therefore, you must stay active, even with properties that have been renewed because the entire issue could come up again a few months. Mr. Mulderig recognized LEDC as one of DHCD's greatest partners in residential and community services and commended LEDC's outstanding relationship DHCD.

**3. Walter Jones, president, 608 Jefferson Street Tenants Association.**

Mr. Jones presented testimony on the tenants' first-hand experience in attempting to purchase their apartment building.

With the assistance of Mike Dinka and University Legal Services (contracted for by DHCD) , the tenants were able to form a tenants' association to begin to address the First Right of Refusal process. The owner used the 95/5 provision whereby ninety-five percent of the building was sold and the owner retained the remaining five percent. After one year, the owner can sell the remaining 5% interest, effectively circumventing the current tenants' "first right" to purchase the building.

DHCD's financial assistance, along with the help of Mr. Robert Simon, and a Unitarian church was instrumental in the association's ability to secure the necessary funds to address the down payment. The group is in dialogue with other developers and hopes that one will be able to work with them to purchase the building. Initially, the price was \$1.3 million. Currently, with the third new purchasing, and the formation of the tenants association, the price is now \$980,000.

One developer has indicated that if the group works with the development process, it would be profitable for them to work with the group; however, they did not offer any type of guarantee. The association is thankful that they have the necessary funds to at least be at the table for discussions.

**DHCD'S Response:**

Director Greene stated that this is the type of activity that the Department hears about on a regular basis; circumvention of the First Right of Refusal laws, which results in displacement to tenants so that owners can take advantage of the soaring real estate market. The Department's financial investment in

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this project, at least affords the tenants the opportunity to compete with other buyers in order to retain their residence and quality of life, especially for those tenants that have resided there for many decades.

**Director Greene** encouraged the association to continue to work with Mr. Simon and expressed his hope that the association would be successful in attaining their goal of ownership.

**4. Timothy Jones, ANC commissioner for 4C08 and former commissioner chairperson for 4C.**

Mr. Jones presented his concerns regarding the inordinate amount of time it takes to receive funds through DHCD's Single-Family Residential Rehabilitation and its senior rehabilitation programs.

The process for application and receipt of funds takes a very long time and by the time the funds become available, the property has further deteriorated.

Mr. Jones also inquired about the status of the restoration of the Howard Theatre and recommended that the agency continue in its efforts to preserve the building's legacy. He also shared some photographs of its interior circa 1917.

**DHCD's Response:**

The Single-Family Rehab Program is a tedious, labor-intensive process. Even after the funds are in place, applicants have encountered challenges such as locating qualified contractors. The addition of federal requirements regarding lead-based paint abatement adds an additional burden. The Department is very interested in residents' assessments of our programs and requested to meet with Commissioner Jones to further discuss his specific concerns and to discuss options his recommendations and suggestions for improving the program's service delivery and to address the other concerns his constituents have brought to his attention.

The Department will continue to ensure that District residents are aware of and have access to information regarding our programs and services. To assist the Department in achieving this goal, DHCD will continue to conduct mini-training sessions such the one on the CDBG program held in September 2005 for ANC chairpersons and commissioners. This is another avenue to ensure community leaders are able to inform their constituents and member organizations about DHCD programs and services.

The audience was informed that the record would remain open until November 18, 2005, for anyone wishing to submit written testimony. Statements should be sent to: Mr. Jalal Greene, Director, Department of Housing and Community Development, ATTN: Office of Strategy and Communications, 801 North Capitol Street, N.E., Washington, D.C. 20002.

**(Whereupon, the hearing was concluded at 7:56 p.m.)**

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

**PUBLIC HEARING ON  
HOUSING AND COMMUNITY DEVELOPMENT "NEEDS" IN THE  
DISTRICT OF COLUMBIA**

**Marshall Heights Community Development Organization  
3939 Benning Road, N.E.**

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**TUESDAY, NOVEMBER 8, 2005, 7:00 PM**

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<b>DHCD STAFF PRESENT</b>	<b>WITNESSES:</b>
<b>JALAL GREENE</b> , Director	<b>CARRIE L. THORNHILL</b> CEO and President, Marshall Heights Community Development Organization
<b>VANESSA AKINS</b> , Deputy Director, OSC	<b>MICHAEL WATTS</b> , Treasurer, Marshall Height Community Development Organization
<b>VICTOR SELMAN</b> , Chief Operations Officer	<b>SYLVIA I. BUTLER</b> , Board Member, Marshall Heights Community Development Organization
	<b>RUTH BERRY DYSON</b> , Board Member, Marshall Heights Community Development Organization
	<b>JUSTINA WILKINS</b> , Board Member, Marshall Heights Community Development Organization
	<b>ERIN CARTER</b> , President, Carver 2000 Tenants Association, Inc.
	<b>JANICE LITTLE</b> , Secretary, Carver 2000 Tenants Association, Inc.
<b>REPORTER: Matthew Gates</b>	

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

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**The hearing was called to order at 7:09 p.m.**

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DHCD Director Jalal Greene welcomed and thanked everyone for taking time from their busy schedules to participate in tonight's public hearing. DHCD staff in attendance introduced themselves: Victor Selman, Chief Operating Officer; and Vanessa Akins, Deputy Director, Office of Strategy and Communications (OSC).

Director Greene stated that DHCD's mission is to preserve, rehabilitate, and promote the development of affordable housing; increase home ownership in the District; and support community and commercial initiatives that benefit low-to-moderate income residents. The Director also explained that the purpose of these public hearings is to afford District residents the opportunity to present testimony on the Department's programs, services, and performance, as well as voice their issues, concerns, and recommendations to help the Department as it prepares the District's Consolidated Plan for 2007.

Mr. Greene told the audience that the Department used several means to ensure that residents were notified of these hearings: official notice was published in the D.C. Register and made available to City Council members, ANC chairpersons and commissioners, community- and neighborhood-based organizations, community and civic organizations, all public libraries, special interest groups; residents on DHCD's standard mailing and e-mail lists; the agency's website, as well as local and community newspapers. These mass mailings are intended to get as broad a base of participation as possible.

Mr. Greene explained that through the Action Plan the District applies for and receives funding through four (4) federal entitlement grant programs: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Housing Opportunities for Persons With AIDS (HOPWA) and HOME Investment Partnership (HOME).

CDBG funds can be used for a variety of initiatives related to housing and community development. DHCD contracts with community-based organizations to provide a host of services to improve neighborhoods, along with comprehensive housing counseling services counseling services that include, but are not limited to: home ownership preparation, credit counseling, budget preparation, and eviction and foreclosure prevention, as a few examples.

ESG funds are invested in ways to help prevent, to the extent possible, incidences of homelessness in the District; HOME funds are primarily used for multi-family projects; and DHCD works closely with the D.C. Department of Health, HIV/AIDS Administration, to ensure that HOPWA funds benefit District residents impacted by this devastating illness.

In addition to the federal funds, Mr. Greene pointed out that In FY 2005, DHCD committed over \$29 million of Housing Production Trust Fund (HPTF) dollars in investment instruments to expand the

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creation of affordable housing for District residents. Funded from local dollars, the HPTF is the first local program in the Department's history funded at a level higher than its federal programs.

The Director also indicated that although the Department participates or partners with for-profit developers, DHCD is not a market rate investor; all of DHCD's products and services benefit low-to-moderate income District residents.

### Witness Statements

#### 1. Michael Watts, Board Member, Marshall Heights Community Development Organization (MHCDO)

- The MHCDO has been an active partner with the city and DHCD for twenty-seven years and has successfully developed, on their own or in partnership with others:
  - o a 60-unit supportive housing facility,
  - o a 469-unit garden-style apartment complex,
  - o 220,000 square feet of retail office space,
  - o 20,000 square feet of warehouse and industrial space, and
  - o More than 170 homes sold to low and moderate-income buyers.
- Marshall Heights' success stems from its community governance, collaborations and partnership, both public and private, and a holistic approach to community development. However, their greatest need, as stated during last year's hearing process, is readily accessible capital to acquire property to advance its affordable housing efforts.
- By the end of this year, MHCDO will utilize about \$3 million in SAFI\* loans as layered financing for the acquisition of a 100-unit apartment complex in southeast and as the first source of funds for other site or building acquisition projects in east of the river Anacostia.
- \*MHCDO publicly commended DHCD and its staff for the creation and implementation of the Site Acquisition Funding Initiative (SAFI) in record time. Through SAFI, Marshall Heights received a \$200,098 loan, at 3.5 percent interest for 12 months, for acquisition and pre-development expenses for its "Bundle 16 Home Again Initiative Program." This initial funding and below market rate interest enabled MHCDO to continue the critical mission of providing safe, decent, and affordable housing to Ward 7 residents. Bundle 16 lots will create ten townhouses and two detached homes at three sites for moderate-income families.
- The prevailing cost of funds at regular interest rates of 6 percent or more increases affordable housing development budgets and ultimately impacts the sales prices and the purchaser. The SAFI is a wonderful program and Marshall Heights commends DHCD for creating this innovative funding tool.

\* NOTE: SAFI, the Site Acquisition Fund Initiative is a DHCD 2005 initiative using Housing Production Trust Fund dollars matched by private lenders for loans to non-profit developers for site acquisition for affordable housing.

#### 2. Carrie Thornhill, President, Marshall Heights Community Development Organization. Credit/debt counseling:

- More than 68 percent of our households in Ward 7 are headed by females and the greatest challenge faced by these women is the lack of wealth-building skills.

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- ❑ Budgeting and credit counseling are very important tools needed to help the families move to self-sufficiency. MHCDO recognizes this a major challenge to their ability to become self-sufficient and move past the obstacles that have limited their ability to acquire the financial skills necessary to enable them to achieve a solid understanding of creating and using a budget to attain their goals.
- ❑ While comprehensive budget and credit counseling has always been a component of services offered by MHCDO, they propose to elevate this component to a priority level because, despite their best efforts, MHCDO has been unable to adequately address the challenge.
- ❑ The organization proposes to create an initiative to enable them to devote the necessary time to this crucial issue.

**First Right Purchase:**

- ❑ With only one technical provider, MHCDO is concerned about the lack of sufficient assistance to ensure that District residents are aware of their rights under the city's First Right of Refusal law.
- ❑ MHCDO wants to ensure that sufficient assistance is available to ensure that our tenant residents do not lose the opportunity to purchase their homes. The accelerating rate of the cost of housing means that the city can ill afford to have tenants losing out on this kind of opportunity.

**American Dream Downpayment Initiative (ADDI):** DHCD officially notified MHCDO last week that ADDI is operational. They have notified their clients and intend to take full advantage of the program.

**New Communities Initiative:**

- ❑ The MHCDO is concerned that it and other CDCs may be excluded from this initiative. They tried to qualify as a technical assistance provider; however, it appears that all of the selected developers were from the private sector, even though there are several non-profit developers like themselves that are quite capable of serving in this role and that have established relationships with the affected communities, which will be extremely important as the New Communities Initiative moves forward.
- ❑ The MHCDO looks forward to DHCD tapping their expertise to encourage continued support of this Initiative.
- ❑ The MHCDO supports the HOPE VI program and believes that: the District has learned how to use it quite effectively; the New Communities Initiative as the District's local counterpart; and the organization looks forward to assisting the city with this Initiative.

**DHCD's Response:**

The Department is extremely proud of its relationship with the MHCDO and what we have been able to accomplish over the years through that partnership. The MHCDO has grown over the years and established a track record that is second to none in developing and retaining affordable housing and creating economic development opportunities for District residents.

The DHCD supports MHCDO's vision to expand its comprehensive housing counseling services. While it is important to help residents own a home, it is equally important that they be able to retain ownership. We need to expand this service before homeowners face the prospect of foreclosure or before tenants facing eviction and the Department will also be taking a hard look at these challenges.

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The DHCD also recognizes that the escalating appreciation of real property is prompting property owners to take advantage of the financial windfalls, thereby, forcing low-to-moderate income residents to either come up with the funds to be able to remain in their residence, or relocate to an affordable unit, which are quickly disappearing. The Department has discussed expanding the First Right to Purchase program and hopes to get additional support from our community partners as we ask the administration and the city to help us expand this program both in terms of additional funding and staff. While we have the technical assistance of University Legal Services, we also want to look at the challenges facing other communities and how to integrate them to further expand the program.

The agency also shares your concern regarding the involvement of non-profit organizations in the New Communities Initiative. We will begin an effort in both Lincoln Heights and Barry Farms and hope to see MHCDO involvement in those meetings.

**After registered witnesses concluded their testimony, the floor was opened to anyone in the audience to present testimony.**

**3. Sylvia I. Butler, Board member, Marshall Heights Community Development Organization; forty-one year resident of Ward 7.**

- The need for affordable housing for our senior residents needs to be addressed. The majority is retired and are unable to use the steps and some want to sell their houses due to health reasons or because they are no longer able to handle the attendant maintenance.
- The senior building at 58<sup>th</sup> & East Capitol Street is only one, even though other buildings are planned or under construction.
- How soon will these residences be ready for occupancy?
- The senior buildings should also include programs that help to keep the residents active and focused, not just sitting in a common area with nothing to do.
- Regarding public housing, are there plans to add other developments; all families cannot afford to buy and house, but they need somewhere to live.

**DHCD's Response:**

The Department has provided funding for the Hope IV projects Ms. Thornhill referred to. The District is committed to helping HOPE VI projects remain financially feasible by contributing the necessary financing to help our low-to-moderate income residents. While DHCD does not directly manage public housing—that is the responsibility of the D.C. Housing Authority—we are involved with those tenants who are under pressure from expiring Section 8 contracts, and we are looking at what role we can play in assisting those residents.

We will also be working closely with the Housing Authority as the city begins implementing its New Communities Initiative at Lincoln Heights and Barry Farms. The New Communities Initiative is a District government program, initiated by the Executive Office of the Mayor, to improve the quality of life for our residents by restoring, revitalizing, and stabilizing our neighborhoods and communities through improved housing, transportation, parks and recreation, entrepreneurships, and employment opportunities, in concerted efforts with our sister agencies. We look forward to working with the

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Housing Authority and the residents of these neighborhoods to help create new environments in which to live, work, and raise families.

**4. Ruth Barry Dyson, native Washington and board member, MHCDO**

- ❑ Some type of workshop should be created and implemented to educate senior residents on predatory lending practices. She receives calls almost daily promising huge sums of cash. While she knows what is involved, many of our older residents do not fully understand what is involved—that they may be signing away their legacy upon their death.
- ❑ Ms. Dyson was also upset that flu shots were not available in Ward 7; residents were told to go to a center on Wisconsin Avenue, N.W., and she felt if flu shots were available there, there was not reason for them not be available in Ward 7. She understood that this is an issue for the Department of Health, but wanted the agency to pass the word along to them.

**5. Erin Carter, president of the Carver 2000 Tenants Assoc., Inc., a successful First Right Purchase Assistance program recipient.**

- ❑ When the tenants were notified that their building was for sale, they did not know which way to turn. Their ANC representative at the time informed them of the process to purchase their 175-unit building. They formed a tenants association and filed their Articles of Incorporation. To finance the purchase, the tenants were referred to MHCDO, who gave them the \$25,000 down payment that was needed.
- ❑ DHCD provided the seed money and the tenants contracted with an architect and property management company to help them move forward through the administrative and construction phases of the project. In thirty-four (34) days from today's hearing, the association will go to settle on their 103-unit senior building, which will be located on East Capitol, along with their community and daycare centers. The senior building is expected to be completed 12 to 16 months after closing.
- ❑ Ms. Carter commended Robert Simon, who manages DHCD's First Right Purchase Assistance program and the invaluable assistance he provided. She thanked MHCDO, for their faith in the tenants, and the other agencies and administration officials who helped to provide the \$2.3 million needed to purchase their building.
- ❑ The First Right Purchase Assistance program is a very good program and DHCD should increase the program's funding to help other tenants that may need assistance to purchase their building.

**6. Janice Little, secretary, Carver 2000 Tenants Association.**

Ms. Little wanted to add a special thanks to Michael Dinka and University Legal Services and other DC government offices and private organizations that assisted their endeavors. They appreciate all of the assistance everyone provided.

**DHCD's Response:**

We agree that predatory lending practices are on the rise, especially in the current housing market and has had internal discussions on ways to educate all residents—not just our seniors, although they appear to be the group most targeted—on these lending practices. It is especially more of an issue with seniors who own their homes, and have owned it for a number of years. We now have reverse mortgages that can help seniors with home repairs. Prince Georges County, Maryland has various

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types of arrangements to help seniors that the agency needs to take a look at and help attract those same services to the District. How to use their home's assets to their advantage is very complex for some seniors and they need help and guidance in making those types of decisions at this stage of their lives. Hopefully, DHCD can work with communities to see what role we can play going forward.

***Vanessa Akins, deputy director for Strategy and Communications:***

The official record for the public "Needs" hearings will remain open until November 18, 2005. You may submit all written testimony to the Department of Housing and Community Development, ATTN: Mrs. Pamela Hillsman-Johnson, 801 North Capitol Street, N.E., 8<sup>th</sup> Floor, Washington, D. C. 20002.

Ms. Akins thanked everyone for their participation and asked them to encourage their neighbors and other District residents to come out and participate in these hearings. She informed the audience that the next "Needs" hearing will be held at 7:00 p.m., on November 15, 2005, at the Washington Highlands Public Library located at 115 Atlantic Street, S.W., in Ward 8.

**[The hearing concluded at 7:55 p.m.]**

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**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**Public Hearing On  
"Housing and Community Development Needs in the District of Columbia"**

**Washington Highlands Library  
115 Atlantic Street, SW  
November 15, 2005, 7:00 p.m.**

<b>DHCD STAFF PRESENT</b>	<b>WITNESSES</b>
JALAL GREENE, Director VANESSA AKINS, Deputy Director for Strategy and Communications ROBERT TRENT, Chief of Staff	Kwofi Reed, University Legal Services Anthony Muhammad, Commissioner, ANC 8A01 Ethel Whitmore Cardell Shelton, President, Washington, D.C. Contractors Guild and S.E. Business and Merchants Association Alicia Sharpe Attiba Mayers <i>Pam Johnson, HPAP Specialist, Marshal Heights Community Development Organization</i> <i>Andrea Martin, HPAP Client</i> <i>Jeffery Tate, housing counselor, client</i> <i>Curt Singleton, Client</i> <i>Reggie Donaldson, Client</i> <i>Olena Cray, Client</i> <i>Davis Silva, American Home Mortgage</i> <i>LeTasha Hudson</i>

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

**The hearing was called to Order at 7:05 p.m.**

DHCD Director Jalal Greene welcomed and thanked everyone for taking time from their busy schedules to participate in tonight's public hearing. DHCD staff in attendance introduced themselves: Victor Selman, Chief Operating Officer; and Vanessa Akins, Deputy Director, Office of Strategy and Communications (OSC).

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Director Greene informed the audience that DHCD's mission is to preserve, rehabilitate, and promote the development of affordable housing; increase home ownership in the District; and support community and commercial initiatives that benefit low-to-moderate income residents. The purpose of these public hearings is to afford District residents the opportunity to present testimony on the Department's programs, services, and performance, as well as voice their issues, concerns, and recommendations to help the Department as it prepares the District's Consolidated Action Plan for Fiscal Year 2007.

Mr. Greene informed the audience that the Department used several means to ensure that residents were notified of these hearings: official notice was published in the D.C. Register and made available to City Council member, ANC chairpersons and commissioners, community- and neighborhood-based organizations, community and civic organizations, all public libraries, special interest groups; residents on DHCD's standard mailing and e-mail lists; the agency's website, as well as local and community newspapers. These mass mailings are intended to get as a broad base of participation as possible.

The Director explained that these hearings set priorities for federal funding we receive. The District receives funding through four (4) federal entitlement grant programs: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Housing Opportunities for Persons With AIDS (HOPWA) and HOME Investment Partnership (HOME).

CDBG funds can be used for a variety of initiatives related to housing and community development. DHCD contracts with community-based organizations to provide a host of services to improve neighborhoods, along with comprehensive housing counseling services counseling services that include, but are not limited to: home ownership preparation, credit counseling, budget preparation, and eviction and foreclosure prevention, as a few examples.

ESG funds are invested in ways to help prevent, to the extent possible, incidences of homelessness in the District; HOME funds are primarily used for multi-family projects; and DHCD works closely with the D.C. Department of Health, HIV/AIDS Administration, to ensure that HOPWA funds benefit District residents impacted by this devastating illness.

The Director also pointed out that In FY 2005, DHCD committed over \$29 million of Housing Production Trust Fund (HPTF) dollars in investment instruments to expand of affordable housing for District residents. Funded from local dollars, the HPTF is the first local program in the Department's history funded at a level higher than its federal programs.

All of our housing projects are for affordable and for low and moderate income residents. We are not a market rate investor. However, we do participate in mixed income opportunities to ensure an inclusionary process in our development strategies.

Witnesses were asked to confine their testimony to five minutes.

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## **1--Kwofi Reed, project manager, University Legal Services' Tenant Purchase Technical Assistance Program**

- University Legal Services (ULS) has provided legal, technical, and development assistance to District residents and tenant associations for more than 30 years. Under the Tenant Opportunity Purchase Act (TOPA), renters in the District have the first right to purchase their building from the owners in the event of sale. Through a contract with the DHCD, ULS provides technical, financial, and other assistance to those renters.
- ULS's tenant purchase program's mission is to ensure that renters understand and are able to preserve their rights and are able to find financing to purchase or rehab, and then own their own homes. ULS accomplishes this by mixing education and capacity building with a practical understanding of real estate development.
- Over the last 25 years ULS has provided assistance to more than 200 associations and assisted in the purchase and/or complete rehab of more than 60 buildings by low- and very-low income groups. The result is permanent housing that, when converted and occupied, feature purchase prices that can be as low as one-third or as high as the area median single-family home. Homes created through this process can be maintained as affordable for generations, increasing the value of the city's initial investment.
- The Tenant Purchase Technical Assistance Program is a vital tool in the city's affordable housing tool kit. In the last year, ULS' Technical Assistance staff of two has assisted District residents living in more than 1,700 households, on 27 rental properties and is over-stretched. DHCD has recognized this need and has entered into discussions with ULS to increase its staff by two project managers. ULS believes this program is one of the most cost effective ways that the city can maintain and increase its affordable housing stock.

### **Director Greene had several questions for Mr. Reed:**

#### **1. Has the activity increased over recent years? What do you see as the trends out there?**

##### **Mr. Reed's Response:**

Over the first three years, the figures have averaged about 1,500 to 2,000 unit per year. It has increased nominally in the last two years and there was a spike this summer, which ULS believes resulted due to increased interest rates and people thinking it was time to sell or convert. ULS's business is somewhat reactive; they may hear from two associations one week, then five or six the next week.

#### **2. Does the nature of the transaction become more complex as the prices have risen for these properties?**

##### **Mr. Reed's Response:**

Yes. Anytime the price goes up, it is going to range your development cost. If you are trying to meet an affordable price point, then it becomes more complicated. We end up having to reach out to DHCD to try to make it work, along with tapping into other private resources. The tenant association also plays a role; if they are able to keep the project moving forward and can understand the process to avoid some the pitfalls, then ULS can usually complete the project.

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**3. Right now, ULS is reactive—it waits to be called. The Department is considering a process of notification from the Department of Consumer and Regulatory Affairs when a Notice of Sale is submitted and taking a proactive approach in reaching out to the affected properties. What are your thoughts on this?**

**Mr. Reed's Response:**

Assuming that ULS had adequate staffing, the only other issue would be a group's capacity to and interest in moving forward. If the opportunity is there and no one calls, you begin to wonder about the group's capacity. However, by and large, ULS has found that after meeting with a group and explaining the process and the opportunity that it presents, that they are more interested in moving toward the goal of ownership. When you begin to talk about the costs, many find the purchase prices are affordable.

**4. In today's market, DHCD has seen buildings with 20 units to 200 units. What numbers are ULS working with right now?**

**Mr. Reed's Response:**

Most of the buildings that ULS sees are between 20 units to 70 units. ULS has worked with very large buildings, with expiring Housing Choice Vouchers, which may be an exception to the rule.

**5. What are the average prices?**

**Mr. Reed's Response:**

Several factors come into play: the location, how hot that market is, the condition of the structure, Metro access, etc.

Mr. Greene thanked Mr. Reed for his responses.

**2--Anthony Muhammad, Ward 8 resident for over 48 years.**

- The HPAP application needs to be simplified—create a document that is easy to read and understand.
- When DHCD distributes information stating that millions of dollars is available for financing or closing costs, some residents have trouble understanding the concept of that much money.
- The notice that was distributed regarding the public hearings is too much to read and the printing is too small. No one is going to take the time to read it.
- Some of the community-based organizations' staff needs training in customer service skills. The attitudes of some of the staff at Lydia's House, which is funded by DHCD to provide comprehensive housing counseling in Ward 8, leaves a lot to be desired. Some of the staff gets upset because clients come in for help—it is like they are being disturbed. Ward 8 residents need lenders and community-based organizations with established track records in their commitment to helping low-income communities.
- The formula for determining "affordable" housing needs to be revised to reflect affordability for Ward 8. Using the entire city to calculate the formula for affordable housing does not address the critical housing needs of Ward 8 residents. A house at 13<sup>th</sup> and W Streets, S.E., recently sold for

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\$400,000, and new houses costing \$300,000 to \$400,000 are under construction. However, the residents that have lived in these same areas for 40 years and 50 years or more are low-income; some are on fixed incomes and may lose their homes because they will be unable to pay the property taxes on the increased values.

***DHCD's Response:***

The Department recently had discussions regarding simplifying our forms to comply with the "plain language" law, so we are aware of these challenges and we are reassessing the HPAP program to ensure that the application and approval process are easier for residents to understand. The DHCD wants to ensure that residents are able to take advantage of the opportunities available through our programs and our other services.

I will ask Mr. Mulderig, my Deputy Director for Residential and Community Services, to investigate your complaint regarding Lydia's House. This is not the type of service that DHCD expects or condones. If these allegations prove to be accurate, appropriate action will be taken to correct this. This is another reason why these hearings are so important and why we encourage our residents to participate—to bring these types of issues and concerns to our attention to be addressed. Unless DHCD is aware of these types of issues, they will continue. We must all work together to make sure that our service providers render professional courtesy to their clients.

**3. *Ethel Whitmore, HPAP client***

- Ms. Whitmore is an HPAP client; however, her Notice of Eligibility (NOE) expired November 6, 2005. She has been unsuccessful in finding a house within the range of her NOE. Three real estate agents just stopped calling because [she believes] there was nothing available for her income and HPAP NOE range.
- It seems like condominiums are all that people are talking about and she does not want to live in a condo.
- Ms. Whitmore works everyday and also attends school. At this point, she is frustrated, aggravated, and depressed. She completed all of the requirements, attended every class, and received every certificate—but still does not have a house. She expects a cut-off notice from HPAP any day now and is uncertain what her next steps will be: whether she will have to begin the process all over again.
- There are too many stipulations with HPAP; the three percent [?], you must live in the District; etc. She wants to remain in the District, but it does not look like that will happen; and she is not the only client who is experiencing this challenge.

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- She is thankful that HPAP was available—she probably would not have gotten this far without it—however, it is unrealistic, in today's market, to believe that a person can find affordable housing in the District, even with the assistance of HPAP.

**Anthony Muhammad interjected with a question for Ms. Whitmore: Did she think that DHCD should increase the funding for HPAP? Ms. Whitmore responded, "Yes."**

**DHCD's Response:**

This is why the Department is taking a hard look at the program. The DHCD uses its funds to create home ownership opportunities in the District—not in Maryland, which has its own priorities. One of the agency's missions is to foster homeownership and it is frustrating for us also because we look at the inventory of affordable housing units that are available for under \$250,000 and they are steadily declining. An inventory exists, however, we do not know how many are for sale or where they are located, and that is one of the challenges the agency faces.

Each year, HPAP has assisted approximately 240 individuals and families with owning a home. This year, we did not come close to that number and this is the first time in five years that we have experienced this particular situation. The Department recognizes that too many HPAP clients have completed the application process and qualified for HPAP assistance, then cannot find affordable housing. That is a challenge for you, a challenge for the Department, and a challenge for the District as well; and we are trying to adjust to the market. The District's housing market is steadily increasing, so to be more effective, DHCD is looking at innovative ways to increase the subsidy for HPAP to help our clients to compete in the market.

The Department is actively taking steps to correct some of the concerns raised this evening and we will begin to draft legislation to address these issues as quickly as possible. It should be understood that this legislative process will take time; however, pending acceptance of our recommendations by the Administration and the City Council, we anticipate revised HPAP procedures will be in place next year.

**4. Cardell Shelton, Ward 8 resident for over 50 years; president of the Washington DC Contractors Guild; president of the Southeast Business and Merchants Association.**

- Mr. Shelton believes that the Anacostia Economic Development Corporation (AEDC) has done and is doing a disservice to the residents of Anacostia and should be held accountable for the public money it has received. There should be more tangible evidence of the millions of dollars the AEDC has received from DHCD over the past few decades.
- African-American contractors in Ward 8 have been discriminated against by AEDC and the city; minority contractors are never chosen to work on city-funded projects. In many instances, no public information is available to minority contractors on the availability of contracts until after the fact. This also speaks to the lack of a functioning mechanism at the ANC to distribute the information to the community and the lack of communication between local ANC representatives and the community.
- The Streetscape and Main Street programs are other ways the city wastes taxpayer's money on projects that mainly serve to improve already viable residential and commercial corridors.
- The HOME AGAIN program does not select African-American contractors either; the selected

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contractors are almost always outsiders [non-District-based companies] and when they complete and sell their renovated units, the prices preclude affordability by District residents.

- The challenge of training Ward 8 young people needs to be addressed. Vacant and abandoned housing should be set aside to train our young people in the building trades to provide an opportunity for them to earn a living with marketable skills.

Mr. Shelton has been trying to meet with the Director to discuss these and other Ward 8 concerns and challenges.

#### **DHCD's Response:**

Director Greene responded, for the record, that Streetscapes and Main Streets are not managed by DHCD; and that employment training is under the jurisdiction of the Department of Employment Services (DOES). While program monitoring may have been less effective in the past, based on audits by HUD, the District's Office of the Inspector General, and other federal and local mandates, the agency has instituted new policies and procedures to quantify the expenditures of our sub-recipients, and we are more than willing to sit down and discuss your specific concerns.

**Director Greene asked Mr. Shelton to contact his office to schedule a meeting.**

#### **5. Alicia Sharpe, registered witness.**

- Ms. Sharpe agrees that the need exists for special needs housing and housing for the elderly and the homeless, but the need for affordable housing is also critical. The bottom line is that affordable housing in the District does not exist for single, low-to-moderate income, female-headed households. Most of the rents begin at \$700 or \$800 per month, plus utilities and it is extremely difficult to afford a roof over your head.
- Everyone is not looking to buy a house; that is just out of the question. How does one go about finding affordable, rental housing? What is the process for purchasing units to convert to affordable rental units?
- Low-to-moderate income head-of-households should be recognized as a special needs group and given the same rights and privileges as the other groups.

#### **DHCD's Response:**

All of the Department's products and services benefit our low-to-moderate income residents, which is also a mandate of HUD's National Objective. Some of our programs, like the Housing Production Trust Fund (HPTF), targets our very low-income residents and we have the Request for Proposal process that is circulating right now requesting proposals from nonprofit and for profit developers to create affordable housing. We are asking for proposals in these categories, but they are not the only categories. Through this RFP, the Department hopes the majority of its HPTF monies will go to District residents like yourself and your situations. That is the point of our programs. By legislation, 40 percent of HPTF monies must go to families with incomes about \$30,000 or less.

It needs to be understood that DHCD does not build housing; we help to finance housing to enable a percentage of affordability. The agency recognizes that the price of housing in the District today is out-pricing residents at the lower end of the economic scale and it is difficult for them to find

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affordable housing. However, our local and federal funding is targeted to assist as many families as possible through techniques that we have of providing financing to write down the cost of the housing. While you may read about housing for "special needs, seniors, and the homeless," the majority of the money that DHCD uses to help create affordable housing is for residents like yourselves.

In order to purchase abandoned property for redevelopment as rental units for low-to-moderate income tenants, you must be registered in the District of Columbia as a Community Development Corporation or a Community-Based Organization. Once you complete that process, you must establish a board of directors, of which, fifty-one percent of the members must be residents within our local community, who fall within the low-to-moderate income guidelines. You must then have a track record of completing successful projects, or partner with an organization that has completed successful projects. For additional information on this process, please contact Vanessa Akins, Deputy Director for Strategy and Communications, at 202.442.7259.

Another challenge the Department, as well as the city, faces is trying to get the owners of these vacant and abandoned properties to agree to sell. In the Bellevue community alone, we identified 35 such properties and as long as the owners comply with the law to ensure those properties are boarded, there is little the city can do until the current law is changed. The problem is evident throughout the city, which is why DHCD will be working with the Department of Consumer and Regulatory Affairs (DCRA) to begin to review those laws and draft legislation to change them to enable the city to address its issue with the affected landlords. However, it must also be understood that the agency can only recommend these changes; they must be approved by the Administration, which then forwards those recommendations to the City Council for review and approval. The City Council is the local legislative entity with the power to change District laws.

#### **6. Attiba Mayers, resident, Ward 8:**

- Through her business endeavors in Ward 8, Ms. Mayers does not believe low-income housing exists in the District and it is unrealistic to talk about a \$170,000 house as affordable, especially for a household that includes three children.
- The waiting list for public housing is five years or longer, and there is no plan to build additional units; public housing, as we knew it, is no more. The availability of Housing Choice Vouchers (formerly known as Section 8) is also declining.
- Some Ward residents are paying \$500 to \$800 per month to live in rat- and drug-infested units surrounded by all manner of criminal activity because they cannot afford to live elsewhere.
- Limits for the HPAP program must be increased. Housing for sale in Ward 8 is starting at \$250,000; an income of \$30,000 is not sufficient to carry a \$170,000 mortgage, let alone one for \$250,000. These are unrealistic opportunities and low-to-moderate income residents are being forced out of the city. Something must be done to support affordable housing of this population.
- The Williams Administration has supported the upper-middle class but has failed to provide the same level of assistance to the city's low- and moderate-income residents.

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### **DHCD's Response:**

The Williams Administration has been very supportive of affordable housing. Residents with incomes of \$30,000 have been able to move into home ownership through the HPAP program. Through the HPTF, this Administration and this Council has dedicated more than \$50 million toward the creation and retention of affordable housing. This is the best funded program in the nation and will be fully funded an additional \$50 million this fiscal year and that is just local dollars.

However, land has become very, very expensive due to the current market conditions. Hurricane Katrina spurred increased gas prices, which increased construction costs separate and apart from her devastation of the Gulf coast region. Those are the economic facts that we must face. The Department, and this Administration, understands these dynamics and provides assistance to subsidize production costs, along with down payments and closing costs for low-to-moderate income District residents; and that is the goal of our programs.

The DHCD has created and preserved more affordable housing in the last five years than ever before. The city is losing affordable units due to current market forces; but not too long ago, market developers would not even visit Wards 7 or 8, let alone invest there. Now, they are buying up property and housing in these Wards and once they acquire ownership, they have the right to build and sell their units for whatever the market commands. While the Department has been successful in negotiating with most of these developers to include affordability in their projects, a large number of the developers are not seeking government subsidies; therefore, they are under no obligation to set-aside units to benefit low-to-moderate income homebuyers.

The agency is consistently working to assist as many residents as possible and these public hearings are important for DHCD to hear your suggestions and recommendations to help us design our programs to better serve our constituents.

### **7. Pam Johnson, HPAP specialist, MHCDO:**

Ms. Johnson wanted to provide some basic statistics on MHCDO's HPAP program:

1. In 2004, MHCDO helped 44 clients to purchase their homes through the HPAP;
2. In 2005, there were 460 prospective HPAP homebuyers; only 21 of this number were able to purchase a home.

These numbers are indicative of the need to improve DHCD's HPAP program. Ms. Johnson was accompanied by several HPAP clients who wanted to provide testimony regarding their experience using the program. Their statements are listed below:

### **Curt Singleton, HPAP client, and an employee with the DC Department of Human Services:**

- Mr. Singleton has researched the city's housing market and the trend is now condominium sales. Even studio units are selling at \$200,000 and up, well beyond what low-to-moderate income homebuyers are able to afford. Prospective homeowners should not have to work two to three jobs in order to afford to buy a house in the District of Columbia.

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- While the EAHP was helpful to him and he is glad that the program exists, the current amounts (\$10,000 and matching funds up to \$1,500) are unrealistic and insufficient for down payment or closing costs in the current market. Based on the current housing market, DHCD must increase the amount of funding for HPAP and EAHP to ensure low-to-moderate homebuyers are able to compete in the current market.

**Andrea Martin, resident, Ward 7**

- Her dream of homeownership is fading; with an income of \$30,000, she qualifies for a mortgage loan of \$90,000 to \$120,000—houses for that amount do not exist in the District. Condominiums are also out of reach; based on her research, condos start at the high \$180's.
- How can DHCD help her, and the others like her, attain their goal of homeownership? By increasing the amount of funds available through its home purchase assistance programs.

**Olena Cray, HPAP client:**

- Through divine intervention and HPAP, Ms. Cray was able to purchase a house in 2003 for \$89,000. Today, that house is valued at \$200,000.
- HPAP helps with down payment and closing costs, but lenders look at your income and want to be certain the applicant can handle the monthly mortgage. The amount of funding for DHCD's home ownership programs must be significantly increased to really help low-income individuals and families become homeowners.

**Reggie Donaldson, HPAP client:**

- Thankful that DHCD's homeownership assistance programs are available—the programs really help to reduce the cost of mortgages. He was approved for HPAP in late October; however, has been unable to locate an affordable house in the District.
- Mr. Donaldson located a house for \$250,000 and because his income had increased, he could afford the house; however, his new salary put him \$1,000 over the qualified range. He has not given up and is still looking for a house in the District.
- Reiterated the comments of previous witnesses that the home ownership assistance programs must be increased to enable applicants to be competitive in the current housing market. The increased funding expected next year is definitely a step in the right direction. DHCD might want to consider a percentage-type of incentive as another option.

**8. Jeff Tate, certified housing counselor, MHCDO; former Employer-Assisted Housing Program Recipient:**

- Mr. Tate is a recipient of an EAHP loan, which assisted him with the purchase of four-bedroom house in 1999. Today, the house is worth \$375,000 and comparable houses in the area are selling for \$370,000 to \$490,000. If he were trying to buy in today's market, even with his and his wife's increased salaries, they would be unable to afford the area in which they live now.
- The MHCDO's clients' median income is approximately \$39,000, which makes it extremely difficult to find affordable housing they are qualified to buy. They begin to feel like, "What's the point? I don't make enough money or I don't have enough savings." Or some, like a previous witness, may get a raise that will knock them out of one program and into another that still doesn't offer enough funds to help them to become a homeowner.

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- A true definition of "affordable" needs to be quantified. Mr. Tate presented and suggestion by one of his clients: DHCD should establish an across-the-board ceiling of \$75,000 to \$100,000 for down payment and closing cost assistance for low-to-moderate income homebuyers to take advantage of affordable housing opportunities.

### **DHCD's Response:**

Director Greene thanked the witnesses who testified on behalf of MHCDO's home ownership programs and offered personal insight on the District's housing crisis: he bought his house in 2000; in today's market, he would be unable to afford it. The increases in housing costs from 2000 until now have been dramatic. The HPAP program is working the way it was structured and has worked very well. However, this is a new housing market environment and the agency is aware that revisions to the program are needed provide the assistance that qualified, first-time homebuyers need to realize their dream of ownership in today's market. Homeownership is one of DHCD's missions and we know that it is the first step towards financial stability and accumulating long-term wealth.

Affordable means what a buyer is able to afford. If you make \$30,000 a year and we can get you into a home whether it's \$175,000 or \$200,000, that is affordable for you if DHCD can help close the gap between what you make and what it takes to get into a house. That is all that the agency can do. The District cannot regulate the price of housing—it is a supply and demand arena over which we have no control; but we can work within that arena to help people get into homes.

The Department does subsidize units of housing in private development projects. An example is Danbury Station, in the Bellevue neighborhood of Southwest. The developer bought the land the intended to sell 119 units at market rate. We met with the developer two years ago and negotiated for 24 of the units to be set aside for low-to-moderate income homebuyers and remain priced at \$225,000.

But prospective homebuyers must be pro-active when developments announced and get on those waiting lists because if you wait until the groundbreaking, there are 600 to 700 homebuyers trying to qualify for maybe 100 units. Danbury Station's initial waiting list had 1,000 applicants before the foundation was poured. When the groundbreaking ceremony occurred and the affordable units were announced, the agency received 300 calls over four days from low-to-moderate income homebuyers wishing to get involved. A lottery for the set-aside units will be held in a couple of months to select the buyers for Danbury Station. These units will be affordable due to DHCD's two-phase subsidy; phase one writes down the cost of the unit for low-to-moderate income buyers, and phase two subsidizes the buyer's ability to afford it.

We know the challenges we face and are looking at several strategies to address them, including how to improve the HPAP program.

### **9. David Silva, loan officer, American Home Mortgage**

- In his experience, clients that want to use HPAP tend to have a larger first trust mortgage due to the need for mortgage insurance, which may not be inexpensive. He has had to tell clients that HPAP was not the best way for them because it would increase their expenses. The ratio of income to what HPAP offers may work that first year, especially if the applicant purchases a condominium.
- Some sort of training session for realtors would be helpful; many are unaware of the

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homeownership assistance programs that are available.

- There should also be a training session devoted to owning a condominium; everyone is unaware of condo fees and associated costs, and some have refused to pay those fees, which he has experienced in his building.
- Another area of concern is that developers underrate condo fees to buyers. They install their own management company, which then regularly raises the fees through massive increases. Subsequently, between the mortgage and condo fees, some owners are unable to retain ownership of their unit.
- The District should re-activate the Homestead Housing Preservation Program and also consider doing construction loans for low-income homebuyers.
- The District's real estate market is just catching up with New York, Los Angeles, San Francisco, etc., and this trend will continue. The Department needs to develop a program to react quickly over the next few years instead of just waiting and several years later realize that the programs are inadequate to address the city's housing needs. Compared to other cities, the District's programs are excellent and do not exist anywhere else in the country; however, the process to access them is difficult.

#### **DHCD's Response:**

Last fiscal year, the Department implemented mini-training sessions for community groups, civic associations, community leaders, etc., to provide insight into how our programs are administered. The first session highlighted our Community Development Block Grant (CDBG) program and targeted ANCs. We provided an overview of the program, eligible and ineligible activities, how to access funding, etc. The session was very successful and the participants were actively involved, asking questions, strategizing various scenarios where funding could be used. We were very pleased with the reception for the program and have scheduled additional sessions on our Request for Proposals/Applications process, the Housing Production Trust Fund, and the HOME program. Other sessions are scheduled and your suggestion on training area realtors is excellent and we will look into coordinating that session.

As previously stated, the Department is looking at ways to improve the effectiveness of its homeownership programs, especially in today's market, and some of your suggestions will be taken into consideration as DHCD moves to formulate its plans and strategies for fiscal year 2007.

#### **10. LeTasha Hudson, HPAP recipient:**

- HPAP is an excellent program, but the residents that would benefit from the program are unaware that it exists. DHCD has to do more to get this information into the neighborhoods and communities that are left out of the mainstream when information is distributed.
- Ms. Hudson also expressed concern regarding the treatment of clients by two community-based organizations: Lydia's House and University Legal services (she did not specify whether the complaint involved ULS's NE or SE office). She alleges that some of the staff at these organizations frowns upon their low-income clientele when they seek services and the experience makes them very uncomfortable.

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- The HPAP application needs to be simplified and the process needs to be streamlined to better serve eligible District residents. Ms. Hudson requested that her commission and DHCD forge a partnership to increase outreach efforts to her constituents.

**DHCD's Response:**

Director Greene thanked Ms. Hudson for her testimony and asked her to contact Pamela Hillsman, at 202.442.7259 to coordinate a meeting.

**[There was a question not picked up by the microphone.]** The Department is reviewing the possibility of purchasing land. We have to change our strategies as the market changes. The agency does not build houses; certain laws prevent us from that, but we will work with developers in that area to try and stem the tide of rising housing costs for our low-to-moderate income residents.

The director thanked everyone for taking the time to come out and testify. Some of the suggestions and recommendations were very good and will be taken into consideration as DHCD moves forward with strategies to enhance its programs and delivery of services.

**[Whereupon, the public hearing concluded at 8:57 p.m.]**

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**PUBLIC HEARING ON  
 "HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN THE DISTRICT OF  
 COLUMBIA"  
 CONSOLIDATED ACTION PLAN FOR FISCAL YEAR 2007**

**Greater Mount Calvary Holy Church  
 610 Rhode Island Avenue, N.E.,  
 Washington, D.C.,**

**WEDNESDAY, NOVEMBER 16, 2005  
 7:00 P.M.**

<b>DHCD STAFF</b>	<b>WITNESSES</b>
<p><i>Jalal Greene</i>, Director  <i>Vanessa Akins</i>, Deputy Director  <i>Robert Trent</i>, Chief Of Staff  <i>Robert Mulderig</i>, Deputy Director                      Residential Community Services</p>	<p><b><u>Manna Board and Homebuyers Club</u></b>                      Donna Morris                      Marvin Talley                      Delisa Barron                      George Rothman  <b><u>Coalition for NonProfit Housing and Economic Development</u></b>                      Maribeth De Lorenzo  <b><u>The Ivy City Coalition, Empower D.C., the Affordable Housing Alliance, and Trinity Baptist Church:</u></b>                      Audrey Ray  <b><u>Tenants Association of Plymouth for 2005</u></b>                      José Malina  <b><u>Lead tenant organizer, MANNA CDC; also representing 1107-11<sup>th</sup> Street Tenants Association and The National Housing Trust</u></b>                      Benito Diaz  <b><u>Director of housing and community development, Greater Washington Urban League (GWUL):</u></b>                      Kimberly Henderson</p>

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The hearing was called to Order at 7:21 p.m.

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

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Director Greene apologized for his late arrival to due to unforeseen circumstances and thanked everyone for taking the time to come out and participate, especially in view of the inclement weather. Mr. Greene introduced DHCD staff: Robert Trent, Chief of Staff, Vanessa Akins, Deputy Director for the Office of Strategy and Communications, and Robert Mulderig, Deputy Director for Residential and Community Services Division.

Director Greene provided a brief overview of DHCD's mission to preserve, rehabilitate, and promote the development of affordable housing; increase home ownership in the District; and support community and commercial initiatives that benefit low-to-moderate income residents. He also stated that the purpose of these public hearings is to afford District residents the opportunity to present testimony on the Department's programs, services, and performance, as well as voice their issues, concerns, and recommendations to help the Department as it prepares the District's Consolidated Action Plan for Fiscal Year 2007. Witnesses may also comment on the Department's performance during fiscal year 2005, which ended September 30, 2005.

The Department used several means to ensure that residents were notified of these hearings: official notice was published in the D.C. Register and made available to City Council member, ANC chairpersons and commissioners, community- and neighborhood-based organizations, community and civic organizations, all public libraries, special interest groups; residents on DHCD's standard mailing and e-mail lists; the agency's website, as well as local and community newspapers. These mass mailings are intended to get as a broad base of participation as possible.

Mr. Greene explained that the District receives funding through four (4) Federal Entitlement Grant programs: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Housing Opportunities for Persons With AIDS (HOPWA) and HOME Investment Partnership (HOME). The Action Plan is the District's application for this funding.

CDBG funds can be used for a variety of initiatives related to housing and community development. DHCD contracts with community-based organizations to provide a host of services to improve neighborhoods, along with comprehensive housing counseling services counseling services that include, but are not limited to: home ownership preparation, credit counseling, budget preparation, and eviction and foreclosure prevention, as a few examples.

ESG funds are invested in ways to help prevent, to the extent possible, incidences of homelessness in the District; HOME funds are primarily used for multi-family projects; and DHCD works closely with the D.C. Department of Health, HIV/AIDS Administration, to ensure that HOPWA funds benefit District residents impacted by this devastating illness.

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In addition to the federal funding, in FY 2005, DHCD committed over \$29 million of Housing Production Trust Fund (HPTF) dollars in investments to expand the creation of affordable housing for District residents. Funded from local dollars, the HPTF is the first local program in the Department's history funded at a level higher than its federal programs.

All of our housing projects are affordable and for low- and moderate-income residents. We are not a market rate investor; however, we do participate in mixed-income opportunities to ensure an exclusionary process in our development strategies.

Witnesses were asked to confine their testimony to five minutes to afford everyone an opportunity to testify.

***Donna Morris, MANNA board member and homeowner:***

- Expressed her concerns about the covenant which limits the future re-sale of homes that receive government subsidy and hopes that there are other avenues available to ensure affordable housing. Ms. Morris received assistance to purchase her home, but would seriously question becoming a homeowner under these restrictions.
- Ms. Morris was able to use her home's equity to help both her children become homeowners and plans to help with her granddaughter's education. Under the current restrictions, some of which are effective for 30-40 years, these options would not have been available to her. If someone had a major medical expense, they too, would be unable to use their home's equity to help offset costs. It is unreasonable to enforce these restrictions for decades unless there is some degree of certainty that the housing market will remain at its current level. Mortgages, like utilities, fluctuate and there is no way to guarantee that the housing market will be the same five years from now, let alone forty years.
- DHCD is doing a wonderful job, has been steadfast in its approach to affordable housing, and has played a huge role in neighborhood stability through homeownership.
- Recommends that the Department be more broad-minded in its approach to setting policies and consider the long-range effects that these decisions will have for generations to come.

***Marvin Talley, native Washingtonian, member of MANNA's Homebuying Club:***

- Also concerned about long-term restrictions in affordable housing.
- Homeownership provides certain financial and emotional rewards unavailable to renters. Equity builds wealth and one's self-esteem, but more importantly, establishes a firm foundation for sharing and passing financial stability to one's heirs. Thus, it helps to stabilize the community as a whole. The ability to accumulate equity in a home has been the major factor in helping move up the economic ladder and is now being severed in the District of Columbia.
- The restriction that requires him to sell his house to someone in the same income level as he is today ensures that low-income homeowners will remain second-class citizens and installs a barrier to rising above that low-income status. If these restrictions are implemented, although legal, they are simply unfair and discriminatory, with the common effect of turning first-time low-income homeowners into glorified renters.
- Urges DHCD to reconsider such restrictions on low-income homeowners to allow them to live the American dream of ownership.

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**Delisa Barron, HPAP Client, member of MANNA's Homebuying Club**

- Ms. Barron is concerned about the proposed covenants; she feels the wool is being pulled over the heads of low-income homeowners—you go through the process of rebuilding your credit, establishing your savings, and complying with all of the eligibility criteria, and then you are penalized, over a substantial number of years, with no margin of predictability.
- A covenant requiring you to sell your house to someone in the same income bracket you were in when you purchased the house restricts your ability to "move up" because the proceeds from the sale will be insufficient for you to compete in the market; therefore, once again you will be seeking affordable housing.
- Feels that a covenant for 20 years, 30 years, and in some cases, even 40 years is unreasonable and if that is the case, then homeowners who can afford housing should be placed under the same type of penalty. The homeowner cannot move or the equity if affected; if you decide to get married or expand your family, it is going to cost you in the long run. The covenant is "class" discrimination based on how much you earn and it will hurt those that need the program the most. Ms. Barron would love to stay in the city, but these covenants would dissuade her from homeownership through DHCD's programs and she sincerely hopes it does not come to that.

**DHCD's Response:**

The Director in addressing the issue of maintaining affordability said that the Department is always looking at innovative ways to maintain affordable housing, especially in the current housing market and we are utilizing funds from other programs to help as many prospective homebuyers as possible. Some of those programs have an affordability covenant to ensure that units funded from those resources remain affordable for the next homebuyer. Past experience with tenants "flipping" their units at market rates necessitated that some type of restriction be implemented in order to retain the District's dwindling, affordable housing stock. Although the Department's funds are returned through that sale, that unit of affordable housing no longer exists and another resident loses out on the opportunity to own a home. While this was not an issue a few years ago, affordable housing, especially in the District of Columbia, is at a crisis level and it is DHCD's responsibility to help maintain the city's remaining affordable housing stock.

There is no one solution that will satisfy everyone. While a restrictive covenant may seem unreasonable to the seller, if that seller were a buyer, he/she would be grateful that an opportunity exists for them to purchase an affordable home. The challenge for DHCD will be in determining a fair and equitable balance between a reasonable profit for the seller and affordability for the buyer.

**Maribeth De Lorenzo, Director of Research and Advocacy, Coalition for Nonprofit Housing and Economic Development; District resident:**

- Commended DHCD for its progress in streamlining its underwriting process and for creating and implementing the Site Acquisition Funding Initiative (SAFI).
- Based on the newly released "*State of Housing in the Nation's Capital*," despite the tremendous prosperity in the city, both the categories of elderly poor and homeless has increased in recent years, and these hearings are a good forum to address the whole continuum of housing needs.
- The HPTF is a great success and the Coalition supports its full funding at the fifteen percent (15%) level. The Coalition also urges DHCD to request that the mayor fill the vacancies on the HPTF Board.

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- DHCD must ensure that available resources are coordinated to address the city's rental housing needs, especially for its extremely low-income residents.
- In its draft report, *The Comprehensive Housing Strategy Task Force* recommends that the Department work closely with other agencies to support a project-based rental subsidy program. It makes eminent sense for the District to provide incentives and be proactive in ensuring that these properties remain in the Section 8 program as a valuable resource to support some of the city's lowest income residents.
- One of their goals is to be able to track properties that are at a higher risk for opting out of Section 8 so that they can direct limited public resources towards those properties.
- Limited equity cooperatives are in need of technical assistance to help them make critical decisions, work with their management companies and receive objective advice. DHCD should consider providing assistance to promote long-term stabilization and affordability of cooperatives.
- Commended DHCD on its underwriting improvements and requested that the Department continue to work with the coalition and the Housing and Community Development Reform Advisory Commission to continuously improve and streamline your underwriting practices, including increasing the staffing or consulting support dedicated to the underwriting function as additional dollars would come through the Department.
- The Coalition would support the Department's plans to increase the amount of its home purchase assistance loans. As prices continue to rise, more assistance is clearly needed to help prospective homeowners move towards ownership.
- Property acquired under the "Home Again Initiative" is a unique opportunity to use publicly-owned land to preserve affordability.
- To curtail homelessness and address the housing needs of the District's most vulnerable populations, the Coalition urges DHCD to coordinate its RFP with resources from other agencies that fund special needs services and operating costs. Developers of supportive housing should be able to secure funding commitments for projects on a consolidated basis in order to build the capacity to respond to the community's compelling need.

#### ***DHCD's Response:***

The Director noted that the "Home Again Initiative" is not a DHCD program; it is operated under the Office of the Deputy Mayor for Planning and Economic Development.

The Mayor has sent his nominations for the HPTF Board forward to the Council. The Department is coordinating a meeting with HPTF board nominees to brief them on the HPTF and prepare for their upcoming confirmation hearings. We are anxious to convene this meeting and get the board active as an advisory body that can comment on policy issues.

On the expiration of Section 8 and other federal subsidy programs, the Department is proactive and has contracts with community-based organizations to counsel property owners and try to negotiate with them to extend the expiring certificates. Some owners do opt out because the market is such that they want to take advantage of the profits available from market-rate housing. However, we have been successful in convincing some owners to extend their contracts.

We have been working with the Urban Institute since about June and will also be tracking with them as they go through the study of which properties are at greater risk; but they are still developing a tracking

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model. The Urban Institute is also advising DHCD on the work plans it has with the four grantees to ensure that we are focusing our energies in the best areas possible.

The agency has made great strides and there is more to be done; however, we are confident that our partnerships with the Coalition, our sister agencies, and other public and private stakeholders will continue to help us to meet the needs of the communities that we serve.

***Audrey Ray, representing the Ivy City Coalition, Empower D.C., the Affordable Housing Alliance, and Trinity Baptist Church:***

- The city's neglect of the Ivy City community has turned a once vibrant community into blight and disrepair. For more than twenty years, the community has actively attempted to get the city's attention to help eliminate the open air drug markets, illegal dumping, crumbling sidewalks, poor lighting, prostitution, rodents, etc.
- When the Northeast Gateway concept was presented earlier this year, the Ivy City Coalition, which is comprised of residents and stakeholders, elected several residents to form the Ivy City Task Force to represent the community at large and to partner with the Home Again Initiative. The task force meets bimonthly and members are committed to working in total transparency. The proposal developed by the residents of Ivy City was taken into consideration and integrated with the overall development plan for our community.

The next step will include preparing and issuing an RFP. The RFP is expected to be issued in February 2006 and will detail exactly the types of units to be constructed—sixty (60) first quality, market-rate units. Some will be slated for seniors and persons with special needs—affordable according to the more realistic area median income (AMI) of our community, not the Washington Metropolitan Area. In this way, homeownership for extremely low- and very low-income residents who qualify, along with senior and special needs residents, will have a place to live in their community. This will end the ever-increasing displacement of the residents. The estimated housing subsidy to make this project a success is \$12 million; a reasonable amount from a long-term perspective, is reasonable.

- The Coalition was recently made aware that funds are available to assist current homeowners with home repairs, which is greatly needed; revitalization is not only about new construction. They are also educating neighborhood tenants on how to purchase their properties in order to preserve affordable housing and prevent displacement.
- The organization is also working with KIPP Schools who would like to lease Crummell Elementary School. It was once used as Ivy City's community center but was closed over twenty-five years ago for repairs, which were never implemented, then the school was abandoned and forced into blight. KIPP has agreed that if they are allowed to renovate the school, the community could use its facility for job training, recreation, and other uses. This effort would contribute to keeping public property for public uses.
- The District could help foster affordable housing by listening to recommendations and suggestions from residents. When the District acquires properties, those properties should be committed to affordable housing linked to the District's AMI.
- The Ivy City Coalition has great plans on the table and many of them are being implemented.
- The Coalition is very pleased with the Home Again Initiative. The program bought over 40 parcels, mostly vacant lots, on which new houses will be built. The quality of the homes for low-

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income buyers will be the same as the market rate units. The organization is very enthusiastic about the project and hopes that when this model is completed, it will serve as a template to be used in other communities around the nation.

**DHCD's Response:**

The *Home Again Initiative* is currently under the Office of the Deputy Mayor for Planning and Economic Development; however, there has been some discussion of transferring those responsibilities to DHCD. The Department agrees with the concept that property purchased with public funds should, whenever possible, be reserved for affordable housing, but there are other factors that also need to be considered, including the location of the site, its size, zoning requirements or restrictions, EPA issues, and whether a housing project will be economically feasible based on these challenges.

The DHCD commends the Coalition's persistence in demanding quality housing products for its proposed housing development model. The DHCD has toured many of these types of developments throughout the city, especially in Ward 7 and 8 and was impressed with the quality of the housing for low- and moderate-income homebuyers, which have been equal to their market rate counterparts. The Department applauds the Coalition's efforts to stabilize and revitalize the Ivy City neighborhood and surrounding communities and DHCD looks forward to a fruitful partnership.

**George Rothman, president of MANNA, Inc.:**

- Recognized DHCD's responsiveness to the non-profit development community in addressing the need for a streamlined and efficient acquisition funding process through the creation and implementation of the Site Acquisition Funding Initiative (SAFI).
- MANNA recognized the Department's improved underwriting process and how quickly several project loans were completed.
- Twenty-five thousand dollars (\$25,000) in assistance per unit is no longer feasible in today's housing market; the cost now averages between seventy-five thousand to one hundred thousand dollars (\$75,000 to \$100,000) per unit and this is mainly due to the tremendous increase in acquisition costs.
- As the Department stepped up to create the SAFI, it will need to step up and increase per unit subsidies to respond to current market conditions. MANNA believes that much of the large subsidies can be recaptured in the future and revolved back into affordable housing if the deals are structured properly.

**DHCD's Response:**

DHCD worked with the Reform Commission and implemented some of their recommendations to improve the quality and efficiency of our underwriting process. Some of the Department's projects are very complex; however, DHCD is committed to that and looking at ways to integrate other resources to ensure that HPTF monies are utilized as efficiently as possible.

The subsidies that DHCD provides to homeowners, some of which are loans and some that are grants, range between \$30,000 for very low-income to \$50,000 for extremely low-income, and there have been projects where DHCD has provided almost 100% financing, particularly special needs projects which includes homelessness. It is important for the Department to be involved in the community and in study groups so that we have access to the most current information on the entire housing market, then we are able to adjust our policies accordingly.

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We agree with MANNA, in part, that we would like to capture as much money, particularly from the housing production trust fund, as we possibly can and structure deals properly, and that's the balance sometimes between speed and proper due diligence in the underwriting process. Sometimes, when extraordinary emphasis is placed on speed, something may be lost in terms of due diligence and creative structuring, so we are trying to create that balance.

The agency recognizes and appreciates its partnerships with the non-profit community. It has been a good partnership that has delivered tangible and necessary products to the residents of the District of Columbia. The Department looks forward to that continued working relationship, and the creation of new partnerships, especially in some of our underserved communities.

**José Malina, secretary, Tenants Association of Plymouth for 2005; Mr. Malina's testimony is via an interpreter:**

- Represents a group of seventy-six (76) low-to-moderate income families living at the Plymouth Apartments located at 1126-11<sup>th</sup> Street, N. W., between 11<sup>th</sup> and M Streets, in downtown. Many have emigrated from South America and have lived at the Plymouth for more than 10 years.
- The majority are employed in the food service, housekeeping, and construction industries. Even with two, full-time incomes, it is difficult to find affordable housing in the District.
- Their landlord decided to sell the building this year and the tenants organized in order to purchase it. The purchase contract was signed on October 4, 2005, and they are working with MANNA CDC and The National Housing Trust to help keep the units affordable for the long-term and to perform major renovations.
- Purchasing this building will mean that they will be able to make improvements in its security to put an end to all manner of illegal activities, which the current landlord has allowed to flourish. This will also be an overall improvement for the neighborhood as well.
- The price for the building is \$7.8 million; and outside developer signed a contract for this amount and the tenants have to match it. This will require a substantial investment by DHCD if it is to remain affordable and the group is working out the final budgets.
- The building is not rent-controlled; this year alone, some tenants' rent increased \$100 to \$150 and several received two such increases within the year. The Department's assistance will help prevent the displacement of 76 working families.

**DHCD's Response:**

There was an earlier discussion on restrictive covenants that the agency places on homeowners and this is an example where the Department is being asked to lend a tenants' association \$100,000 per unit in order for working class families to remain in affordable housing, which generally, in cases like this, we believe are very, very worthwhile. However, from past experience, without restrictive covenants as a part of the deed, DHCD could lend the acquisition costs today, then, in a very short period of time, the owners can sell these units at market rates and realize a very generous, market-rate profit, and repay the Department's \$100,000; but we have permanently lost seventy-six (76) units of affordable housing in the District.

The agency understands the importance for low-income and working-class families to benefit from home ownership in terms of the accumulation of personal wealth, and the Department struggles with maintaining a balance between the two issues.

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The Department is very supportive of tenants who organize their tenant associations in order to purchase their building and looks forward to Plymouth's application for funding in January 2006.

**Benito Diaz, lead tenant organizer, MANNA CDC; also representing 1107-11<sup>th</sup> Street Tenants Association and The National Housing Trust**

- The building at 1107 11th Street (31 units) is project-based Section 8 and highlights the need for proactive policies to save these types of units. The three organizations are working together, along with Housing Counseling Services, Inc., toward a tenant purchase of the building. The tenants are mainly Ethiopians, all are low-income and many have resided in the building for twenty years. Some are elderly, some are taxi drivers, and some work in hotels in and around downtown; all have benefited from the use of project-based Section 8.
- Displacement is a risk because HUD has begun the initial steps to foreclosure based on two prior failed inspections; however, the tenants believe they can prevent foreclosure by presenting a new development plan and saving Section 8. Their plan is the only one they believe can save the Section 8 subsidy, which they feel is a priority; however, the objective is to preserve affordable housing.
- They expect the purchase price to be high due to its proximity to downtown; therefore, the development plan will require a major investment from DHCD if the building is to remain affordable. If DHCD does not assist with financing and they are unable to purchase the building, HUD action will likely displace the current thirty-one families.
- Thanked DHCD for providing an opportunity at various locations for residents to attend these hearings and for providing translation services. As the demographics of the District continue to change, the Department will need to expand its translation services to include other ethnicities.
- Mr. Diaz agrees with DHCD's decision to add restrictive covenants. The use of public funds to help finance homeownership for low-to-moderate income residents should be protected to ensure the availability of affordable housing for years to come.

**DHCD's Response:**

The Department realizes that low- and moderate-income individuals and families should have an opportunity for wealth creation through homeownership, but at the same time, DHCD has to ensure that affordable housing remains a viable option for the future. Our experience with recipients flipping units within a couple of years results in the loss of the social benefit and that unit of affordable housing forever. It is our responsibility to try and maintain the remaining affordable housing stock and we are willing to work with our stakeholders to ensure an equitable balance.

The Department thanks everyone for helping to support full funding of the HPTF. The total for FY 2005 was \$50 million, and the District's fund is one of the most, if not the most, well-funded fund in the nation. We have earmarked \$9 million for our First Right Purchase Assistance program. It will not take much to spend \$50 million, especially when you factor in a 76-unit building requiring a \$100,000 per unit subsidy. We already have one project that will be requesting \$7.8 million, and no doubt several more. Some of the comments tonight are in favor of restrictive covenants, while others are against it. However, everyone has to consider the District's ability to retain affordable housing for future buyers. If recipients of these public dollars are allowed to sell their units for huge profits after a couple of years, although DHCD receives its initial investment, the dwindling supply of affordable housing will no longer exist. At that point, the availability of funding would be irrelevant since

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affordable housing would be non-existent. The issue of affordable housing will continue to be a challenge for the foreseeable future.

**Kimberly Henderson, director of housing and community development, Greater Washington Urban League (GWUL):**

- The GWUL has administered DHCD's Home Purchase Assistance Program (HPAP) for the past ten years and helped open the gateway to homeownership for over 4,000 D.C. residents. During that time, the GWUL has learned a great deal about the housing needs of the city's low- and moderate-income residents. Their dreams, like their more affluent neighbors, include a nice home in a safe environment, with transportation accessible to work, and other amenities.
- The majority of their clients prefer single-family housing, which, in today's market, is nearly impossible.
- The HPAP program and its Financial Literacy Programs go a long way to help D.C. residents achieve homeownership, but in this housing market, these programs don't go far enough; low- and moderate-income residents need greater assistance to reduce the gap between available resources and housing prices. Many potential homebuyers struggle to save the three percent (3%) down payment; have high debt-to-income ratios; and are credit challenged. While many clients are able to obtain a mortgage, their credit history prohibits them getting the best terms. The GWUL's pledge is to work with government and industry to develop creative solutions to help our residents.
- In January 2006, the GWUL will launch an individual development account program that will provide matching grants to clients who participate in their savings program. This is one of the largest grants ever given by their corporate partner, Countrywide Home Loans. At any given time, the GWUL has a minimum of 650 clients in its system unable to take advantage of HPAP because they cannot find a home they can afford. Making more money available is a key issue to helping these clients, but it's not the only one.
- The Department is urged to not only provide additional funding, but to aggressively partner with other District housing agencies to leverage its resources and talents. This housing challenge will require more government assistance, along with a government willing to be more creative, initiate programs more quickly, and be braver in its proposals.
- The GWUL applauded the mayor's affordable housing initiative and stands ready to the Department in making home ownership a reality for more District residents.

**DHCD's Response:**

The agency has enjoyed its partnership with the GWUL and looks forward to a continued, amicable working relationship. The Department restructured its HPAP program approximately eighteen months ago, but due to constantly changing market forces, we find that the program needs to be revamped yet again. We are also responding to the need of tenants that desire to purchase their apartment buildings and have increased the funding for our First Right Purchase Assistance program. We recognize the need to create, develop, and implement new and innovative programs to help the city's most vulnerable residents to remain in the District, and we have to tailor our products to meet those needs and, help to prepare our clients to be ready to take advantage of opportunities when they arise. Comprehensive housing counseling is just the first step, whether we are counseling tenants or potential homeowners. We commend the GWUL on its partnership with Countrywide Home Loans. This is classic example of the type of coordinated efforts needed to help address the affordable housing crisis even our moderate-income clients are facing. We hope to see other sub-recipients take the same initiative to increase their capacity to assist District residents.

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Ms. Akins informed the audience that the final "Needs" hearing would be held on November 18, 2006, at DHCD's office located at 801 North Capitol Street, N.E., beginning at 12:00 Noon. Anyone wishing to submit written testimony for the record should send a copy to the attention of Mrs. Pamela Hillsman-Johnson, DHCD's Community Development Resource Specialist.

**[The hearing concluded at 8:48 p.m.]**

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

**PUBLIC HEARING**

**"HOUSING AND COMMUNITY DEVELOPMENT 'NEEDS' IN THE DISTRICT OF COLUMBIA"  
 "CONSOLIDATED PLAN FOR FISCAL YEAR 2007 ACTION PLAN"**

+ + + + +  
**DHCD Headquarters**  
**801 North Capitol Street, N. E.**  
**Ninth Floor Boardroom**

**FRIDAY, NOVEMBER 18, 2005**

<b>DHCD STAFF PRESENT</b>	<b>LIST OF WITNESSES</b>
<i>Jalal Greene, Director</i> <i>Robert Trent, Chief of Staff</i> <i>Victor Selman, Chief Operating Officer</i> <i>Robert Mulderig, Deputy Director, Residential and Community Services</i> <i>Pamela Hillsman, Community Development Outreach Specialist</i>	<i>Gail Chow, Housing Director, Green Door</i> <i>Paul Aguirre</i> <i>Darryl Belcher, DC Village</i> <i>Autumn Elliott, Bread for the City</i> <i>Nancy Liebermann, President, Cornerstone, Inc.</i> <i>Nechama Masliansky, So Others Might Eat (SOME)</i> <i>Robert Pohlman, Executive Director, CNHED</i> <i>Cardell Shelton, Resident, Ward 8</i> <i>Cynthia Williams, D. C. Village</i>

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**The hearing was called to order at 12:08 p.m.**

Mr. Robert Trent, DHCD's Chief of Staff welcomed everyone and then turned the session over to Jalal Greene, DHCD's Director, who presided over the hearing.

Mr. Greene thanked everyone for taking time from their busy schedules to attend, and emphasized the importance of these hearings to garner input from the community on their issues, concerns, suggestions and recommendations regarding their priorities related to housing and community development. He explained that these hearings are a part of DHCD's annual entitlement grant application process to the U.S. Department of Housing and Urban Development (HUD). The Department then considers resident input as we move forward in planning our programs, services, and initiatives for the corresponding fiscal year. DHCD's mission is to preserve, rehabilitate and promote the development of housing; increase home ownership; and support community and commercial initiatives that benefit low- and moderate-income residents. The Department acts as a catalyst in neighborhood revitalization by strategically leveraging public funds with private and nonprofit partners.

The Department used many avenues to notify residents and other stakeholders about the hearing dates and locations, including a notice in the D. C. Register and community and local newspapers, and its website. The agency also conducted mass mailings throughout the city, including City Council members, ANC chairpersons and commissioners, community- and neighborhood-based organizations, community and civic organizations, all public libraries, special interest groups, and residents on the agency's standard mailing and e-mail lists.

The District receives funding through four (4) federal entitlement grant programs: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Housing Opportunities for Persons With AIDS (HOPWA) and HOME Investment Partnership (HOME).

CDBG funds can be used for a variety of initiatives related to housing and community development. DHCD contracts with community-based organizations to provide a host of services to improve neighborhoods, along with comprehensive housing counseling services counseling services that include, but are not limited to: home ownership preparation, credit counseling, budget preparation, and eviction and foreclosure prevention, as a few examples.

ESG funds are invested in ways to help prevent, to the extent possible, incidences of homelessness in the District; HOME funds are primarily used for multi-family projects; and DHCD works closely with the D.C. Department of Health, HIV/AIDS Administration, to ensure that HOPWA funds benefit District residents impacted by this devastating illness.

In addition to federal funds, in FY 2005, DHCD committed over \$29 million of Housing Production Trust Fund (HPTF) dollars in vestment instruments to expand the creation of affordable housing for District residents. Funded from local dollars, the HPTF is the first local program in the Department's history funded at a level higher than its federal programs.

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All of the Department's housing projects are affordable for low- and moderate-income residents. We are not a market rate investor; however, we do participate in mixed-income opportunities to ensure an inclusionary process in our development strategies.

Mr. Greene requested that all witnesses observe the five-minute time limit to afford everyone an opportunity to testify.

***Gail Chow, Housing Director at Green Door, a comprehensive mental health program.***

- Thanked the Department for its continued improvements in financing projects and encouraged the Department and the District government to help communities implement new strategies to increase the development and preservation of affordable housing.
- Rising housing costs, decreases in rental subsidies, and the lack of affordable housing, especially for those residents with special needs, remain the priorities. The city's homeless population increased 3.4 percent over the past year, and The Community Partnership for the Prevention of Homelessness reported that the 2001 Census showed that over 115,000 District residents (20.2%) are living in poverty.
- The DHCD should have active and creative leadership to assist the District government in creating at least 500 units of permanent housing for homeless persons, as mentioned in the "**Homeless No More**" report.
- Ms. Chow was pleased to see that the Comprehensive Housing Strategy Task Force Executive Summary was available at the hearing and encouraged DHCD to take a very active role in implementing the strategies, and coordinate the participation of other needed District government agencies. This should be an on-going process, especially regarding special needs projects given the tediously detailed processes involved; from coordinating development funding, to operations, to rental subsidies, to the necessary support services, which must be coordinated together to ensure a successful project.
- DHCD should continue to reform its underwriting procedures, decrease the paperwork, and have predictable timelines. The underwriting process is still challenging and costly; when the process is prolonged, the project costs increase. Green Door cannot apply under DHCD current RFP due to the constraints of pulling together their current projects for settlement with the Department.
- Green Door is appreciative that funds are available for reimbursing developer fees; however, DHCD should consider increasing the percentage for this fee. Non-profits like Green Door do not have the capacity to pull all of the financing together and increasing this fee would help nonprofits tremendously.
- Ms. Chow suggested that a plan be formulated to bring the private sector to the table to encourage them to set-aside some of their units for very low-income residents.

***DHCD's Response:***

The Department is just beginning to coordinate the delivery of its services with its sister agencies. Other services are needed, especially as they relate to our special needs community. Much remains to be accomplished but the Department is aware and agrees that coordination of these services is necessary. We should schedule a meeting with organizations like Green Door to better understand the challenges you face in building capacity, how other organizations build capacity over the long-term, and what it will take to help you reach your goals.

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We do need to maybe sit down with organizations like yours to understand your capacity issues and how to build capacity and what will it take in order to do that. We are working to streamline our underwriting processes, but at the same time we have to do due diligence and sometimes the issues with the time frame of the process is the capacity of the organization sometimes, especially if you have two or three projects already in the pipeline. We need to talk about how organizations like yours build capacity over the long term.

The Department is committed to doing its part to meet the "Homeless No More" goal. We have been pretty successful the past couple of years in funding special needs projects and we will continue to be supportive of those goals.

**Robert Pohlman, Executive Director of the Coalition for Nonprofit Housing and Economic Development.**

- Producing or preserving affordable housing of any kind in the District today is a challenge, and to produce housing affordable to extremely low-income households, operated on the rents that those households would pay, and provide needed supportive services is rarely possible without government assistance in the areas of production, operation, and supportive services.
- Government agencies with responsibility for housing persons with special needs have to partner with one another to present a streamlined, consolidated funding approach for special needs and supportive housing. The funding stream should include development subsidies in the form of prioritized grants and loans from DHCD, some of which they are doing in the RFP; nine percent tax credits from DHCD; bond financing and 4 percent tax credits from the D. C. Housing Finance Agency (DCHFA); discounted or donated land from the National Capital Revitalization Corporation, the Anacostia Waterfront Corporation and from the city itself. Also, Capital Improvement Program grants from the city's capital budget and from social service agencies. While some of this is being done, a coherent, comprehensive strategy and plan needs to be implemented that commits specific amounts in each of these resources to address the problem, not the piecemeal plan the District has used in the past.
- Rental supplements are needed to make special needs housing feasible. If DHCD and DCHFA provided 100 percent in grants for land acquisition and producing supportive housing, the rents that most special needs households could afford would not cover the cost of operations, maintenance, utilities, replacement operating reserves, and the other expenses.
- The District also needs to create a locally funded, rental supplement program to assist in paying rents at a level sufficient to cover the cost of operations for rental properties housing extremely low-income residents, and it needs to project-base as much of that rent supplement program as possible, thereby making possible the production of additional units of housing to serve this population. Doing so would help DHCD meet its housing trust fund mandate of spending 40 percent of the fund on housing people below 30 percent of area median income, provide the housing long sought by agencies that fund supportive services for the special needs population, and most importantly, serve the needs of District residents who need help the most. In addition to being the right thing to do, creating special needs housing is a smart investment by the District of Columbia.
- The Coalition urges DHCD and its sister agencies to create a one-stop application process for community development funding, financing project-based rent supplements and commitments for supportive services that can be readily accessed by nonprofit developers and providers. Special needs housing developers and providers should not have to run the gauntlet of applying for

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assistance from several different D.C. agencies. Now is the time to follow the example of Connecticut, which is developing a consolidated RFP to expedite the creation of supportive housing. But one of the things I'm curious about is how do those decisions get made? I mean do you have a panel made up of social services person and somebody who oversees the rent subsidy and somebody who oversees the production? I mean how does a bureaucracy work? Obviously, you have to have different approvals from different types of specialists, but I think it's do-able, it's possible.

**DHCD'S Response:**

This is another challenge the Department will be focusing on in the upcoming fiscal year. Other states have devised cost-saving initiatives to address special housing needs and DHCD would like to review those processes and procedures. We also like the idea of a One-Stop application process; it would definitely facilitate our projects.

The District's Office of the Deputy Mayor for Children, Youth, Families, and Elders would like to have some input regarding the special needs projects that DHCD funds. The Department, after appropriate discussions to determine what is available, may be able to incorporate those recommendations within our underwriting process. This type of collaboration is important; if the Department wants to reach some of the numbers that it would like, it will take a more efficient process.

It is not unusual to have numerous funding sources addressing the same issues in five different agencies; better coordination of funds and services has been a challenge. In general, DHCD, the DCHA, and the D.C. Housing Finance Agency (HFA) have good working relationships in financing affordable housing projects; however, we need to move down that same track for special needs projects and probably more formalized than what we currently have.

**Mr. Darryl Belcher, Resident, D. C. Village:**

- There has been a considerable loss of low-to-moderate income housing throughout this entire city. In the last five years alone, we've lost 12,000 units easily. In addition, the rapid acceleration of condominium housing under construction or for sale in the District is absolutely massive. In contrast, the total annihilation of entire communities of low-to-moderate income residents amounts to absolute eradication. In the 1900s, when this country was still very young, the logging industry cut down many of its trees to fuel this nation's growth. This nation is now a great nation, but the environmental groups of that day saw the danger of cutting down those trees and not replenishing them. Subsequently, the logging industry now has a policy of sowing and reaping. It is fairly simple.
- The residents at D.C. Village believe that much more can be done by the federal government for the people that live here; it can build 12,000, affordable, condo-style units; provide housing vouchers where needed; it can reduce the number of abandoned properties and delinquent landlords that owe back taxes and provide those units to low- and moderate-income District residents.
- All low- and moderate-income residents are not on drugs, nor are they alcoholics; they just want to be able to live affordably in the District. If something is not done soon, the District will be a city of only the rich.

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**[The record should reflect that Mr. Darryl Belcher presented testimony on behalf of other D.C. Village residents, including: Kenyetta Hall, Patricia Wright, Tyranja Jackson, Shantell Harper, last name of Upshur, Thomas Porter, Karen Washington, Cynthia Williams, and Sharonsa Walls.]**

**DHCD's Response:**

The Department understands the current housing crisis as it relates to the availability of low- and moderate-income affordable housing. How do we make up this gap? How do we fund some of the gap? While the DHCD cannot totally fund this gap, the study by the Task Force is helping the Department to determine where and the best method to be used to address those needs.

**Cynthia Williams, Resident, D. C Village:**

- Has been on the waiting list at DCHA since 1989. In 2001, DCHA informed her that she had to reapply because she failed to pick up her voucher after being notified (which Ms. Williams denies). She currently pays \$800 to \$1,000 a month for rent.
- Never had an opportunity to participate in TAP<sup>3</sup> or other subsidized housing for herself and her son.
- Requires special accommodation for herself and her son; her needs have still not been addressed by the District. Is DHCD planning to do anything to assist people with special accommodation needs?

**DHCD's Response:**

The Department empathized with Ms. Williams' situation, but informed her that DHCD does not administer the Housing Choice Voucher Program; that program is administered by the DCHA. In recent conversations with DCHA's Executive Director, he did not hold out much hope for those persons on the waiting list. It is a sad reality, not only for the District, but throughout the country. The DHCD does not have housing units available in its inventory for rental to individuals. The Department provides funding to nonprofit, affordable housing developers with the intention, and hope, that they will provide affordable housing and make it available to low- and moderate-income District residents.

It was recommended that Ms. Williams contact and work with, the DCHA to get direction on how she should proceed regarding her particular situation.

**Nancy Liebermann, President of Cornerstone, a housing financing intermediary for special needs:**

- Cornerstone is committed to working with DHCD and through its programs, to contribute in any way that they are able.
- The One-Stop center is a good idea; however, DHCD should ensure that the center *expedites* the process. The centers she has seen created appear to incorporate the requirements of each agency and the application just becomes longer; you end up with a 25-page application because everybody is very proprietary about the way they review projects. HFA has a process, DHCD has a process, and Cornerstone has a process. The creation of a One-Stop Center will require serious "out of the box" coordination to get it right and facilitate that "buy in" at the top.
- The physical configuration of housing is the same, whether or not it is special needs; what is

<sup>3</sup> Ms. Williams was referring to the Tenant Assistance Program (TAP) administered by DHCD from the late '80s through the early '90s. The program, funded with appropriated dollars, operated much like the Housing Choice Voucher Program (Section 8); qualified tenants paid 30% of their adjusted income towards the rent and the District supplemented the balance with direct payment to the landlord.

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- different is the income of the tenants and the wrap-around services that are needed.
- It is no secret that subsidies are needed to develop special needs housing and the subsidy issue is politically-charged between the federal and local governments. If HUD is not providing the subsidies, then the housing authorities have less and local governments need to close that gap.
  - Cornerstone is willing to collaborate with DHCD on this issue and recommends that a portion of the Housing Production Trust Fund be set aside specifically for special needs housing. Cornerstone has borrowers that are still willing to take the risk of purchasing properties for special needs development; however, they need capital to make the projects work.
  - Cornerstone applauds the creation of SAFI and looks forward to "tweaking" it to ensure it works for their borrowers (i.e., extending the terms of the loans, tying in other types of operating grants, etc.).
  - The operating costs for special needs housing is often higher than other types of housing. The tenants have been institutionalized for long periods and while it is more cost-effective to relocate them to housing, it is often their first time living in that type of environment and they require help with daily living skills. There is more wear and tear on the unit and property managers have reported instances where the A/C is on in the middle of winter and heat is on in the middle of the summer. The challenges and support services associated with maintaining special needs housing requires substantial operating funds.
  - Cornerstone supports accessible housing; however, there needs to be a database that links individuals and families in need of accessible housing to those units. There are at least five organizations that have developed accessible units, but have been unable to rent them to persons that need them. Something really needs to be done to address this.
  - Agrees that better inter-agency coordination is needed.
  - Also agrees that the District needs to get private developers back into this market. Cornerstone did work with small developers who wanted to "give back" and would commit to developing 8 to 10 units; however, they have lost all of those developers. The "give back" social enterprise mindset can only go far. If developers have choices and they're not just mission driven, why would they develop housing for poor people, with special needs, in this housing environment? It would be good to work around the table to try to get some of those developers back. Cornerstone looks forward to continuing to work with DHCD on these issues.

***DHCD's Response:***

Director Greene thanked Ms. Liebermann for Cornerstone's testimony.

***Nechama Masliansky, Advocacy Director of So Others Might Eat (SOME):***

- S.O.M.E. is a nonprofit interfaith organization that has been serving the homeless and those at-risk of homelessness in the District of Columbia for 35 years. They provide a wide spectrum of services, continuum of care, and long-term housing in NE, NW, and SE, including 220 single room occupancy (SRO) units and 36 apartments and townhouses for families.
- S.O.M.E.'s concern for the lack of affordable housing in the District led its Board of Directors to commit to developing up to 1,000 additional units of affordable housing for families, the elderly, single men and women, and special needs populations, almost all of which will be for persons at 30 percent or below of the AMI. They are aware that this is very ambitious and very difficult challenge in these economic times and appreciate the support that the city and DHCD has provided in their effort to meet those goals, especially in administering and implementing the Housing

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Production Trust Fund; nevertheless, the need for affordable housing in the District is overwhelming and it will require additional resources and attention to address this city-wide issue.

- Their primary recommendation is that DHCD needs to make affordable rental housing for households with income at or below 30 percent of AMI and for the special needs population, its top priority for the FY 2007 Consolidated Plan. Housing costs in the District have risen over 4000 percent since 1980. The affordable housing stock has decreased sharply, particularly in recent years. More than 42,000 households in the District make less than half of the area median income and cannot afford local rental prices. The median advertised rent for a one-bedroom apartment in the District now far exceeds the reach of a family that is supported by a full-time receptionist, bookkeeper or parking lot attendant. The District lost 2400 affordable rental units between 2003 and 2004, and about one in four of our residents live in severely unaffordable housing conditions. In national studies, the District is one of the least affordable States in which to live.
- Approximately 72,000 persons are currently on DCHA's waiting list for housing choice vouchers and/or public housing, while federal funding for such housing is expected to continue to decline. This lack of affordable housing has a serious impact on the numbers of people who become homeless each year and on their ability to leave homelessness.
- Homelessness has increased more than 17 percent in the District overall since 2001. We had in a one-day snapshot in January 2005, conducted by the Metropolitan Council of Governments, about 15,500 homeless people in the District on that date and that was an increase of 6.2 percent from the previous year. Similarly, there's a critical need for affordable, subsidized housing for extremely low-income persons with mental disabilities. In a one-week survey in March of 2005, S.O.M.E. identified almost 100 of its own clients who needed placement in community residential facilities and supported independent living facilities, but space is unavailable. The D.C. Department of Mental Health is eager to have sufficient funding to build units to accommodate persons in those categories.

Ms. Masliansky offered the following additional recommendations:

**Promote rental housing:**

1. Make the creation and preservation of affordable rental housing for extremely low-income households and persons with special needs its top priority, the annual action.
2. Work with DCHA, the Deputy Mayor for Economic Development and for Children, Youth, Families and Elders, relevant City Council members, and other community stakeholders to explore ways to create a local, rental assistance program with both project-based and voucher components. Use of both HOME dollars and local revenues should be employed.
3. Work with the D.C. Department of Mental Health to help meet the need for housing at least 2000 persons with mental disabilities.
4. Explore options for making additional sites available for affordable housing, such as funding the Land Trust for the purpose of making property available to developers for creating housing for extremely low- and very low-income residents. DHCD should also designate a staff member to assist not-for-profit organizations in identifying and acquiring such sites.
5. Support an increase in the deed recordation tax and a restoration of the transfer tax to further support and bolster the Housing Production Trust Fund.
6. Explore potential funding sources for operating costs for new and rehabilitated rental housing. For example, the enabling legislation for the Housing Production Trust Fund could be amended to allow any allocations to the fund beyond current commitment levels to be used for such operating

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costs.

7. Work to streamline accessibility of funds to developers of special needs and other housing for extremely low-income households. Offering grants or forgivable loans would be a significant step toward encouraging developers to take on the construction and management of this type of housing.

#### **Rising utility costs**

Given the rising costs of utilities and to avert the risk of homelessness, assistance needs to be provided to renters to meet utility costs, thus enabling tenants to continue to pay their rent and avoid eviction.

S.O.M.E. makes the following recommendations:

1. DHCD should consider supporting the restoration of the Emergency Assistance Fund to provide emergency rent, mortgage, and utility assistance to prevent eviction and alleviate homelessness among low-income households.
2. DHCD should also consider supporting the expansion of the Low-Income Heating Assistance Program known as LIHEAP to sustain livability for elderly, disabled, and ill, low-income persons and families. LIHEAP assistance will enable those households to continue to pay for rent, food, and medications while paying their utility bills.

S.O.M.E. is grateful for DHCD's work in promoting affordable housing in communities and looks forward to continuing its working relationship with the Department.

#### ***DHCD's Response:***

In FY 2005, the Housing Production Trust Fund (HPTF) received approximately \$50 million; this year, that total will be close to \$51 million. The legislation that created the HPTF requires that 40 percent of the Fund be used for creating housing for families that earn 30 percent or less of the AMI, which is about \$27,000 or less.

Everyone wants increased funding and DHCD agrees that more funding is needed, however, \$50 million can only go so far; the need is great and the Department is committed to utilizing its resources to benefit as many of its clients as possible. More is involved than just bricks and mortar as it relates to special needs housing; coordination of subsidies from other agencies is needed for the necessary support services to improve clients' quality of life. Another factor is rising land costs, which adds additional costs to a project. Land prices may level off, but they are not expected to decline in the foreseeable future. Factor in rapidly rising construction costs, especially in light of Hurricane Katrina, and just from a strictly cost point of view, it is doubtful that one could build a new unit for \$175,000 any longer.

In addition, special needs housing requires some of the largest subsidies. Last year, the Department's subsidy averaged \$30,000; for 30 percent AMI families, the subsidies averaged about \$50,000. Not only is it difficult for families at the lowest end of economic scale, it has become extremely difficult for families who are 60 percent, or even 80 percent of the AMI. It is difficult to find affordable housing and the population that needs it most is steadily increasing.

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The Department is also interested in and will be taking a hard look at the recommendations regarding a land trust to determine if it is applicable to the challenges in the District, particularly special needs housing. The DHCD appreciates your recommendations and will certainly be taking them into consideration as its plans its agenda for the FY 2007 Consolidated Plan. Hopefully, the economy remains strong to enable the Administration and the City Council to seriously consider increasing funding levels for affordable housing,

**Several residents that registered to testify were not present, so the floor was opened to anyone that wished to present testimony for the record.**

***Cardell Shelton, Ward 8 resident:***

- ❑ Spoke passionately about the Department continuing to fund the Anacostia Economic Development Corporation (AEDC), which he believes has had no major, economic impact in the Anacostia community for a number of years, despite the millions of dollars it has received from DHCD. For the 37 years of AEDC's existence, Mr. Shelton can document that it has received \$35 million, yet nothing exists in the his community that represents a legacy for the use of those funds.
- ❑ AEDC is currently developing the Anacostia Gateway and DHCD is putting millions of District tax dollars into that project and AEDC has not reached out to contractors in Anacostia to work on this project.
- ❑ The AEDC has assisted Douglas Jamal in purchasing every conceivable piece of property in Anacostia rather than help interested Anacostia residents and merchants to pool their resources to purchase those properties through the Neighborhood Investment Bank.
- ❑ Many Anacostia landowners are selling out and their tenants, the majority of whom are extremely low-, very low-, and low-income residents, may soon be homeless if they are unable to locate affordable housing, which in the District, longer exists.
- ❑ Requested that a vacant building at 15<sup>th</sup> Street and Alabama Avenue, Southeast be given to his company to use as a building trades training facility for Southeast youths to help prepare them with marketable skills.
- ❑ Mr. Shelton also spoke passionately about the need to involve the community in actions that may affect their quality of life. Residents need to know their basic tenant rights and how the District can help them to ensure their rights are not trampled; the DHCD must be more aggressive in communicating its programs and services to the Ward 8 community.

***Autumn Elliot, Attorney at Bread for the City:***

- ❑ Just began a project to use the Fair Housing Act and the Americans with Disabilities Act to work on access to housing and to the courts for physically and mentally-disabled clients.
- ❑ She came to listen more than to testify and limited her comments to recommending that DHCD does whatever it can to make special needs a priority, along with increasing the amount of low-income housing.

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**Paul Aguirre, disabled District resident:**

Mr. Aguirre addressed the need for DHCD to ensure that the information listed on its website is up-to-date and accurate. He has experienced calling the agency regarding information listed on the website only to be told that that the funds/program does not exist or are unavailable. It is confusing and a misrepresentation.

**DHCD's Response:**

The Department makes every effort to keep its website as current and as useful to our constituents as possible. We are constantly reviewing the website to improve constituent accessibility to information on our programs and services. We try to keep our website as current and as useful to residents as possible.

**(Director Greene asked Ms. Pamela Hillsman-Johnson, DHCD's community development resource specialist, to get Mr. Aguirre's contact information, the names of the programs on which he was seeking additional information, and to follow-up regarding his specific situation.)**

The hearing was concluded at 1:23 p.m.

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

**PUBLIC HEARING**

**TUESDAY, MARCH 7, 2006  
6:30 p.m.**

<b>DHCD Staff</b>	<b>Witnesses</b>
<p><i>Jalal Greene</i>, Director  <i>Robert Trent</i>, Chief of Staff  <i>Victor Selman</i>, Chief Operating Officer  <i>Vanessa Akins</i>, Deputy Director                      Office of Strategy &amp; Communications  <i>George Dines</i>, Agency Fiscal Officer  <i>Robert Mulderig</i>, Deputy Director                      Residential &amp; Community Services Division  <i>Pamela Hillsman</i>, Comm. Dev. Resource                      Spec.  <i>Najuma Thorpe</i>, Public Information Specialist  <i>Angela Nottingham</i>, Training &amp; Development                      Mgr.  <i>Ken Taylor</i>, Office of Program Monitoring  <i>Ronald Thomas</i>, LIHTC Specialist</p>	<p><i>Marina Streznewski</i>, Community Family Life                      Svcs.  <i>Gail Chow</i>, Executive Director, Green Door  <i>Manuel Velasquez</i>, Plymouth 2005 Tenant                      Assoc.  <i>Robert Pohlman</i>, Coalition for Nonprofit                      Housing and                      Economic Development</p>

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

The hearing was called to Order at 6:40 p.m., in the 9<sup>th</sup> floor boardroom of the Department of Housing and Community Development (DHCD), located at 801 North Capital St, NE, Washington, DC. Mr. Jalal Greene, agency Director, presided.

Director Greene welcomed and thanked the audience for their participation in the hearing. DHCD staff that was in attendance introduced themselves (see list above) and then Director Greene presented an overview of the agency’s mission and the purpose of the public hearing in preparing the District of Columbia’s Annual Action Plan.

Mr. Greene explained that the mission of DHCD is to act as a catalyst for neighborhood revitalization in order to: preserve, rehabilitate, and promote the development of affordable housing; increase home ownership; and support community and commercial initiatives that benefit low-to-moderate income families.

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The input from tonight's public hearing on the *Draft Consolidated Plan for the District of Columbia Fiscal Year 2007 Action Plan* (the "Plan") will be incorporated in to the proposed Plan and then sent to the Mayor and City Council for approval, prior to transmittal to the U.S. Department of Housing and Community Development (HUD).

The Department has four major federal funding sources: 1) Community Development Block Grant (CDBG); 2) Home Investment Partnerships (HOME); Emergency Shelter Grant (ESG); and Housing Opportunities for Persons with AIDS (HOPWA).

CDBG funds may be used for a variety of initiatives, including, but not limited to housing development activities that help improve our neighborhoods. These may also be used to provide counseling services related to home ownership, credit counseling, and preventing eviction and foreclosure, just to name a few.

HOME funds are used most frequently for multi-family housing projects. ESG funds are invested in ways that help prevent homelessness in the District of Columbia, and HOPWA funds assist residents that are impacted by HIV/AIDS.

In fiscal year 2005, DHCD spent over \$31 million dollars in local Housing Production Trust Fund dollars on a variety of initiatives to expand the creation of affordable housing in the District. The Department is not a market rate investor; however, it will participate in mixed-income communities to help ensure an inclusionary process in the development strategies.

Mr. Greene pointed out that during November 2005, DHCD held a series of public hearings to afford District residents and other stakeholders to voice their concerns and needs on housing and community development in the District of Columbia. These public hearing are important to DHCD because in order for the agency to be effective, we must partner with and listen to the issues and concerns of our constituents. Over the past year, the Department has made a concerted effort to reach out to the community to hear, and address their concerns. As a result of the feedback received at those hearings, the Department developed the *Draft Consolidated Plan for the District of Columbia Fiscal Year 2007 Action Plan*.

During tonight's hearing, Mr. Greene stated that DHCD would like to hear comments on this draft Plan and asked that comments be limited to five minutes so that everyone will have an opportunity to speak.

Witnesses:

***Ms. Strezewski, representing Community Family Life Services, Inc., (Synopsis of comments)***

- Community Family Life Services, Inc. (CFLS), is a nonprofit organization that has been operating for 36 years. The organization has evolved in response to the changing needs of low-income and homeless families living in the District of Columbia, primarily Wards 5, 6, and 8. Their mission is to provide the necessary tools to help their clients move beyond poverty and homelessness into permanent self-sufficiency.
- During the last fiscal year, CFLS interacted with more than 5,000 District residents. Their holistic approach provides education, skills, and support to each client to help them pursue their goals.

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- Nearly 50,000 District residents (16.7% of the District’s population) live below the federal poverty level. Tens of thousands more, while technically above the poverty level, are trying to get by with incomes that do not support self-sufficiency.
- There is no single cause of poverty--it results from multiple factors, with low wage employment, lack of education, and other socio-economic challenges heading the list.
- In the District, as in other jurisdictions across the country, the single most important cause of homelessness is a lack of affordable housing. According the National Low-Income Housing Coalition, fair market rent for a two-bedroom apartment in the District exceeds \$1200.00, and the average cost of a house exceeds \$400,000.
- Applauded DHCD's hard work in bringing residential and retail development to Ward 8 through the construction of Camp Simms. Especially pleased that Giant Food will anchor the development with a 66,000 square-foot, full service super market.
- Addressed the effects of every rising housing costs on the city's most vulnerable residents and how the Consolidated Action Plan can help to ensure the availability of safe, decent, and affordable housing in the District.
- The Camp Simms Development will include 75 single-family homes (Asheford Court) priced at approximately \$400,000 each. Sixteen of the units will be set-aside as affordable for moderate-income families.
  1. Ms. Streznewski then presented a hypothetical, two-wage earner household; a five year veteran paramedic firefighter earning approximately \$55,000, and a DC teacher, with a Master's Degree and five years experience earning approximately \$48,000.-- income totaling approximately \$103,000 per year. Using District programs for first-time homebuyers, along with their savings, they pull together a ten percent down payment for a unit at Asheford Court. They still need to obtain a \$360,000 first trust mortgage. Using the mortgage rule of 2½ to 3 times a household's annual income, this couple could reasonably manage a mortgage of up to \$309,000. While they might face a challenge purchasing one of those Congress Heights homes at market price, they would fair better in purchasing a set-aside unit.
  2. However, how would the firefighter qualify if she were a single mother earning \$55,000? Assuming the same ten percent down payment, she could probably manage a mortgage of \$183,000. Is the developer willing to sell some of the units for less than half of the market rate? And how quickly will those 16 affordable homes be sold, and how many families who need them will be turned away?

This example illustrates the challenges faced by moderate-income individuals, including District government employees, as they seek affordable housing and the challenges are greater for those earning lower wages.

- CFLS owns and manages Milestone Place, a 35-unit, single room occupancy (SRO) building. Many Milestone residents transition from shelters to their facility as they reclaim their lives. With the support of their fellow residents and a caring staff, most are able to find good jobs, learn to save money and develop lifestyles to support permanent self-sufficiency. However, moving beyond Milestone Place is challenging due to the lack of available affordable housing in the District. It is imperative that DHCD focus more resources on housing that is truly affordable.
- While the city's development boom has increased the district's tax base, and contributed to balanced

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municipal budgets for 7 straight years, as well as an AAA Bond Rating, it has increased the displacement of more and more lower-income residents, especially in Ward 8 neighborhoods near the Camp Simms project.

- Gentrification like this can result in lower crime rates, more amenities, and improved property values, yet the current residents of those neighborhoods are unable to contribute to their own communities' development or to enjoy the benefits of the change--those benefits are enjoyed only by those with incomes high enough to afford the new homes.

CFLS made the following recommendations:

1. DHCD should re-examine its funding priorities to focus additional resources on those most in need of assistance.
2. Increase the number of housing units noted in Objective 3.1--affordable to low-moderate, extremely low-, and very low-income residents--from 1800 to at least 2500.
3. Augment the counseling and technical assistance available to tenants seeking to exercise their first right of refusal, as discussed in Objective 3.2, with financial assistance.

CFLS believes these goals can be accomplished by fostering more creative relationships between for profit and nonprofit developers facilitated by DHCD, dedicated funding, and better use of the Housing Production Trust Fund.

As a nation and as a city, we have tried many times to eliminate poverty. But in each case, the approach has been fragmented. Few major programs have addressed poverty as a multi-dimensional problem, or poor people as complete human beings. To solve a problem with so many roots, we must develop solutions that focus on all of the roots and on the way they interconnect.

CFLS looks forward to a renewed, shared commitment on the part of city leaders and residents to help our neighbors help themselves out of poverty, and onto the road to permanent self-sufficiency and productive citizenship.

#### ***DHCD's Response:***

Mr. Greene pointed out that everyone must understand that the DHCD does not build housing; rather we facilitate the creation and retention of housing to serve the city's low-to-moderate income populations by funding projects for this purpose. The Department is working with developers to help create affordable housing; however, if developers do not seek funding assistance, the city cannot force them to include affordability in their project. Danbury Station is a perfect example. The developer did not seek any funding and was under no obligation to include affordable housing; however, the city was successful in negotiating for some of the units to be set-aside for low-to-moderate income applicants. However, the original number of set-aside units has been reduced because of the robust housing market.

In setting goals, DHCD also has to factor in the premium price of land and rising construction costs, which drastically increase production costs. With regard to special needs housing, that cost rises even higher when you add operating costs and supportive services. As you can see, other factors play major roles in the production of special needs housing and affordable housing.

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Given all of the above, DHCD is committed to spurring affordable housing development for the city's most vulnerable populations. We have placed more emphasis on affordable housing and tenant purchase assistance this fiscal year than ever before because we recognize that the need in those areas is greater than ever. We have worked with developers to include affordability in new housing construction projects; increased the amount of funding available under our Home Purchase Assistance Program; and prepared draft legislation to further increase those amounts to help our residents to become homeowners.

We have made great strides in streamlining program processes to expedite funding approvals. The Department implemented SAFI to provide dedicated funding to nonprofit developers to enable them to quickly act on site acquisition to produce affordable housing. These are just a few of DHCD's accomplishments and we recognize that more still needs to be done. The Department stands ready and willing to work with CFLS, and other stakeholder organizations and groups to help ensure that affordable housing is created and/or retained for the city's low- and moderate-income residents.

***Gail Chow, Housing Director of Green Door (synopsis of comments)***

- Commended DHCD on its support from Councilmember Ambrose during the Budget Oversight Hearings and was pleased with the recognition the Councilmember bestowed on agency.
- Green Door also commended DHCD for its creation and implementation of the Site Acquisition Funding Initiative (SAFI) and expressed its appreciation for DHCD's financial support in helping Green Door achieve its goals and objectives.
- Pleased that DHCD is moving in the same direction as HUD in having its Action Plan documents available electronically.
- DHCD is on the forefront in its creation and implementation of the Site Acquisition Funding Initiative (SAFI) and Green Door sincerely appreciates DHCD for the financing it has provided.
- There is a great need to address the availability of affordable housing in the District and to coordinate funding resources for development, operations, support services, etc.
- More resources for technical assistance are needed to ensure the success of projects.
- Councilmember Graham introduced legislation for creating rental supplements and there is great hope that it will be available for projects that benefit low-income residents. Encouraged DHCD to take a proactive role in coordinating that effort so that the projects get those resources.
- Also encouraged DHCD to continue improving its underwriting process.
- Green Door also hopes that special needs projects with less than 5 units will be considered for funding in the future.
- Sometimes the timing of the RFPs may not coincide with the needs of the project (i.e., the need to preserve existing housing that requires emergency repairs). Green Door hopes that DHCD continues to understand if projects need to use bridge financing from another, but still requires permanent financing from DHCD.

***DHCD's Reponse:***

The Department recognizes Green Door's dedication to the special needs population and applauds its efforts to address those needs. The DHCD has enjoyed its working relationship with Green Door and believes our successes are the result of the cohesive partnership we have developed.

The agency recognizes the great need for affordable housing in the District and tries to utilize its limited resources to address the needs of variant constituencies. However, we must all recognize that

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financing involves more than just making funds available--other factors play key roles in the cost of affordable housing, including ever rising housing prices, not to mention the still rising cost of the land and construction materials. Hurricane Katrina has helped to exacerbate those costs. Presently, the average subsidy for 0-30 percent of area median income (AMI) is now up to \$50,000 per unit. So, it becomes a real financial balancing act to address all of the needs that require assistance.

Through these public hearings, DHCD takes your comments and concerns and tries to incorporate them in our development of the Action Plan in order to balance our resources to these various needs. The Department wants your feedback and suggestions and recommendations because finding a solution to address the affordable housing crisis that will benefit as many residents as possible is the ultimate goal of everyone.

***Manuel Velasquez, representing the Tenant Association of Plymouth 2005 (synopsis of comments)***

- The 74 families of the tenant association desire to continue living in their units, but can only afford them at a low cost. They are working with several organizations to help them purchase their building, including MANNA and the National Housing Trust.
- The association needs DHCD to move to approve their \$9 million request for acquisition funding that is pending their review process. The cost is high, but that is based on the current housing market.
- They have the support of their ANC Commissioner and the signatures of 82 neighborhood residents who support them and they hope this project will be successful.
- Many of the tenants have lived in the building for more than 10 years and originated from Guatemala, El Salvador, Mexico, and other countries.
- If they are unable to purchase the building, their rents will be increased by the developer. In the past, these increases have doubled within a year. The association needs DHCD's assistance to help them to become homeowners and prevent displacement.

***DHCD's Response:***

Since the request is currently before the Department, the Director indicated that he would look into its status.

***Robert Pohlman, executive director, Coalition for Non-Profit Housing and Economic Development (CNHED). (synopsis of comments)***

- Mr. Pohlman's initial reaction to the Plan is favorable regarding greater recognition of the need for funding special needs and other extremely low-income households. Feels that the emphasis is very appropriate at this time.
- The Comprehensive Housing Strategy Task Force recommended that the city step up the work that is being done in special needs housing and to implement a new rent supplement program to assist 14,600 households over the next 15 years. If a rent supplement program is adopted, DHCD would be able to leverage its production dollars with rent supplements that can be project-based, thereby, providing the operating funds needed to house residents of extremely low incomes and those with special needs, in affordable housing.
- Special needs housing is extremely difficult; not only is development financing needed, operating funds are necessary, along with support services, which generally come from a social services source and it is difficult to bring all the partners to the table. Mr. Pohlman believes that the District

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needs to place greater effort to strengthen its special needs housing effort. The city has a growing senior population, along with an increasing number of residents who are extremely low-income that need supportive services.

- The Corporation for Supportive Housing, a nationally respected organization, is offering its expertise to the District to help structure a consolidated funding process for special needs housing, which has been done in other states. The Office of the Deputy Mayor for Children, Youth, Families and Elders is very interested in working with DHCD, the D. C. Housing Authority and the Departments of Human Services and Mental Health, to coordinate, develop and finance operating subsidies, such as you might get from a rent supplement, and supportive services, into an effective and streamlined process.
- Commended DHCD for placing additional emphasis on special needs housing in the Plan.
- Other areas that received more emphasis in the Plan were the First Right Purchase Assistance (FRPA) and Tenant Technical Assistance (TTA) programs. The FRPA program has become one of the few ways to preserve affordability in many neighborhoods. Spoke to the *Washington Post* article listing the number of pending tenant purchases that helped to dismiss the myth that tenants are only interested in buyouts, not ownership.
- The Department already funds technical assistance; however, CNHED believes that additional funds need to be allocated for this effort, especially as there are more and more condominium conversions. The DHCD needs to provide greater technical assistance to tenant associations to help ensure the retention and preservation of affordable housing.
- The Coalition will be convening a number of practitioners to develop some specific recommendations within the next thirty days, on how to strengthen technical and financial assistance tenants seeking to purchase or otherwise preserve their affordable housing and looks forward to working with DHCD to improve on the good work it already does in this area.
- Thanked the DHCD leadership and staff for the strides it has made over the past year, especially for the spirit of partnership it's fostered. The creation of SAFI was a major step.
- DHCD has continued to work with the Coalition as a partner in providing training in the RFP process and has improved its outreach efforts.
- The organization looks forward to continue working with DHCD in the coming year on further improvements to the RFP underwriting process, support for tenants, and creating a more coordinated process for financing housing for extremely low-income residents of the District.

#### ***DHCD's Response:***

The agency recognized the importance of special needs housing and tenant purchase assistance and has budgeted for two additional positions in the FRPA program. The Department is also reviewing how to increase and strengthen the technical assistance component.

The DHCD believes that it has the responsibility to provide affordable housing throughout the District, not just concentrated in certain areas. In order to do that—keeping the variant price points in mind—the Department has to constantly adjust to the "sticker shock" of the land prices in the District, and really make an effort in some of the rapidly changing neighborhoods where there is a lack of opportunities to preserve affordable housing and DHCD is committed to very aggressively pursue those opportunities when they arise.

Director Greene expressed his appreciation to the audience for attending and providing feedback on the Plan and DHCD's strategies and encouraged everyone to continue to work with the Department to help

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accomplish these goals. He said that DHCD cannot do this alone and needs the support of District residents, community leaders, and other stakeholders.

*[Tonya Allen and George Jackson, two witnesses scheduled to testify, were not present. The floor was then opened to anyone who wished to come forward and present testimony. There was no response.]*

Ms. Vanessa Akins, Deputy Director for Strategy and Communications informed to audience that written statements would be accepted for the official record until close of business Tuesday, March 14, 2006. Statements should be addressed to Mr. Jalal Greene, Director, DHCD, ATTN: Office of Strategy & Communications, 801 North Capitol St., N.E., 8<sup>th</sup> Floor, Washington, D. C. 20002. This announcement was also made in Spanish.

**The hearing was adjourned 7:27 p.m.**

### Written Comments Received

Subsequent to the March 7th Hearing, written comments were received from George Jackson of the Jackson Consultants Group and Chairman of the Ivy City-Trinidad Community Development Corporation, ANC 5B Vice-Chair, and Vice Chairman of the Ivy City Home Again Task Force. The following is a synopsis of Mr. Jackson's comments on the Consolidated Plan for FY 2007:

- 1) Office of Deputy Mayor for Planning and Economic Development, Home Again Initiative should not provide \$3 million to assist developers for development of Ivy City Properties, but instead set aside \$1.5 million for the Community Development Corporation, Alexandria (sic) Crummell School Project and local homeowners, renters and small businesses.
- 2) Office of Deputy Mayor for Planning and Economic Development should make available Community Development technical assistance, homeowner grants, small business loans, affordables (sic).
- 3) Mr. Jackson provided 2000 Census data on Ward 5 regarding the racial composition, youth, owner-occupied housing (49%); households by type, median value of single family, owner occupied homes (\$130,235); educational level, median household and per capita incomes; and percent of population below poverty level (20%).
- 4) Mr. Jackson rated the following programs as "poor", without any elaboration or explanation: Apartment Improvement Program, Construction Assistance Program, Community Land Acquisition Program, Distressed Properties Improvement Program, Housing Finance for Elderly, Dependent and Disabled, Housing Production Trust Fund, and Low-Income Housing Tax Credit Program.
- 5) Mr. Jackson recommended: More tax dollars in his community, full funding for programs in his community, provide TA to his organization, work with stakeholders, address housing and business needs in his community, provide counseling and training for homebuyers, owners and tenants,

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fight for fair housing, increase affordable housing, create economic opportunity or public-private partnership for Crummel School and shelter, more grants to his community, coordinate with SBA Empowerment zone, have more meetings in his community, protect the homeless in his community and support his community's vision for Northeast DC.

No other written comments were received.

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**APPENDIX B, HOPWA**

**DISTRICT OF COLUMBIA EMA  
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

**CONSOLIDATED PLAN  
FY 2007 ANNUAL ACTION PLAN**



**PREPARED BY THE D.C. DEPARTMENT OF HEALTH  
HIV/AIDS ADMINISTRATION**

**On behalf of the  
Washington, D.C. Eligible Metropolitan Area (EMA):  
District of Columbia, Suburban Maryland,  
Suburban Virginia, and Suburban West Virginia**



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## PART I. INTRODUCTION

### II.C. A. Lead Agency and EMA Jurisdictions

The District of Columbia Department of Health (DOH), HIV/AIDS Administration (HAA) will continue to serve as the Regional Grantee and Project Sponsor for the District of Columbia during the FY2007 program period.

HAA will provide sub-grants to Project Sponsors in the District of Columbia and Suburban Jurisdictions that, in turn, will sub-contract with local service providers. HAA sub-grant Project Sponsors include:

HAA sub-grant Project Sponsors include:

□ **Prince George County Department of Housing and Community Development (suburban Maryland)**

The HOPWA Program in Suburban Maryland (P. G. County, Calvert & Charles) will play a vital role in assisting Marylanders who are challenged by HIV/AIDS. While expanding housing resources for this population, the Counties will 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.

□ **Northern Virginia Regional Commission (NVRC)**

The Suburban Virginia portion of the EMA will serve 16 counties and cities in rural and urban areas, and comprises two distinct service areas for HOPWA planning purposes. The Northern Virginia Regional Commission (NVRC) is the Project Sponsor on behalf of Suburban Virginia and will sub-grant HOPWA funds to county housing agencies and non-profit organizations throughout the Suburban Virginia region on behalf of the District of Columbia grantee.

The *Northern Virginia* service area of Suburban Virginia includes Arlington, Fairfax, Loudoun and Prince William counties, and the cities of Alexandria, Falls Church, Manassas, Manassas Park, and Fairfax. The *Northwest Virginia* service area includes the City of Fredericksburg, and Clarke, Fauquier, King George, Spotsylvania, Stafford, and Warren counties. Over 2,300 persons are currently living with AIDS in Suburban Virginia.

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The cities of Alexandria and Fredericksburg and the counties of Arlington, Fairfax, and Prince William are HUD Entitlement Jurisdictions, and as such engage in their own Consolidated Planning Process. Loudon County conducts its own Modified Consolidated Planning Process. All other jurisdictions in Suburban Virginia jurisdiction are included in the Consolidated Planning process for the Commonwealth of Virginia.

□ **West Virginia AIDS Network of the Tri-State Area**

The AIDS Network of the Tri-State Area (ANTS) is the administrative agent for the Ryan White Title I and HOPWA funding for the West Virginia jurisdiction of the Washington DC EMA. ANTS provides HOPWA services for Jefferson County. In the West Virginia's Statewide Coordinated Statement of Need, current and emerging needs in housing were identified as increasing the availability of safe and affordable assisted living housing, transitional housing and public housing for all Persons Living With HIV/AIDS (PLWHAs) and their families. The housing should offer support services to those PLWHAs who have been multiply diagnosed and have substance abuse or mental health issues. Barriers and gaps to these services were identified as situations unique to the geography of the state of West Virginia, such as a lack of transportation infrastructure, and the lack of housing with support services. Support services needed in the state of West Virginia were identified as better access to medical care, mental health care and entitlement programs. The barriers to access are the lack of a transportation infrastructure. West Virginia is presently experiencing a medical crisis, which includes rising medical malpractice insurance rates and qualified medical personnel leaving the state. This crisis has also prevented the state from attracting qualified medical personnel to care for those infected with HIV.

These three (3) sub-grant project sponsors are responsible for their counties and jurisdictions.

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## E. Map of the Washington D. C. Eligible Metropolitan Statistical Area (EMSA)

### District of Columbia

### Suburban Maryland

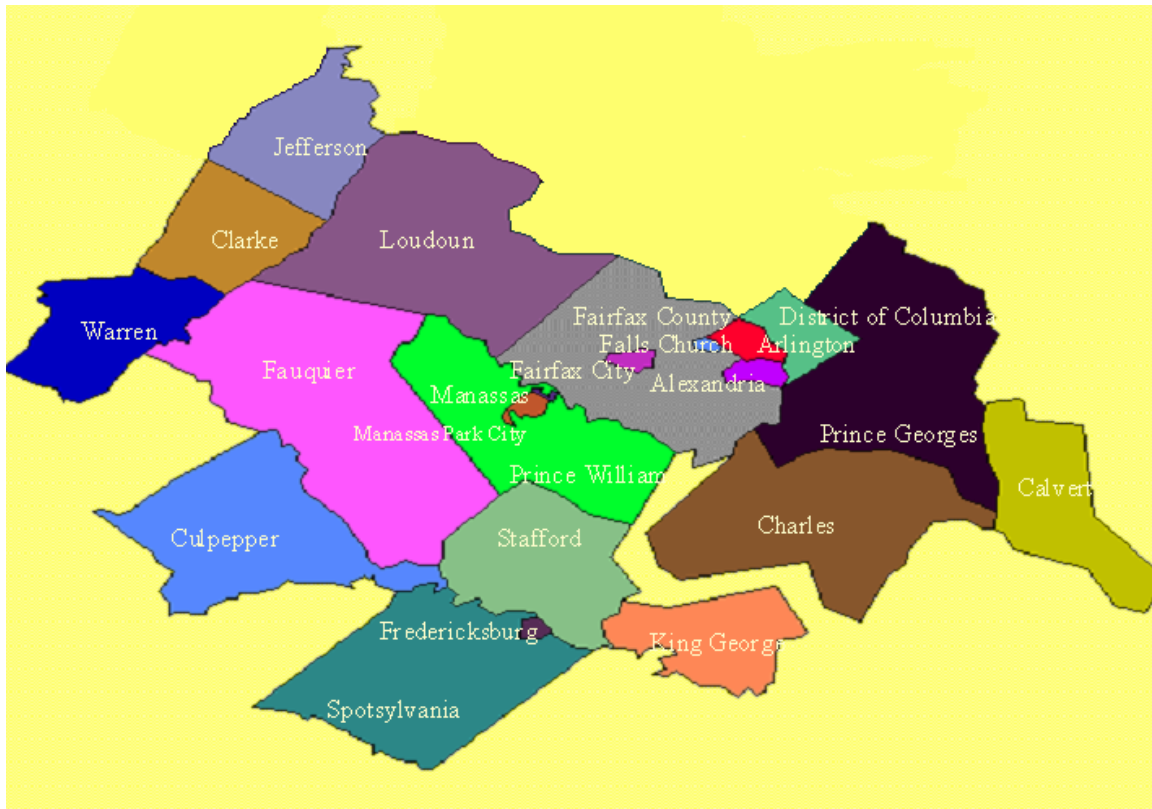
Calvert County  
Charles County  
Prince Georges County

### West Virginia

Jefferson County

### Virginia

Alexandria City  
Arlington County  
Clarke County  
Culpepper County  
Fairfax City  
Fairfax County  
Falls Church City  
Fauquier County  
Fredricksburg City  
King George County  
Loudoun County  
Manassas City  
Manassas Park  
Prince William  
Spotsylvania  
Stafford  
Warren





**PART II: EMA OVERVIEW AND DEMOGRAPHICS**

Overview and Demographics

The Washington, DC EMA is comprised of the District of Columbia, a densely populated area which encompasses 61 square miles and neighboring counties in three states: suburban and rural Maryland, northern Virginia, and rural West Virginia. The geographic area covered by the EMA spans more than 150 miles and it covers more than 6,800 square miles, which includes 25 distinct political jurisdictions, resulting in many challenges in providing services in the region.

Demographics

According to the 2000 U.S. census, the Washington DC EMA total population was close to 4.9 million people. Of the 4.9 million, over 38,000 or 783 per 100,000 residents were people living with HIV or AIDS residing in the EMA. Within the EMA, the majority of the population is culturally and ethnically diverse, however, the rate of HIV/AIDS disproportionately impacts the poor and the marginalized and in particular, African Americans and others of African descent. For example, while 44% of the EMA’s residents are people of color, they account for 84% of the estimated persons living with HIV/AIDS. Specifically, Blacks account for 26% of the EMA’s population and 76% of the estimated living HIV/AIDS cases in the EMA.

<b>Race/Ethnicity</b>	<b>White</b>	<b>Black</b>	<b>Hispanic</b>	<b>Other</b>
Total percent of EMA Population *	56%	<b>26%</b>	9%	9%
Percent of Living HIV/AIDS Cases in the EMA**	16%	<b>76%</b>	5%	3%

*\*Source: 2000 US Census Data*

*\*\*Source: HIV and AIDS prevalence data for Washington, DC EMA, December 31, 2002, (Table 1)*

Of the 4.9 million living in the EMA, eleven percent (11%) of the EMA’s population is uninsured and an estimated 30% is living at or below 300% of the Federal poverty level. It is important to note that service utilization data from Ryan White indicates that these figures are much higher for people who are HIV-infected and who live in the EMA then in the general population.

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## The Demographics of HIV/AIDS

### Washington, D. C. EMA HIV/AIDS Facts:

- Between January 1, 2002 and December 31, 2003, a total of 2,942 new AIDS cases were diagnosed in the EMA. This represents an average of 123 new cases each month.
- On December 31, 2003, a total of 15,072 people were living with AIDS in the EMA.
- The AIDS case rate climbed from 32.5 per 100,000 in December 2001 to 35.4 per 100,000 in December 2002. (Source: Centers for Disease Control and Prevention, October 27, 2003)
- Of the 15,072 people living with AIDS on December 31, 2003, one-fifth (20%) were diagnosed in the two-year period of January 1, 2002 to December 31, 2003.
- On December 31, 2003, an estimated total of 19,550 people were living with HIV (not AIDS) in the Washington, DC EMA.
- On December 31, 2003 an estimated total of 38,000 people were living with HIV or AIDS in the Washington, DC EMA.
- Racial and ethnic minorities account for 82% of the individuals living with HIV or AIDS in the EMA, while they comprise only 44% of the total population of the EMA.

### HIV/AIDS Population Characteristics:

Comparing AIDS prevalence to HIV prevalence estimates offers some insight into HIV infection trends in the Washington DC EMA:

- While blacks account for 73.7% of the living AIDS cases as of December 31, 2003, they account for 74.2% of the estimated HIV prevalence for the same period—this trend of blacks accounting for a slightly increasing portion of HIV prevalence has been steady for a number of years and shows that new infections are increasing among black communities in the EMA. During the same time period, whites account for 19.9% of the AIDS prevalence and only 16.3% of the HIV prevalence, indicating that whites account for a decreasing portion of new infections as the epidemic enters its third decade.
- Women make up 25.9% of the AIDS prevalence and 32.04% of the HIV prevalence, indicating that new infections among women are increasing rapidly within the Washington DC EMA.
- Older adults account for approximately one-third of the new AIDS cases diagnosed between January 1, 2002 and December 31, 2003, and about one-fourth of people estimated to be living with HIV or AIDS as of December 31, 2003. Providing appropriate health care that addresses both HIV/AIDS and aging issues is complex and expensive.
- While Intravenous Drug Users (IDUs) comprise 24% of living HIV and AIDS cases as of December 31, 2003, they account for only 15.4% of new AIDS diagnosis between January

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1, 2002 and December 31, 2003. However, 22% of the cases have an unreported risk, and it is safe to assume that additional IDUs who did not disclose their drug use are among these cases. Identifying IDUs with HIV and linking them with care, and assuring that they remain in care and follow prescribed treatment regimens is a complex challenge faced by the EMA.

## **Impact of HIV/AIDS**

### Impact on the African American population

A continuing trend in the EMA is the disproportionate impact of HIV/AIDS on the black population. Blacks account for 80.3% of newly diagnosed AIDS cases from January 1, 2002 to December 31, 2003, and 74.3% of people estimated to be living with HIV (not AIDS) in the EMA on December 31, 2003. This is particularly disturbing as blacks represent only 26% of the population of the EMA. Service providers in the EMA report that an increasing number of immigrants among the black clients they serve, face a variety of challenges (including cultural and linguistic barriers) when accessing services for HIV/AIDS.

### Impact on men who have sex with men (MSM)

Recent studies indicate that urban areas tend to attract MSM, and the current estimates indicate that between 4%-5% of the men engage in same-sex behavior. However, MSM account for 40.8% of the people living with AIDS and 28.5% of the AIDS cases diagnosed between January 1, 2002 to December 31, 2003, demonstrating a clear disproportionate impact.

### Impact on women

Early in the epidemic, HIV/AIDS was considered to be a disease that affected primarily men. Nationally, women comprise about 18% of the total cumulative AIDS cases, according to CDC surveillance reports. This yields a male to female ratio of 1: 5.55 cases. In the Washington DC EMA, women comprise 32.4% of AIDS cases diagnosed between January 1, 2002 and December 31, 2003, and 32.04% of the estimated number of diagnosed people living with HIV (not AIDS) on December 31, 2003. In the District of Columbia, the largest jurisdiction in the Washington DC EMA, black women comprised 93.8% of living female AIDS cases in 2003. The Department of Health reports that in Wards 7 and 8 of the District of Columbia, the male to female ratio of HIV infection is less than 1:2. This has prompted the EMA to offer gender-specific services for women and to launch an initiative related to women and HIV/AIDS that includes prevention, early intervention, and primary care services.

### Estimated level of service gaps among PLWH/A in the EMA

Combining HIV and AIDS prevalence data yields a total of 38,000 people diagnosed and living with HIV or AIDS in the Washington, DC EMA. The unmet need framework estimates a total of 14,192 people living with HIV/AIDS in the EMA who are out of care. Service utilization data is prone to duplicate counts of clients who access services funded by more than one source.

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## PART III. STRATEGIC PLAN, ONE YEAR PRIORITIES

### Priority Needs in the EMA

Recent population growth in the EMA, combined with a very volatile housing market has created housing pressures overall, and have been a factor in the loss of affordable units through conversion to higher-cost housing.

There is an impact on programs to assist persons living with HIV/AIDS to find and remain in HOPWA housing since they must often include programs to address credit problems, promotion and development of “shared housing” arrangements among persons living with HIV/AIDS, assistance in improving credit, and housing information, referral and placement. Special efforts will continue to be spearheaded to support the development of housing for families with children, and to stabilize currently adequate living conditions to prevent homelessness and premature placement of dependent children into foster care.

### A. Homelessness: Nature and Extent of Homelessness

The problem of housing reaches beyond the simple distinction of homelessness. In 2004, the Ryan White Title I program conducted a needs assessment survey. A total of 1,166 persons responded. Of those that responded to the survey, 5% indicated that they were homeless, while an additional 3% were living in a shelter, 6% were living in a recovery program or halfway house, and 8% were in an assisted living facility. Service utilization data for 2003 indicates a total of 2,302 Ryan White Title I clients have unstable housing (either homeless, institutionalized, or non-permanent housing), representing 10.5% of the total 21,967 Title I clients in the EMA. Fifty-four percent (54%) participating in the survey rented or owned their own home.

Homelessness touches every aspect of the lives of its victims. The state of being homeless is complicated by the fact that the homeless are almost always poor and many of them are afflicted with chronic emotional, physical, and family problems. As a result the homeless generally have low self esteem, feel little sense of accountability, and suffer from the community and its family, social, and institutional networks. It is estimated that on any given night, 750, 000 Americans are homeless, and up to 2 million are homeless at some point each year.

According to the 2004 Homeless Enumeration for the Washington Area published by the Metropolitan Council of Governments, along with estimates for rural counties within the EMA not covered by this study, a total of 16,155 individuals within the EMA were homeless, suggesting a homelessness rate of 308.7 per 100,000 residents.

#### Access to Homeless Services:

Being homeless or having unstable housing presents a challenge in accessing necessary medical and social services due to residency requirements that are a component of most eligibility determinations. Further, many of the housing assistance programs have time *limitations on them*,

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and provide only temporary housing situations. Frequent change of address makes it difficult to track clients and provide continual high quality services including but not limited to, adherence counseling.

According to the U. S. Conference of Mayors, in its survey of homelessness in the Nation's cities in 2004, in 56 percent of the cities, families may have had to break up in order to be sheltered. In 52 percent of the cities, families may have to spend their daytime hours outside of the shelter they use at night.

Applicants must wait an average of 20 months for public housing. The wait for Section 8 certificates is 30 months, and for Section 8 Vouchers 35 months.

Many homeless individuals "drop in and out" of services. In many instances, they drop out when they do not have stable housing, and later drop back in when they have access to housing or when their illness has become debilitating thereby resulting in hospitalization. Moreover, the additional costs associated with housing people and providing transportation are coupled with higher costs associated with addressing other factors associated with homelessness including substance use, mental illness, and/or unemployment. In order to adequately provide medical services to the homeless, all of these issues need to be addressed. Unfortunately each issue requires a multidisciplinary approach.

Low-income individuals and children present different challenges for the housing community especially when they represent the poor and marginalized. In many instances these individuals fail to have the fundamental skills needed to maintain housing.

### **Homelessness and HIV/AIDS**

Recent studies confirm that persons living with HIV/AIDS must have stable housing to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies. Stable housing is the cornerstone of HIV/AIDS treatment. Without housing, many persons living with AIDS are not able to maintain medical treatment and are at risk of rapidly diminishing health.

Homelessness in collaboration with HIV disease is exacerbated when combined with racial and ethnic issues. This is due primarily to the fact that stigma is associated with HIV/homelessness and race. Homeless individuals with HIV/AIDS depend almost entirely on public-funded housing to assist them in attempting to stabilize their living situations and health. The District's HOPWA program is working to address the needs of this group by reaching out to diverse communities for the provision of housing that is culturally appropriate, safe and secure.

### Homeless Family and Individual Needs

The EMA has identified 410 homeless families and 1271 homeless individuals in need of housing and support services. Currently 217 families and 629 individuals are receiving services. The EMA intends to serve 608 families and 2,529 individuals over the five-year period.

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Needs Tables 1 and 2, contain information on the housing and support services that the EMA plans to deliver to address the needs of homeless HIV families and individuals.

**Table 1: Homeless HIV Needs Families**

Homeless Needs	Needs- Current= Gap			EMS A				
				5-Year Quantities				
				Year 2 (FY07)				
			Goal	Actual				
<b>Beds</b>								
36.Tenant Based Rental	150	122	28	5				
37.Emergency Housing	120	35	85	17				
38.Supportive Housing	140	60	40	8				
<b>Total</b>	<b>410</b>	<b>217</b>	<b>193</b>	<b>38</b>				
<b>Supportive Services</b>								
39.Job Training	200	43	157	31				
40.Case Management	627	217	410	82				
41.Substance Abuse Treatment	0	0	0					
42.Mental Health Care	0	0	0					
43.Housing Placement	0	0	0					
44.Life Skills Training	200	43	157	31				
Other (Transportation)	60	30	30	6				
<b>People</b>								
45.Chronic Substance Abusers	0	0	0					
46.Seriously Mental Ill	0	0	0					
47.Dually Diagnosed	0	0	0					
48.Veterans	0	0	0					
<b>49.Persons with HIV/AIDS</b>	<b>410</b>	<b>217</b>	<b>193</b>	<b>38</b>				
50.Victims of Domestic Violence	0	0	0					
51.Youth	0	0	0					
Other	0	0	0					

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**Table 2: Homeless HIV Needs Individuals**

**EMSA**

Homeless Needs	Needs- Current= Gap			5-Year Quantities						
				Year 2						
				Goal	Actual					
<b>Beds</b>										
36.Tenant Based Rental	1100	632	468		93					
37.Emergency Housing	300	80	220		44					
38.Supportive Housing	500	149	351		70					
<b>Total</b>	<b>1900</b>	<b>629</b>	<b>1271</b>		<b>254</b>					
<b>Supportive Services</b>										
39.Job Training	800	235	565		113					
40.Case Management	1900	629	1271		254					
41.Substance Abuse Treatment	0	0	0							
42.Mental Health Care	0	0	0							
43.Housing Placement	0	0	0							
44.Life Skills Training	800	235	565		113					
Other (Transportation)	70	35	35		7					
<b>People</b>										
45.Chronic Substance Abusers	0	0	0							
46.Seriously Mental Ill	0	0	0							
47.Dually Diagnosed	0	0	0							
48.Veterans	0	0	0							
<b>49.Persons with HIV/AIDS</b>	<b>1900</b>	<b>629</b>	<b>1271</b>		<b>254</b>					
50.Victims of Domestic Violence	0	0	0							
51.Youth	0	0	0							
Other	0	0	0							

The individuals to be served in Table 2 will be inclusive of current HIV positive consumers.

**B. Existing Housing Resources – EMA**

The following housing resources will be utilized to provide opportunities for those living with HIV/AIDS throughout the region. Additional resources will be sought or developed during the FY07 period.

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

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- Perry School Community Service Center
- Terrific, Inc.

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

- Coates and Lane
- Damien Ministries
- EFFORTS
- Hill's Residential Community
- Joseph's House
- Learn and Urn
- Miriam's House
- RIGHT, Inc.
- Transgender Health Empowerment

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

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

#### **Multi-Service Day Treatment Program**

- Miracle Hands

**In Suburban Maryland**, the following are HOPWA community partners:

- Prince George's County Housing Authority
- Southern Maryland Tri-County Action Committee.

**In Suburban Virginia**, the following are HOPWA community partners:

- Northern Virginia Regional Commission (NVRC)
- Arlington Partnership for Affordable Housing;
- Birmingham Greene;
- Fairfax-Falls Church CSB;
- Homestretch;
- RPJ Housing Development Corporation,
- Wesley Housing Development Corporation.

**In West Virginia**, the following is a HOPWA community partner:

- Community Networks (member of WV Coalition for People with HIV/AIDS)

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**C. Strategies and Objectives EMA**

To meet its needs to serve Persons with HIV/AIDS, the EMA will employ the following strategies:

- ❑ Continued implementation and review of the EMA’s Strategic Spending Plan 2006 – 2010
- ❑ Establish a diversified housing continuum of care through program development and access to non-AIDS specific housing resources;
- ❑ Increase participation, collaboration and leveraging with Ryan White, local DHCD Block Grant, mental health, and substance abuse programs;
- ❑ Improved reporting and client tracking;
- ❑ Empower clients toward self sufficiency through vocational, home ownership and/or other rehabilitation;
- ❑ Provide housing information and referral;
- ❑ Direct all major rehabilitation, repair and acquisition projects to target local CDBG, HOME and ESG grants for funding. For year 14, HOPWA funding will be used on a small scale and/or as the funding of last resort for rehabilitation, repair and acquisition projects;
- ❑ Establish housing plans and method to transition clients who are willing and able off assisted housing subsidies within a 30-month period.
- ❑ Establish select housing demonstration programs for targeted groups such as women.
- ❑ Develop Strategic Housing Plan for DC EMA
- ❑ Provide housing mediation services for tenants and landlords.
- ❑ Provide HUD Quality Standard Inspections and Environmental Reviews for tenants.

Specific EMA Objectives:

During the FY 07 program year, the District EMA will exercise the proposed Action Plan by implementing the following services:

<b>1: Housing and Support Services</b>	<b>2007</b>
To provide HOPWA Program Services to 1464 unduplicated EMSA PWAs	292
<b>2: Monitoring</b>	
To provide monthly project monitoring and oversight to community and inter-jurisdictional housing providers.	40
To provide quarterly and annual site visits for community and inter-jurisdictional housing providers	116

<b>3: Collaboration &amp; Networking</b>	<b>2007</b>
To facilitate a monthly provider meeting for existing providers consisting of one hour of	12

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business and one hour of training.	
ESMA wide, develop 10 new partners to support HOPWA efforts (non-profit funders, developers, real estate agents, etc.)	2
Identify and mobilize 50 faith-based communities serving or interested in providing housing services to PWAs ESMA wide.	10
HAA participation in 20 meetings, conference calls, and satellite broadcasts with DHCD, EOM, DOC, HUD & the Community Partnership	20

<b>4: Special Projects</b>	<b>2007</b>
Acquisition and/or rehab of two (2) existing building via contract with non-profit housing developer.	1
Provision of 3000 project-based /supportive services units for 1309 PWAs	600
Provision of 6301 supportive services units for 1423 PWAs	1260

The abovementioned projects are special in that the District’s EMA has not provided acquisition, rehab or job training in recent years. In addition, the consumer home ownership initiative has been identified as a great need for clients enrolled in tenant-based rental assistance programs and is a first for the District. All of these services will be tracked by HAA’s service delivery data-base, X-press CARES.

Alignment of Jurisdictional Priorities with EMSA Priorities

The HIV/AIDS Administration developed the EMSA Priorities in order to bring the entire jurisdiction to a common goal albeit through different methodologies. Similarly, HAA worked closely with suburban jurisdictions to develop the Strategic Spending Plan for FY 2001 – 2004 and will continue these relationships to further develop and implement the Strategic Plan for FY 2007. Overall the emphasis is still on long-term housing units, with short-term rental assistance offered within the grant allocation provided. Allocation and priorities in the use of HOPWA funds is based on temporary housing support until assistance can be secured through other sources. Only those clients with delays in securing alternative housing support or an inability to qualify for alternative housing support should be placed on tenant-based rental assistance. Supportive services are enhanced by the availability of Ryan White Title I and Title II, and HIV Prevention funding. HIV Prevention support provides Prevention Case Management services to clients who are at risk for re-infection or spreading the HIV disease to others.

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### D. EMA One Year Plan (FY07)

**Table 3. District of Columbia EMA– FY 2007 Plan**

HOPWA Eligible Activity	General Location of Service Provision	Number of People to be Served	Costs
1. Housing Information Services <i>24 CFR 574.300.b.1</i>	District of Columbia	1,850	\$ 525,000
2. Resource Identification - <i>24 CFR 574.300.b.2</i>	District of Columbia		
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities - <i>24 CFR 574.300.b.3</i>	District of Columbia		
4. New Construction (for single room occupancy (SRO) dwellings and Community residences - <i>24 CFR 574.300.b.4</i>	District of Columbia		
5a. Project - based Rental Assistance - <i>24 CFR 574.300.b.5</i>	District of Columbia	478	\$ 1,350,000
5b. Tenant-based Rental Assistance - <i>24 CFR 574.300.b.5</i>	EMSA	817	\$ 7,129,968.20
6. Short-term rent, Mortgage, and Utility payments - <i>24 CFR 574.300.b.6</i>	EMSA	500	\$ 477,929
7. Supportive Services – <i>24 CFR 574.300.b.7</i>	EMSA	2098	\$ 1,281,124
8. Operating Costs - <i>24 CFR 574.300.b.8</i>	Suburban Virginia	400	\$ 210,500.07
9. Technical Assistance – <i>24 CFR 574.300.b.9</i>	District of Columbia		\$ 54,379.30
10a. Admin. Expenses - 7% cap – <i>24 CFR 574.300.b.10</i>	District of Columbia		\$
10b. Admin. Expenses – Grantee 3% off the top - <i>24 CFR 574.300.b.10</i>	District of Columbia		\$ 341,100.00
<b>Total</b>		6143	<b>\$ 11,370,000</b>

*The number projected in this table is an estimate based on current AIDS cases. The District began its HIV reporting in FY06 and a substantial increase in the number of HIV cases is expected. HAA has implemented several rapid testing initiatives, in light of this, HAA will be requesting additional HOPWA funding to meet the needs based on the anticipated increase of new infections.*

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## PART IV: JURISDICTIONAL PRIORITIES AND PLANS

### A. The District of Columbia

#### Incidence of HIV/AIDS

Table 4 below shows the incidence of HIV/AIDS in the District of Columbia by geographic and demographic distribution, using the 8 political subdivisions (Wards).

**Table 4. Incidence of HIV/AIDS in the District of Columbia**

Ward	Cumulative AIDS Incidence December 31, 2003		Recent AIDS Incidence (1996 - 2003)		Recent AIDS Incidence Selected Risk Indicators				
	No.	%	No.	%	Female to Male Ratio (Adult Cases)	% Cases among Injecting Drug Users (IDU's)	% Cases Related to IDU through sex or childbirth	% Cases Heterosexual sex w/ a person with HIV; risk unspecified	MSM Total (Including MSM/IDU)
1	2,788	16.6%	1,068	15.5%	1 to 3.42	18.9%	4.0%	30.3%	45.8%
2	2,557	15.3%	886	12.9%	1 to 4.08	16.0%	3.6%	26.4%	53.0%
3	503	3.0%	118	1.7%	1 to 5.50	8.5%	3.4%	24.8%	63.2%
4	1,532	9.1%	667	9.7%	1 to 2.60	22.6%	4.4%	35.0%	36.8%
5	2,053	12.1%	915	13.2%	1 to 2.30	27.3%	5.5%	33.4%	33.4%
6	2,283	13.6%	903	13.1%	1 to 2.93	24.0%	5.5%	28.4%	41.3%
7	1,430	8.5%	735	10.7%	1 to 1.51	35.1%	7.7%	35.0%	21.4%
8	1,603	9.4%	876	12.6%	1 to 1.36	33.8%	7.6%	37.9%	20.2%
Total	14,749	87.7%	6,168	89.5%	1 to 2.45	24.7%	5.4%	31.9%	37.2%
<b>Total</b>	16,532*	100.0%	7,027*	100.0%	1 to 2.58	26.6%	5.6%	31.0%	36.0%

\*Total includes 1,783 cases who were incarcerated, homeless, or with unknown residence.

#### Distribution of HIV/AIDS in the Community:

Since the advent and wide spread use of highly active anti-retroviral therapy, or HAART, in 1996 there has been a shift in the demographics of diagnosed AIDS cases. While the number of cases in wards 1 and 2 has declined slightly, the percentage of cases in ward 3 has fallen to half the number

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of cumulative cases. In addition, AIDS cases diagnosed among persons living in wards 7 and 8 have risen, with cases in ward 8 increasing by 3.2 percent.

The selected risk factors of recent AIDS incidence, following HAART, give some indication of the underlying differences in numbers of AIDS cases in the District. The ratio of female to male adult AIDS cases shows that there are approximately five times more male AIDS cases than female AIDS cases in ward 3. The burden of disease by gender is much more evenly distributed among persons living in wards 7 and 8, where the ratio of male to female adult AIDS cases is 1 to 1.51 and 1 to 1.36 respectively. Wards 7 and 8 have a much higher percentage of cases related to injecting drug use (IDU), with 35 percent of recent cases among IDU's in ward 7 and 34 percent of recent cases in ward 8. Cases related to injection drug use through sexual contact or childbirth are significantly higher in wards 7 and 8 compared to the District as a whole and to all other wards. The percentages of heterosexual contact cases in wards 7 and 8, thirty five (35) and thirty eight (38) percent respectively, are higher than the District as a whole and higher than in other wards.

The most affected segments of the population of recent and living AIDS cases are men who have sex with men (MSM), comprising the largest group, 32% (recent) and 37% (living) respectively. Injecting drug users comprise the next largest group in recent and living cases, with about 25% of recent and 24% of living AIDS cases among this group.

Also in the District, there is an increased impact of HIV/AIDS in the heterosexual community in the reporting period 1996 – 2003. AIDS cases attributed to heterosexual contact make up about 22% of recent AIDS cases and about 20% of living AIDS cases.

The recent requirement of HIV case reporting by laboratories has caused the number of newly discovered AIDS cases to significantly rise. AIDS cases reported to the health department from laboratory reporting often do not have risk information and are thus categorized as no identified risk or NIR. AIDS cases with no identified risk make up nearly 16% of living AIDS cases and about 19% of recent cases.

#### Homeless HIV/AIDS Families and Individuals –Needs for Housing and Support Services

There are different estimates of the need for homeless housing services. According to the Community Partnership for the Prevention of Homelessness, the unmet need for HIV+ homeless individuals is estimated to be 281 slots for individuals and 248 slots for homeless families. The gap analysis suggests that the total unmet need for HIV/AIDS housing services for the homeless is 529 slots.

The D. C. HIV/AIDS Administration (HAA) anticipates a greater unmet need based on the following:

- ❑ HAA has historically reported AIDS cases and not HIV;
- ❑ The Centers for Disease Control and Prevention (CDC) has mandated that the District report HIV cases;
- ❑ HAA epidemiologists have begun the surveillance of HIV and observed an enormous increase in infections;

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- Two (2) wards of the District (7&8) have not received the housing outreach needed for their target population and will have a greater focus during implementation of this Consolidated Plan; and
- CDC's new initiative "Prevention for Positives" will greatly impact the numbers of Persons Living with HIV/AIDS currently being served.

In order to adequately address this need, approximately \$11 - 14 million a year is needed for rental subsidies and other housing services. In March 2002, the HIV/AIDS Administration provided funding for 120 tenant based rental assistance vouchers to address the rising need for long-term rental assistance. In FY 2004-2005, HAA provided 629 tenant-based rental assistance, emergency and supportive housing services as part of the housing continuum.

The HIV/AIDS Administration estimates that 278 homeless families with HIV/AIDS in the District need housing and support services, with 92 families currently being assisted. Over the next five years, DC will provide housing services and assistance to 370 (278 unduplicated) families. Table 4 on the following page shows the distribution of services to be provided over the five- year period.

There are 802 individuals with HIV/AIDS requiring housing and support services. Currently 471 persons are receiving housing assistance and services, and over the next five years, DC will provide services to another 331 persons, in increments of 66 per year.

#### **DC Priorities –FY 2007**

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

The HOPWA eligible activities funded in the District of Columbia Action Plan Table will maintain and support the existing diverse housing continuum.

#### **During FY 2007 priorities:**

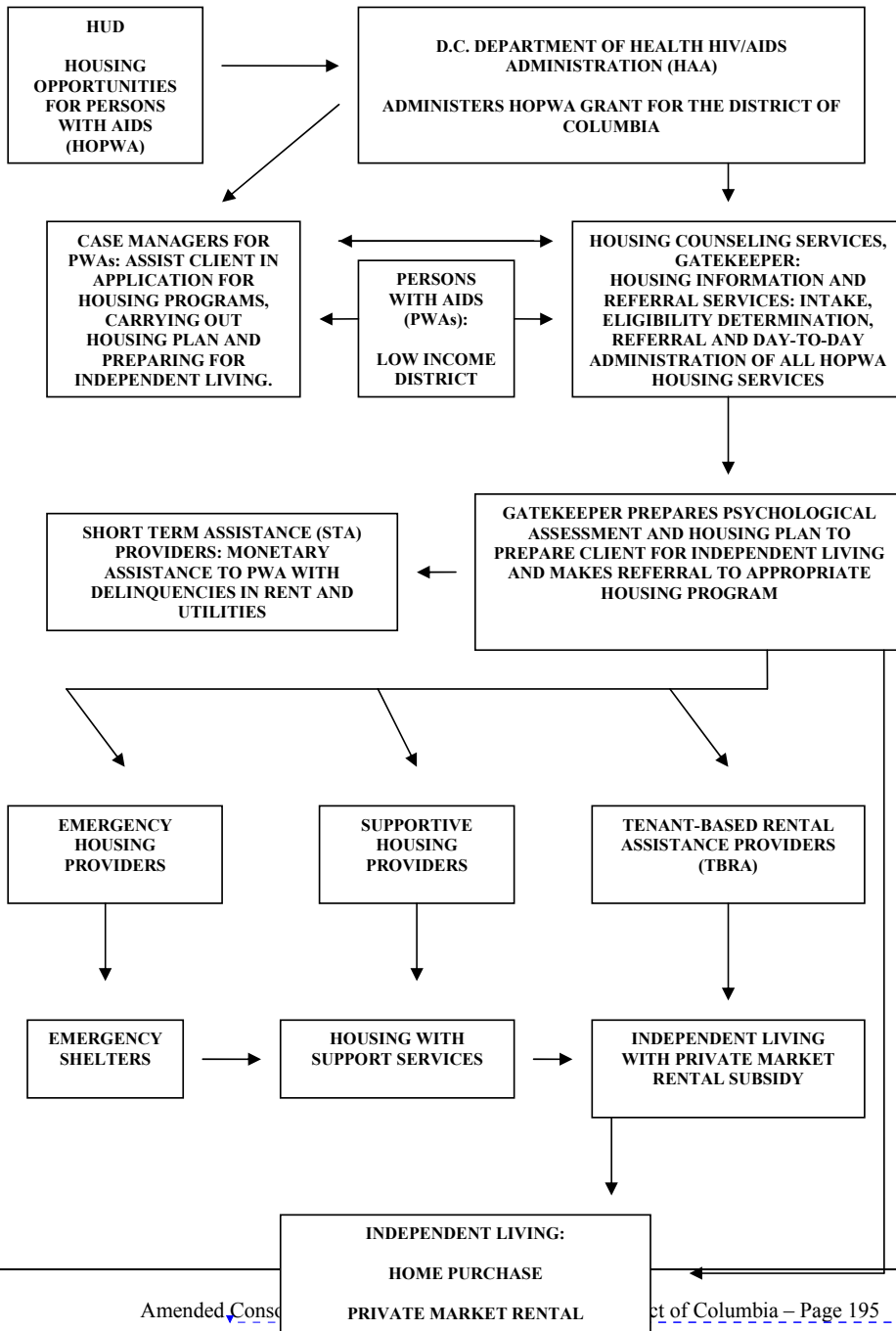
- Decrease the current waiting list for TBRA and Supportive Housing;
- Continue to provide opportunities to empower clients to self sufficiency;
- Provide housing information and referral;
- Develop and implement standardized program policies, and
- Ensure quality-housing options.

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**HOUSING CONTINUUM**



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**Needs Tables for Homeless/HIV Families and Individuals**

Table 5, below, and Table 6 show the needs of homeless families and individuals over the five-year period and the FY07 goals the District has set to fill housing and service gaps.

<b>Table 5: Homeless HIV Needs Families</b>				<b>District of Columbia Only</b>																			
Homeless Needs		Needs	Current	Gap	5-Year Quantities																		
					Year 2		Year 3		Year 4		Year 5		Year 6		Year 7								
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							
Beds	36.Tenant Based Rental	150	92	58			11																
	37.Emergency Housing	120	35	85			17																
	38.Supportive Housing	130	42	88			18																
	<b>Total</b>	<b>400</b>	<b>169</b>	<b>231</b>			<b>46</b>																
Supportive Services	39.Job Training	398	123	275			55																
	40.Case Management	528	216	312			62																
	41.Substance Abuse Treatment	0	0	0																			
	42.Mental Health Care	0	0	0																			
	43.Housing Placement	278	139	139			28																
	44.Life Skills Training	398	123	275			55																
	Other (Transportation	209	123	86			66																
People	45.Chronic Substance Abusers	0	0	0																			
	46.Seriously Mental Ill	0	0	0																			
	47.Dually Diagnosed	0	0	0																			
	48.Veterans	0	0	0																			
	<b>49.Persons with HIV/AIDS</b>	<b>400</b>	<b>169</b>	<b>231</b>			<b>46</b>																
	50.Victims of Domestic Violence	0	0	0																			
	51.Youth	0	0	0																			
	Other	0	0	0																			

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<b>Table 6: Homeless HIV Needs Individuals</b>				<b>District of Columbia Only</b>																
Homeless Needs		Needs	Current	Gap	5-Year Quantities															
					Year 2 FY07		Year 3 FY08		Year 4 FY09		Year 5 FY10		Year 6 FY11							
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						
Beds	36.Tenant Based Rental	425	287	138			28		28											
	37.Emergency Housing	200	70	130			26		26											
	38.Supportive Housing	200	114	104			21		21											
	Total	802	471	331			66		66											
Supportive Services	39.Job Training	398	100	298			60		60											
	40.Case Management	802	471	331			66		66											
	41.Substance Abuse Treatment	0	0	0																
	42.Mental Health Care	0	0	0																
	43.Housing Placement	802	401	401			80		80											
	44.Life Skills Training	398	100	298			60		60											
	Other (Transportation)	400	205	195			39		39											
	People	45.Chronic Substance Abusers	0	0	0															
46.Seriously Mental Ill		0	0	0																
47.Dually Diagnosed		0	0	0																
48.Veterans		0	0	0																
49.Persons with HIV/AIDS		802	471	331			66		66											
50.Victims of Domestic Violence		0	0	0																
51.Youth		0	0	0																
Other		0	0	0																

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### Barriers:

Some of the barriers that the HIV/AIDS Administration seek to address in during the FY 2007 period are as follows:

- The shortage of housing (landlords are in many cases reluctant to accept vouchers as they can get higher rents in open market)
- Cultural orientation of the clients further exacerbates the housing situation. Many clients are immigrants with little support structure;
- Leverage of funding for housing providers to cover other costs; and
- Shortage of job training, vocational and educational programs

The District's HIV/AIDS Administration, in collaboration with its governmental and community partners will address the issue of affordable housing for at least half of its PWAs being provided HOPWA services by streamlining supportive services to include education, job readiness, job training, economic development, and the availability of the services necessary for the sustainability of viable project-based housing. In addition, PWAs have expressed the desire of home ownership, which is another barrier that we will continue to work toward in collaboration with our housing counseling services provider.

### **District of Columbia Homeless Strategy**

Strategies for obtaining increased number of housing slots from year FY 2007 advocating for more funding from HUD as we anticipate the identification of many PWAs and their integration into HAA's care delivery system. Additionally, HAA will continue implementing the Gatekeeper Program in order to integrate, facilitate, and improve the access and delivery of housing to residents with HIV/AIDS. The attainment of increased targets is significant to HAA's 2006 -2010 objectives and strategies in that it continues to support the growing population of residents with HIV/AIDS by expanding their housing options. Other strategies include:

- Revamp, develop and enforce consistent use of reporting tools to assist data gathering;
- Incorporate monitoring and evaluation plans into the programs at initial implementation stage to ensure that the activities fulfill their desired purpose;
- Establish five (5) focus group/roundtables of nonprofit housing developers, other programs (mental health/substance abuse) realtors, and housing professionals to brainstorm on methods to expand housing options for families with children to begin in FY08.

Four major strategies are proposed to build the capacity of community and faith-based HIV/AIDS service providers:

- Provide training and technical assistance;
- Promote community specific research;
- Promote cultural competency of organizations; and

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- Provide effective supportive services capabilities.

#### Selection and Monitoring of Sub-grantees/Sponsors:

In the District of Columbia, project sponsors are selected through a competitive Request for Application (RFA) process. This is to ensure that a fair and equitable process continues. It is the intent of HAA to continue funding for existing HOPWA tenant-based rental assistance.

In order to facilitate the management and delivery of the HOPWA program, the grant monitors in the Grants and Contract Management Division at HAA provide monitoring of HOPWA programs in the District of Columbia. Two HIV/AIDS Housing Program Specialists in the Health and Support Services Division provide programmatic oversight for all HOPWA providers in the District of Columbia and the jurisdictions. Project Monitors conduct monthly reviews and desk audits of all source documentation submitted and monthly reimbursement requests. In addition, monitors and program staff conduct regular onsite visits to assess the implementation of programs.

In the District of Columbia, the geographical distribution of funding priorities is performed after a detailed analysis of epidemiological data has taken place including a thorough review of AIDS incidence data. Once a specific area is identified as a "priority point" in terms of need and lack of availability of community or governmental resources, every effort is made to allocate additional resources intended to address those identified needs. For example; although we have identified African American women of child-bearing age with and without children as a group in continuous need of prioritization, after recent analysis we have been able to establish wards 7 and 8 (both east of the Anacostia river) as an investment priority.

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

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

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In order to facilitate the management and delivery of the HOPWA program, the grant monitors in the Grants and Contract Management Division at HAA provide monitoring of HOPWA programs in the District of Columbia. Two HIV/AIDS Housing Program Specialists in the Housing Services Division provide programmatic oversight for all HOPWA providers in the District of Columbia and the jurisdictions. Project Monitors conduct monthly reviews and desk audits of all source documentation submitted and monthly reimbursement requests. In addition, monitors and program staff conduct regular onsite visits to assess the implementation of programs.

For FY 2007, HAA has identified the following indicators to be monitored:

- Identifying and tracking programs and project results;
- Assessing the performance of sub-contractors through site visits;
- Ensuring timely expenditure of funds;
- Documenting compliance with program rules;
- Prevention of fraud and abuse; and
- Identification of innovative tools and techniques that support program goal.

### Institutional Structure

The HIV/AIDS Administration comprises the following divisions: Ryan White Titles I & II which includes the Aids Drug Assistance Program, surveillance and data management and analysis, grants and contracts management, HIV prevention and intervention services, HOPWA, communications and administration.

To access housing services, all clients are referred to the Gatekeeper agency and are assigned a secondary case manager. The Gatekeeper is responsible for providing housing information and referrals including, the maintenance of a centralized waiting list, the development and implementation of client comprehensive assessments, and the establishment, in collaboration with a clinical social worker, a housing work plan. In addition, the gatekeeper is also responsible for linking the client with the most appropriate type of housing assistance such as emergency assistance, short-term rent, mortgage and utility assistance, tenant-base rental assistance and supportive housing for clients that are not prepared for independent living. To assist the gatekeeper in maintaining continuity, HAA has developed a continuum of housing services to assist clients at various stages in the HIV/AIDS disease progression. HAA's goal is to continue to stabilize clients and empower them toward self-sufficiency during this FY 2007 period, by changing its past focus of capacity building that has benefited providers to focusing on the empowerment and home ownership needs of the consumers.

HAA is also working closely with agencies in the District of Columbia responsible for housing persons with special needs. In doing so, HAA has increased its program related information outreach efforts. Specifically, HAA has enhanced its relationships with the Commission on Mental Health, Addition Prevention and Recovery Administration (APRA), DC Housing Authority, DC Department of Corrections, and the Community Partnership for the Prevention of Homelessness (TCP). Likewise, within the HIV/AIDS Administration program staff responsible for the administration of HOPWA, Ryan White Title I, and Ryan White Title II are working to increase the

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efficiency and effectiveness of HIV/AIDS service delivery system, program linkages and strategic planning for persons with special needs throughout HIV/AIDS continuum of care. HAA's HIV Prevention and Intervention Division is an integral partner as one of its funded programs provides Prevention Case Management (PCM).

Currently the HIV/AIDS Administration is continuing its established a grant agreement with a housing inspection company to provide Housing Quality Standards inspections for all HOPWA funded housing units. This collaborative effort will be on-going throughout this period, to ensure that clients are placed in quality housing. Similarly, HAA provides information to TCP in its efforts to identify the numbers of homeless persons assisted by housing programs in the District of Columbia.

#### Consultation/Coordination

The HOPWA formula grant application is a component of the District's Consolidated Plan, which is prepared by the Department of Housing and Community Development (DHCD). The Department of Health HIV/AIDS Administration provides the HOPWA part of the Consolidated Plan, and receives, administers, and reports on the HOPWA grant.

The Department of Housing and Community Development (DHCD) conducts a broad outreach process in compiling the Consolidated Plan. This outreach includes the DC Department of Health and other government or non-profit organizations with an interest in HIV/AIDS. Several public hearings and consultation sessions were held to enlist community participation and support for proposed uses of the federal allocations. Currently, the Block Grant public hearings include all of the funding programs, i.e., CDBG, HOME, ESG, and HOPWA.

Separately, HAA generally convenes monthly community planning meetings with vendors, consumers and the public. During these meetings information regarding HOPWA, the program goals, objectives, needs and service gaps are shared and discussed in order to enlist relevant consumer issues, concerns and suggestions.

#### Citizen Participation

HAA Housing Program staff regularly obtains feedback from the community regarding the need for HIV/AIDS housing services. The Mayor's Ryan White Title I Regional Planning Council meets monthly on the third Thursday providing a venue for the community to voice concerns about HIV/AIDS services including HIV/AIDS housing, and the HOPWA team meets monthly via invitation with the PWA subcommittees of both the Planning Council and the Jurisdictional Consortiums.

Further, as the Regional Grantee for the Ryan White Title I grant, the HIV/AIDS Administration (HAA) participates in the development of an annual needs assessment. This assessment obtains input from current clients regarding the quality of service provisions throughout the EMA, barriers to care, demographic data and gaps in service. Among the various items, the Ryan White needs assessment survey/questionnaire contains questions regarding housing services. Similarly, during

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alternate years when focus groups are used, housing services are included in the dialogue. The results of this process are taken into account during the development of HOPWA allocations.

In addition, in August 2003, the HIV/AIDS Administration funded the Howard University Center for Urban Progress (CUP) to (1) conduct a needs assessment of housing and other support services available to PWAs in the District of Columbia; (2) to prepare a strategic plan for capacity building of community-based and faith-based organizations providing housing and other services; and (3) to conduct a pilot capacity building workshop for a sub-set of housing and service providers in D. C. HAA expects to publish the results of the PWA Needs Assessment in its FY06 CAPER.

The key informant methodology was used to collect data on the perceived current and future needs of housing and other services providers for capacity building. Based on the recommendations of twelve major housing and other service providers representing a cross-section of geographic and demographic sections of D. C., this study has informed a strategic plan for the HIV/AIDS Administration for the period of 2005-2010. The vision of the proposed plan is to help and support community-based organizations and faith-based organizations respond effectively to the scale and complexity of the HIV/AIDS crisis in the District of Columbia.

**B. The EMA Suburban Jurisdictions**

1) Suburban Maryland

The Suburban Maryland jurisdiction is made up of Prince Georges County, Charles County, and Calvert County.

**Table 7: Demographics for Suburban Maryland**

<b>II.C.1. Jurisdiction</b>	<b>II.C.2. Total Population</b>
Prince George’s County	821,368
** Charles County	120,546
Calvert County	83,529
<b>II.D. Total Suburban Maryland</b>	<b>1,025,443</b>

Source: U. S. Census Bureau; \*\* Charles County data taken from 2000 Census. The 2003 data is not available for this geography.

Incidence of AIDS

**Table 8: Prevalence of Persons Living with HIV/AIDS, as Reported Through 12/31/2004**

<b>Jurisdiction</b>	<b>HIV</b>	<b>AIDS</b>	<b>Total</b>	<b>Percent</b>
Calvert County	35	38	73	1.60
Charles County	108	83	191	4.40

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Prince George's County	2015	2114	4129	94.00
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Source: State of Maryland, Dept. of Health and Mental Hygiene, AIDS Administration (3/2005)

The Prince George's County Housing Authority serves as the project sponsor in Suburban Maryland with oversight responsibilities for Calvert, Charles, and Prince George's Counties.

There will be a number of changes to the structure of the program during the course of the next five years. The major change for Suburban Maryland is that Frederick and Montgomery Counties will no longer be a part of this region. Both jurisdictions will be a part of the new EMSA for Gaithersburg/Bethesda. Additionally, Whitman Walker Clinic will no longer be involved as a housing provider for Prince Georges and Montgomery County clients. The Prince Georges County Housing Authority will provide housing assistance for clients in Prince Georges County while Montgomery County will provide services for clients in their jurisdiction..

#### Current Services:

The Suburban Maryland jurisdictions administer tenant-based rental assistance programs. All rental units in Suburban in Suburban Maryland are available to individuals with HIV/AIDS as long as the rents are reasonable as defined by the U.S. Department of Housing and Urban Development 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.

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.

#### Barriers:

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.

#### Needs:

According to surveys with EMA sponsor jurisdictions, the two primary concerns of participants in Suburban Maryland are the need for affordable and livable housing and the enhancement and expansion of rental assistance programs. Other issues listed by respondents include the need for expanded transitional housing programs, additional housing related emergency assistance, more homeless shelter, reduction in the size of caseloads, enhancement of the case management approach to include services to persons with multiple issues and minority populations, more programs to

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address credit problems, promotion and development of “shared housing” arrangements among persons living with HIV/AIDS and increased single room occupancy facilities.

Another tool used to assess the needs of Suburban Maryland residents is the Homeless Continuum of Care application submitted annually by the jurisdiction for federal funding. This document contains an inventory of all housing units available to HIV-positive individuals as well as information on the number of units necessary to meet unmet needs.

While some transitional housing programs have been added to the service delivery system in Suburban Maryland there are still residents in all jurisdictions on waiting lists for housing assistance including homeless shelters and transitional housing.

### **FY07 Strategic, Suburban Maryland**

#### **Priorities:**

The Prince Georges 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 HRAP program will continue to provide tenant-based rental assistance 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.

Some discussion has taken place regarding plans for new initiatives but no concrete plan have been made to expand the program focus. In the course of the next five years Suburban Maryland will explore the possibility of expansion and with each jurisdiction and try to determine if the needs of the client population have changed. The objectives listed below are based on the second year of the Action Plan for Suburban Maryland FY07.

- Continue to provide tenant-based rental assistance for about 240 persons living with HIV/AIDS.
- Provide tenant-based rental assistance for approximately 20 additional unduplicated persons living with HIV/AIDS per year for 5 years for a total of 340.
- Provide housing related emergency assistance to about 60 persons living with HIV/AIDS per year for 5 years for a total of 300.

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- Work with local health departments to obtain services such as case management through Ryan White and other funds for 340 persons living with HIV/AIDS.
- 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.

#### Selection/Monitoring Sub-Grantees

The project sponsor in each Suburban Maryland jurisdiction was selected through a competitive bidding process.

Monitoring for the Suburban Maryland program is conducted on two levels. The Prince George's County Department of Housing and Community Development performs financial and programmatic monitoring. Financial monitoring consists of reviewing requests for reimbursement from participating agencies. Programmatic monitoring involves data collection to review the progress of agencies toward meeting HOPWA annual objectives and to review the numbers and characteristics of beneficiaries served. Monitoring also involves maintaining complete and accurate files on each jurisdictional program. DHCD provides on-going informal monitoring and technical assistance to the staff of each HOPWA program to prevent the development of problems. When problems are identified the sponsoring agency and the sub-grantees work to resolve them. While most of the issues facing the sub-grantees have been relating to funding and how the financial processing is handled, there has been cooperation on both sides to resolve the issues.

#### Institutional Structure

The HOPWA program is coordinated and promoted through each local Continuum of Care network, which serves homeless people. The Housing Authority of each jurisdiction refers clients who already receive rental subsidy but may need services from their HOPWA operating agency. Local agencies administering the Temporary Assistance for Needy Families (TANF) and the local child welfare agencies responsible for the care of minors facing out-of-home placements also provide referrals to HOPWA agencies.

The Health Department in each Suburban Maryland jurisdiction promotes the prevention of HIV/AIDS through strategies like: increasing awareness and providing effective instruction about HIV/AIDS and other sexually transmitted diseases; encouraging the use of condoms and the reduction of sexual activity among adolescents; decreasing the sharing of needles among intravenous drug abusers and expanding substance abuse treatment programs.

A network of government and private, nonprofit agencies in Suburban Maryland provide services to individuals with HIV/AIDS. Each HOPWA agency collaborates with these entities creating a continuum of care for clients. The Ryan White Care Act, Titles I and II, provides services to

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residents. All such Ryan White services are available to persons served by HOPWA funds. These services allow clients to live independently in their own homes. Service providers offer family and individual counseling, transportation assistance, food donations and housekeeping support to eligible clients. A growing number of nursing homes are increasingly providing skilled care for persons living with HIV/AIDS. Hospice and home-based hospice care are other essential links in the institutional system. The remaining gaps in service will be addressed by continuing to link with community-based organizations and by seeking additional funding through federal, state and local resources.

#### Consultation/Coordination and Citizen Participation:

The planning process for the Consolidated plan 2006-2010 included citizen participation and consultation with public and private agencies that provide assisted housing and health services to persons with HIV/AIDS within the Suburban Maryland jurisdictions.

The *Consolidated Plan* planning process consists of several meetings and planning session at which the community had an opportunity to comment on proposed allocations. The *Consolidated Plan* public hearings include all of the HUD Community Planning and Development programs, i.e., CDBG, HOME, ESG and HOPWA. A public hearing on the *Consolidated Plan* will be held in Prince George's County this year. In addition a community forum is scheduled for April 7, 2005. During this meeting, persons living with HIV/AIDS, concerned citizens, units of local government, public agencies and other interested parties will have reasonable opportunity to comment on the HOPWA program and the needs of the affected population.

Community based organizations like the Family Services Foundation, Prince George's County Department of Health, Prince George's Department of Social Services, Prince George's County Department of Corrections the Regional Veterans Services and other local providers received information on the HOPWA program goals and achievements. Through the distribution of the Suburban Maryland HOPWA "Program Summary," these community organizations were invited to consult on current and future program operations.

The process of citizen participation and consultation established the priorities for the HOPWA program in Suburban Maryland. The priorities for the Suburban Maryland jurisdiction remain the same. They are: the prevention of homelessness, the elimination of homelessness, self-sufficiency, and maximum housing choice for program participants. Prince George's County, bases the funding allocations for the three counties on the incidence on the incidence of HIV/AIDS cases as determined by the AIDS Administration, Maryland Department of Health and Mental Hygiene.

## **2. Suburban Virginia**

### Jurisdiction Summary

The Suburban Virginia portion of the EMA serves 16 counties and cities in rural, suburban and urban areas, including: Arlington, Clarke, Fairfax, Fauquier, King George, Loudoun, Prince

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William, Spotsylvania, Stafford, and Warren counties and the cities of Alexandria, Falls Church, Fairfax, Fredericksburg, Manassas, and Manassas Park. The Northern Virginia Regional Commission (NVRC) is the Project Sponsor on behalf of Suburban Virginia and sub-grants HOPWA funds to county housing agencies and non-profit organizations throughout the Suburban Virginia region on behalf of the District of Columbia grantee.

The cities of Alexandria and Fredericksburg and the counties of Arlington (together with the City of Falls Church), Fairfax (together with the City of Fairfax), Loudoun, and Prince William (together with the cities of Manassas and Manassas Park) are HUD entitlement communities, and as such engage in their own Consolidated Plan processes. All other jurisdictions in Suburban Virginia are included in the Consolidated Plan process for the Commonwealth of Virginia.

### Demographics

Suburban Virginia is a more than 2,000 square mile area situated across the Potomac River from the nation's capital. Proximity to the federal government has made Suburban Virginia one of the fastest growing regions in the United States. Since the mid-1930s, when large numbers of federal workers brought to Washington, DC first began spilling out from the nation's capital, the region's population has increased at a rate four times the national average. Suburban Virginia is home to nearly 2.4 million people.

In the areas closest to Washington, DC, highly skilled jobs dominate, were the area's suburbs rank at the top of the nation in the proportion of collect-educated adults, executive jobs, household and family income, and percentage of working-women. Areas further outside Washington are characterized by more service and blue-collar workers, lower housing costs, and slightly lower educational levels.

The entire region is ethnically diverse with Latinos/Hispanics the predominant ethnic group. Some Northern Virginia counties boast students speaking more than 100 languages in their local public schools.

According to the Metropolitan Washington Council of Governments,

- the average sales price of a home in metro Washington increased 22% between 2003 and 2004 to nearly \$390,000,
- nearly 31% fewer multi-family housing units were approved for construction between 2002 and 2003,
- from 2001-2002, the average rent for metro Washington increased 16%, and
- a minimum wage earner would need to work 177 hours per week to afford the average metro-area rental of \$1,186.

### Demographics of HIV/AIDS

The Virginia Department of Health indicates on December 31, 2003, among persons living with HIV in the Virginia portion of the Washington DC EMA, 70% were male and 30% were female, and 34% were white, 55% were black, 9% were Hispanic and 2% were of other races. During the

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same time period, among persons living with AIDS in the Virginia portion of the Washington DC EMA, 81% were male and 19% were female, and 44% were white, 44% were black, 10% were Hispanic and 2% were of other races.

#### Incidence of HIV/AIDS

Over 4,867 persons are currently living with HIV and AIDS in Suburban Virginia. The following table indicates the distribution of that population across the counties and cities in Suburban Virginia:

**Table 9: People Living with HIV/AIDS by Jurisdiction, as of February 2005**

Jurisdiction	Livings with HIV/AIDS Cases	
	Number	Percentage
Alexandria	1,093	22.5%
Arlington	1,060	21.8%
Clarke	16	.00%
Fairfax	85	1.8%
Fairfax County	1,628	33.4%
Falls Church	44	.009%
Fauquier	44	.009%
Fredericksburg	67	1.4%
King George	18	.00%
Loudoun	147	3.0%
Manassas	155	3.2%
Manassas Park	10	.00%
Prince William	500	10.3%
Spotsylvania	68	1.4%
Stafford	78	1.6%
Warren	29	.5%
<b>Total</b>	<b>4,867</b>	<b>100%</b>

About 80% of persons identified through VDH surveillance lived within the urban/suburban core of the EMSA; the remaining 20% lived in the more rural areas of Fredericksburg, Stafford, Spotsylvania, King George, Fauquier, Clarke and Warren. In an era of declining incidence, Arlington and Fairfax Counties accounted for nearly 40% of the growth in reported cases during the 2000-2001 timeframe.

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### Current Services:

Community Networks in Martinsburg maintains a HOPWA-sponsored residential housing in Martinsburg. This HIV specific housing offers shelter to three (3) individuals for a ten county area in the Eastern Panhandle of West Virginia. All other available housing is either subsidized public, subsidized private or private landlords, who may or may not participate in Section 8 housing. The exact number of rental units available in Berkeley and Jefferson counties is unknown.

The more urban/suburban portions of Suburban Virginia are characterized by a low poverty rate, a low apartment vacancy rate, high rental and acquisition costs, and doubled-up households. Although rental housing shortages and extreme rents that were evident in the early 2000s have abated somewhat, it is still very expensive to live in the Virginia areas closest to Washington, DC. In the rural portions of Suburban Virginia, poverty rates are higher, but vacancy rates are higher and rental and acquisition costs are lower.

The Suburban Virginia HIV/AIDS Housing Plan, January 2001, included a variety of data gathering mechanisms to identify the state of housing and support service needs among persons with HIV/AIDS (PWAs) in Suburban Virginia. The information gathered in the Housing Plan is currently being updated with a series of focus groups targeted to assess housing needs and preferences among a number of HIV-positive subpopulations including: men who have sex with men, formerly incarcerated/recently-released, homeless, older adults, and current HOPWA clients. By mirroring the subpopulations surveyed during construction of the Housing Plan, it is hoped some trends will be revealed about the efficacy of housing activities undertaken with HOPWA since these subpopulations' needs were surveyed as part of the Housing Plan. Needs Assessment activities from the Ryan White CARE Act Title I and II programs and discussions with the Northern Virginia HIV Consortium process have also contributed to HOPWA program design.

### Barriers:

The primary obstacle facing HOPWA participants in Suburban Virginia is the scarcity of affordable housing. Vacancy rates and high average rents create a series of affordability barriers for residents. Individuals who do not receive rent subsidy have difficulty finding appropriate places to live. Apartments in the Suburban Virginia region are too expensive for many low-income residents.

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## One Year Strategic Action Plan, Suburban Virginia

Major goals and activities toward accomplishing the Suburban Virginia Action Plan are to:

- Provide an estimated 176 units of tenant-based rental assistance to persons living with HIV/AIDS;
- Provide short-term housing assistance to approximately 200 persons living with HIV/AIDS each year for five years totaling 1,450;
- Provide information and referral services to over 950 persons a year for FY07;
- Provide support services to 200 PWAs; and
- Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.

During the time period, FY 2007, Suburban Virginia will continue to focus on the following activities:

- Continue to diversify the continuum of housing and support services funded by HOPWA;
- Increase leveraging of HOPWA with other funding sources;
- Empower clients through housing counseling and skills building workshops to be successful in their housing search and maintenance of safe, decent residences;
- Continue to re-evaluate and fine tune information and referral provided through HOPWA
- Fund critical support services for HOPWA eligible persons;
- Establish a pilot project to transition people receiving HOPWA rental assistance to unsubsidized housing after a set period of assistance; and
- Continue to refine services to more closely meet PWA-expressed preferences.

The continuum of housing services purchased with HOPWA funds for the coming year was broadened to include:

- Negotiation of arrangements for set aside rental units (i.e. non-development);
- Purchase of transitional housing paired with support services;
- Expansion of supportive services;
- Provision of extensive HIV/AIDS housing information; and
- A housing counseling program designed to assist residents gain and maintain housing.

### Leveraging with non-HOPWA Housing

A myriad of services are provided by local government community-based organizations, including traditional human services as well as those funded specifically for PWAs through Titles I, II, III, and IV of the Ryan White CARE Act. Some HIV/AIDS clients are also served through local and state government housing programs, including real estate tax relief, local rental assistance programs,

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rehabilitation, and local housing trust funds, tax credit funding streams, and the like. Section 8, Section 811, and public housing are also used by PWAs residing in Suburban Virginia.

### Selection and Monitoring of Sub-Grantees

Competitive Request for Applications processes are developed to solicit providers for newly identified HOPWA services or when it becomes necessary to replace an existing Project Sponsor. Project sponsors would be replaced in situations where they decline to continue in the HOPWA program or when serious deficits are identified during monitoring visits that project sponsors refuse to address in accordance with remediation plans. Project sponsors in good standing on HOPWA, who wish to continue offering services, receive continuation contracts.

### Institutional Structure

A network of government and private nonprofit agencies in Suburban Virginia provides services to individuals with HIV/AIDS. HOPWA funded organizations collaborate with these entities to provide a strong opportunity for coordinated care for clients. For the first time this year, our region has experienced shortages in the areas of primary medical care for persons with HIV/AIDS.

Most Ryan White funded primary medical care providers either maintain a waiting list or have stopped taking new patients. These shortfalls can be attributed to a patient population that is growing substantially faster than one would expect based on reported case counts, coupled with rising costs and relatively flat funding. Therefore, for the first time in Suburban Virginia, the Northern Virginia HIV Consortium has voted to enable HOPWA supportive services funding to be used to fund service areas in which we are experiencing shortages in Ryan White. This phenomenon has been seen more and more frequently across the country, as funding for HIV/AIDS services fails to keep up with demand. These medical and supportive services that will be purchased by HOPWA will allow clients to continue to live independently in their own homes and communities. Ryan White and or HOPWA funded service providers offer benefits/entitlements counseling, transportation assistance, food assistance, translation/ interpretation and childcare in those instances in which such supports are needed for eligible clients.

### Consultation, Coordination & Citizen Participation

The planning process for the fiscal year 2006 HOPWA application involved citizen participation through the Northern Virginia HIV Consortium and consultation with public and private agencies that provide assisted housing and health services to persons with HIV/AIDS within the Suburban Virginia jurisdictions. The entitlement communities provide for citizen participation in their Consolidated Plan development processes. The Virginia Department of Housing and Community Development offers citizen comment for the non-entitlement communities as part of the State Consolidated Plan process. Consolidated Plan processes normally consist of several public hearings at which community members have an opportunity to comment on proposed allocations for all of the HUD Community Planning and Development programs, i.e., CDBG, HOME, ESG and HOPWA.

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Updates on the status of the HOPWA program are provided periodically to the Northern Virginia HIV Consortium. The Consortium is the Northern Virginia Ryan White CARE Act Title I and Title II Ryan White CARE Act planning group. The Consortium meetings provide an opportunity to review program achievements, share information on financial resources, and solicit community participation in implementation and planning issues. Opportunities for consumer input also are available to users of the web-based information system developed funded by HOPWA called the HIV Resources Project at [www.novaregion.org/hiv](http://www.novaregion.org/hiv).

Each of the Suburban Virginia service providers has extensive linkages to community programs throughout the region – through their own networks (governments or nonprofits), through the HIV Resources Project and through the Northern Virginia HIV Consortium. The Consortium provides a coordinating forum, and the committee structure of the Consortium allows for discussion of common issues in program design and program execution. Coordination of services and administration throughout the region is enhanced by communication facilitated by the Virginia Project Sponsor.

#### Justification for Funding Allocation

The funding allocations and priorities presented in the Action Plan table reflect the results of needs assessment activities, the priorities of the AIDS Housing Plan and input from the Northern Virginia HIV Consortium, which includes persons living with HIV/AIDS and concerned service providers.

Historically the emphasis in HOPWA services in Virginia has been on long-term housing accomplished through tenant-based rental assistance, limited short-term rental assistance and partial operating support for the region's one AIDS residence. Information contained in the HIV/AIDS Housing Plan suggested a need to add different types of services to meet other PWA needs. Therefore, the continuum of housing services purchased with HOPWA funds was broadened to include: negotiation of arrangements for set aside rental units (i.e. non-development), purchase of transitional housing paired with support services, expansion of supportive services, provision of extensive HIV/AIDS housing information, and a housing counseling program designed to assist residents gain and maintain housing.

#### Alignment of Jurisdictional Priorities with EMA Priorities

Consistent with regional priorities, the HOPWA Program in Suburban Virginia plays an important role in offering a diversified continuum of housing services to persons who are challenged by HIV/AIDS. The program design for Suburban Virginia sustains the availability of short-term assistance, provides access to tenant-based long-term subsidies, provides access to housing counseling and information and referral services, and increases the housing supply thorough periodic housing acquisitions. The HIV Resources Project addresses the regional priority of providing good information to PWAs. The housing counseling program addresses the regional goal of empowering clients toward self-sufficiency. Consistent with another regional goal, all clients receiving ongoing HOPWA assistance receive an initial and yearly HUD housing quality inspections. The transitional housing slots funded in Virginia are consistent with the regional goal

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of providing limited term assistance to HOPWA eligible persons while providing them with life skills and training to move on to an unsubsidized housing placement.

As well as access to housing resources, many HOPWA clients also have access to health care and other services offered through the Ryan White CARE Act and other programs. HOPWA funded organizations refer participants in need to case managers, housing counseling, or the HIV Resources Project. HOPWA agencies in Suburban Virginia also participate in the applicable local or state Consolidated or other planning processes. The priorities and allocations of the Suburban Virginia region also correlate with those of the Washington, D.C. Eligible Metropolitan Statistical Area.

### **3. West Virginia**

#### Lead Agency:

The AIDS Network of the Tri-State Area (ANTS) is the administrative agent for the Ryan White Title I and HOPWA funding for the West Virginia jurisdiction of the Washington DC EMA.

#### Incidence of AIDS

The total population of West Virginia according to the 2000 Census is 1,810,354 with 95.0% white and 5.0% non-white. The total population in Jefferson County is 46,270 with 91% white and 9% non-white. . The total reported AIDS cases in West Virginia as of December 2003 are 1256 with 79% white and 20% non-white. Jefferson County is a part of West Virginia Public Health District VIII for the purpose of HIV/AIDS statistical data reporting. Jefferson and Berkeley counties have the highest number of HIV/AIDS cases reported in the Eastern Panhandle of West Virginia. As of December 2003 WV Public Health District 8 reported a cumulative total of 163 cases of AIDS. 79% of the AIDS cases were male and 21% of the AIDS cases were female. 69% of the AIDS cases were white and 31% of the AIDS cases were black/other/unknown. The major risk behavior for AIDS cases reported was men having sex with men (43%), followed by injecting drug use (25%) and heterosexual contact (15%).

#### Statewide Needs:

In the West Virginia Statewide Coordinated Statement of Need, current and emerging needs in housing were identified as:

- increasing the availability of safe and affordable assisted living housing;
- provision of transitional housing;
- better access to medical care;
- mental health care, and
- entitlement programs.

The housing should offer support services to those PLWHAs who have been multiply diagnosed and have substance abuse or mental health issues. West Virginia is presently experiencing a

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medical crisis, which includes rising medical malpractice insurance rates and qualified medical personnel leaving the state. This crisis has also prevented the state from attracting qualified medical personnel to care for those infected with HIV. The West Virginia AIDS Drug Assistance Program (ADAP) established a waiting list for services in February 2002, and as of March 2005, a total of forty-two (42) individuals are on the waiting list. Many of these individuals have received some assistance from the Presidential HIV/AIDS Initiative announced in June 2004.

### **Jefferson County:**

The housing needs in Jefferson County are fairly well defined by the West Virginia Statewide Coordinated Statement of Need. The housing needs of the West Virginia Jurisdiction are dependent on the activity from the Martinsburg VA Medical Center's Substance Abuse and Homeless Programs. Many of the HIV-infected veterans that pass through these programs will establish residency in Berkeley or Jefferson counties. A few have families but most are single men with histories of substance abuse and mental health issues and criminal histories that make them ineligible for public subsidized and private subsidized housing.

### Barriers:

Barriers and gaps to these services were identified as situations unique to the geography of the state of West Virginia, such as a lack of transportation infrastructure, and the lack of housing with support services. Support services needed in the state of West Virginia were identified as better access to medical care, mental health care and entitlement programs. The barriers to access are the lack of a transportation infrastructure.

The greatest barrier in the Jefferson County area is the lack of convenient transportation services to access services that are available only in the Berkeley County area. The transportation issue for HIV-infected individuals has been addressed by contracting a local transportation service to provide transportation related to accessing necessary services, such as medical and dental care, mental health/substance abuse counseling, appointments with Social Security and the DHHR, and grocery shopping.

### **2007 Strategic Plan West Virginia**

- Develop a case management housing information and referral program in cooperation with Community Networks to provide access non-AIDS specific housing resources;
- Increase participation in HOPWA housing support by providing support services through Ryan White and other local community services offering medical care, dental care and mental health and substance abuse programs;
- Provide tenant based rental assistance to 10 clients by the end of 2007
- Empower 10 clients toward self-sufficiency through 25 units of support services (training programs) during 2007:
- Establish housing case management plans to transition 15 clients, who are able, off assisted housing subsidies by the end of 2007: and

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- Provide HUD Quality Standard Inspections for all tenants receiving tenant based rental assistance; and

#### Selection/Monitoring Sub-grantees

The AIDS Network is the project sponsor and administrator of HOPWA in Jefferson County in West Virginia. ANTS uses the federal guidelines for Housing Opportunities for Persons with AIDS. We are monitored directly by the District of Columbia, Department of Health, HIV/AIDS Administration.

#### Institutional Structure:

The AIDS Network of the Tri-State Area (ANTS) is a not-for-profit, community-based organization whose dual purpose is to prevent the spread of HIV through education and awareness and to provide support services for those living with the disease. It is the only organization in the Eastern Panhandle that provides a comprehensive, continuing program of HIV prevention education to the general public in the eight counties comprising Public Health District 8. The program also provides physical, emotional and financial support to HIV-positive clients in the areas of Berkeley and Jefferson counties in West Virginia.

#### Consultation /Coordination

The AIDS Network maintains broad-based community linkages. The AIDS Network is member of the Regional Resource Connection, which represents many members of the social and human service community of the tri-county area and provides a referral network that coordinates with the West Virginia Department of Health and Human Resources.

ANTS has established a referral network with the Berkeley County and Jefferson County Health Departments, City Hospital, Jefferson Memorial Hospital and the Martinsburg Veterans Administration Medical Center. ANTS interacts with Hospice of the Panhandle, Department of Public Health AIDS program, Jobs Corps Center, American Red Cross, Big Brothers/Big Sisters, Boys and Girls Club, Good Shepherd Interfaith Volunteer Caregivers and Destiny Baptist Church HIV/AIDS Outreach and Substance Abuse Outreach programs. All clients are referred to Community Networks (a member of the West Virginia Coalition for People with AIDS) and the AIDS Task Force (the West Virginia Ryan White Title II program). The AIDS Network is presently one of the resource referral organizations for the Ryan White Title III program associated with West Virginia University in Morgantown, WV and located at Shenandoah Valley Medical Systems in Martinsburg, WV.

Our organization has established a relationship with the West Virginia Community-Based Organization Alliance. The Network is a member of the West Virginia Community-Based Organization Coalition. Through sponsorship of educational programs in local schools, seminars and HIV education classes for the community, the AIDS Network has been a consistent and widely recognized contributor to the Eastern Panhandle communities and provides a strong link to other State and National resources.

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Citizen Participation:

The Local Ryan White Jurisdictional PLWHA Committee meets on the second Wednesday of each month. ANTS provides the majority of the necessary support services for HOPWA through the Ryan White Title I funding received from the HIV/AIDS Administration in Washington, DC. During these meetings the PLWHAs voice their concerns and needs to the AIDS Network. The attendance at these meetings averages 8 to 12 participants. These interested PLWHAs are actively involved in the evaluation and allocation process of funding received by the AIDS Network.

The AIDS Network participated in a statewide HOPWA Housing Needs Assessment with the West Virginia Coalition for People with AIDS during 2002. This needs assessment provided not only the West Virginia statewide needs for HIV/AIDS-related housing but provided a separate document noting the needs of Berkeley and Jefferson counties.

The FY 2007 Action Plans for the EMA start on the following page.

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# PART V

## HOPWA ACTION PLAN 2007

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## ***PART V: CONSOLIDATED ACTION PLANS***

As of this writing the FY 2007 HOPWA formula grant has not been announced (Jan, 2006). The proposed plan is based on the FY 2006 allocation.

The total HOPWA formula grant for the Washington, D.C. EMA HOPWA Year 15 or Federal FY 2007 was \$11,307,000. A formula based on the cumulative number of reported AIDS cases is used for the distribution of funds to each jurisdiction and a .4% contribution from the District of Columbia to Suburban West Virginia. The HOPWA allocation for Year 15 (FY07) grant will be distributed as follows:

**HOPWA, AP Table 1**

### **HOPWA YEAR 15 FORMULA**

	<b>100%</b>	<b>58.90%</b>	<b>3%</b>	<b>97%</b>	<b>100%</b>
<b>D.C.</b>	<b>\$11,370,000</b>	\$6,696,930.00	\$200,907.90	\$6,496,022.10	\$6,696,930.00
<b>MARYLAND</b>		<b>25.53%</b>	<b>3%</b>	<b>97%</b>	<b>100%</b>
<b>Prince Georges Co.</b>		\$2,675,361.00	\$80,260.83	\$2,595,100.17	\$2,675,361.00
<b>VIRGINIA</b>		<b>16.57%</b>	<b>3%</b>	<b>97%</b>	<b>100%</b>
<b>NVRC</b>		\$1,884,009.00	\$56,520.27	\$1,827,488.73	\$1,884,009.00
<b>WEST VIRGINIA</b>		<b>1%</b>	<b>3%</b>	<b>97%</b>	<b>100%</b>
<b>AIDS Network</b>		\$113,700.00	\$3,411.00	\$110,289.00	\$113,700.00
		100.00%			
		\$11,370,000.00	\$341,100.00	\$11,028,900.00	\$11,370,000.00
<b>SUBTOTAL</b>		\$11,028,900.00			
<b>REGIONAL GRANTEE</b>		\$341,100.00			
<b>EMA TOTAL</b>		\$11,370,000.00			

The District's .4% contribution to West Virginia is necessary to prevent this jurisdiction from receiving less than 1% of the HOPWA grant. HOPWA regulations and guidance indicate that funding for EMA's administrative charges are limited to 10% of the total grant award, or 2,800. Three percent (3%) or \$282,840 off the top leaves \$659,960 or 7% of the total award for proportional the EMA.

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## Justification of Funding Allocations

The District of Columbia is a jurisdiction that consists of 63 square miles, eight wards and many diverse neighborhoods. AIDS cases reported through December 31, 2001, surveillance data indicates that the District has a cumulative AIDS total of 13,899 with 7,418 currently reported as living with AIDS. HIV infections are believed to be higher than reported AIDS cases. In fact, residents of the District of Columbia are disproportionately affected by the AIDS epidemic. District residents comprise .24% of the population nationwide, but 1.6% of the AIDS cases nationwide. Among the reported 13,040 live HIV/AIDS cases 16% are white, 79% are Black and 4% are Hispanic. Reported AIDS cases comprise 77% adult males, 22% adult females and 1% are pediatric. While 89% of reported AIDS cases are among persons between the ages of 20 - 49, those 50 years and older represent 10% of reported AIDS cases.

Housing for Person's Living With AIDS (HOPWA) funds will enable HAA to offer housing information; tenant based rental assistance; short-term mortgage assistance, utility payments and support services relevant to housing. At the same time, HOPWA funds will be used in conjunction with Ryan White Title I, Ryan White Title II, and District Appropriated dollars to establish a continuum of care, increase participation, track clients and improve programmatic reporting. Moreover, HOPWA funds will be utilized to enhance long-term stable housing via referrals to other housing programs such as Section 8.

The FY 2007 EMA Action plan Table appears on the following page.

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AP Table 2, District of Columbia EMA- FY 2007 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Number of People to be Served	Costs
1. Housing Information Services <i>24 CFR 574.300.b.1</i>	District of Columbia Northern VA	1,850	\$ 525,000
2. Resource Identification - <i>24 CFR 574.300.b.2</i>	District of Columbia		
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities - <i>24 CFR 574.300.b.3</i>	District of Columbia		
4. New Construction (for single room occupancy (SRO) dwellings and Community residences - <i>24 CFR 574.300.b.4</i>	District of Columbia		
5a. Project - based Rental Assistance - <i>24 CFR 574.300.b.5</i>	District of Columbia	478	\$1,350,000
5b. Tenant-based Rental Assistance - <i>24 CFR 574.300.b.5</i>	EMSA	817	\$ 7,129,968.20
6. Short-term rent, Mortgage, and Utility payments - <i>24 CFR 574.300.b.6</i>	EMSA	500	\$477,929
7. Supportive Services – <i>24 CFR 574.300.b.7</i>	EMSA	2098	\$1,281,124
8. Operating Costs – <i>24 CFR 574.300.b.8</i>	District of Columbia	400	\$210,500.07
9. Technical Assistance – <i>24 CFR 574.300.b.9</i>	District of Columbia		\$54,379.30
10a. Admin. Expenses - 7% cap – <i>24 CFR 574.300.b.10</i>	District of Columbia		
10b. Admin. Expenses – Grantee 3% off the top - <i>24 CFR 574.300.b.10</i>	District of Columbia		\$341,100.00
<b>Total</b>		6,143	\$ 11,370,000

**DC EMA FY07 Action Plan: Major Goals and Activities:**

- Provide 1,850 units of housing information and referral services for PWAs
- Provide and maintain 817 tenant-based rental assistance slots for PWAs
- Provide 478 PWAs with supportive/transitional housing services;
- Provide 500 PWAs with short-term rent, mortgage and utility assistance; and
- Increasing the availability and/or utilization of support services for 2098 persons.

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AP Table 3 District of Columbia - FY 2007 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Number of People to be Served	III..... Costs
1. Housing Information Services <i>24 CFR 574.300.b.1</i>	District of Columbia	900	\$ 425,000
2. Resource Identification - <i>24 CFR 574.300.b.2</i>	District of Columbia		
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities - <i>24 CFR 574.300.b.3</i>	District of Columbia		
4. New Construction (for single room occupancy (SRO) dwellings and Community residences - <i>24 CFR 574.300.b.4</i>	District of Columbia		
5a. Project - based Rental Assistance - <i>24 CFR 574.300.b.5</i>	District of Columbia	478	\$1,350,000
5b. Tenant-based Rental Assistance - <i>24 CFR 574.300.b.5</i>	District of Columbia	393	\$ 3,407,643
6. Short-term rent, Mortgage, and Utility payments - <i>24 CFR 574.300.b.6</i>	District of Columbia	135	100,000
7. Supportive Services - <i>24 CFR 574.300.b.7</i>	District of Columbia	1873	959,000
8. Operating Costs - <i>24 CFR 574.300.b.8</i>	District of Columbia		\$200,000.70
9. Technical Assistance - <i>24 CFR 574.300.b.9</i>	District of Columbia		\$54,379.30
10a. Admin. Expenses - 7% cap - <i>24 CFR 574.300.b.10</i>	District of Columbia		
10b. Admin. Expenses - Grantee 3% off the top - <i>24 CFR 574.300.b.10</i>	District of Columbia		\$200,907.
<b>Total</b>		3,779	\$ \$6,696,930

Major Goals Toward Implementing the FY07 Action Plan in the District of Columbia are to:

- Provide tenant-based rental assistance for about 393 PWAs;
- Provide Project-based rental assistance for about 478 PWAs;
- Provide supportive services to about 1873 PWAs;
- Provide Housing Information Services to about 900 PWAs;
- Continue to 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;
- Continue to monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds; and
- Each HOPWA agency will continue to assist participants move toward self-sufficiency by providing referrals to job training and other rehabilitation programs.

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**AP Table 4 Suburban Maryland – FY 2007 Action Plan**

<b>HOPWA Eligible Activity</b>	<b>General Location of Service Provision</b>	<b>Estimated Number of People to be Served</b>	<b>Costs</b>
1. Housing Information Services 24 CFR 574.300 b.1			
2. Resource Identification 24 CFR 574.300.b.2			
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities 24 CFR 574.300.b.3			
4. New Construction (for single room occupancy (SRO) dwellings and Community Residences 24 CFR 574.300.b.4			
5. Project - or Tenant-based Rental Assistance 24 CFR 574.300.b.5	Charles, Calvert, and Prince Georges	260	\$2,472,602
6. Short-term Rent, Mortgage, and Utility payments 24 CFR 574.300.b.6	Charles, Calvert, and Prince Georges	60	122,498
7. Supportive Services 24 CFR 574.300.b.7			
8. Operating Costs 24 CFR 574.300.b.8			
9. Technical Assistance 24 CFR 574.300.b.9			
10. Administrative Expenses – Project Sponsors 3% 24 CFR 574.300.b.10			78,380.40
<b>TOTAL</b>		<b>320</b>	<b>\$2,675,361</b>

Major goals and activities toward accomplishing the Suburban Maryland FY07 Action Plan are to:

- Provide tenant-based rental assistance for about 260 persons living with HIV/AIDS.
- Provide housing related emergency assistance to about 60 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.

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**AP Table 5 Suburban Virginia Action Plan Table – 2007 Northern Virginia Regional Commission – Year 15 HOPWA**

HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served	IV. Costs
1. Housing Information Services 24 CFR 574.300 b.1	Suburban Virginia	950	\$ 100,000
2. Resource Identification 24 CFR 574.300.b.2			\$39,954
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities 24 CFR 574.300.b.3			
4. New Construction (for single room occupancy (SRO) dwellings and Community Residences 24 CFR 574.300.b.4			
5. Project - or Tenant-based Rental Assistance 24 CFR 574.300.b.5	Suburban Virginia	176	\$1,209,723
6. Short-term Rent, Mortgage, and Utility payments 24 CFR 574.300.b.6	Suburban Virginia	200	\$243,241
7. Supportive Services 24 CFR 574.300.b.7	Suburban Virginia	200	\$224,071
8. Operating Costs 24 CFR 574.300.b.8	Northern Virginia	12	\$10,500
9. Technical Assistance 24 CFR 574.300.b.9			
10. Administrative Expenses - Project Sponsors 7% 24 CFR 574.300.b.10	Suburban Virginia		\$56,520.27
<b>TOTAL</b>		1538	<b>\$1,884,009</b>

Northern Virginia refers to the cities of Alexandria, Fairfax, Falls Church, Manassas and Manassas Park, and Arlington, Fairfax, Loudoun, and Prince William counties. --Suburban Virginia refers to all Virginia cities and counties located within the Washington, DC EMSA.

#### Updated Goals for Year 15/FY 07, Suburban Virginia

Major goals and activities toward accomplishing the Suburban Virginia Action Plan are to:

- Provide an estimated 176 units of tenant-based rental assistance to persons living with HIV/AIDS;
- Provide short-term housing assistance to approximately 200 persons living with HIV/AIDS;
- Provide information and referral services to over 950 persons a year 15;
- Provide support services to 250 persons in year 15;
- Evaluate opportunities for establishing additional HOPWA services and vendors through allocation of funds to resource development; and
- Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.

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**AP Table 6 West Virginia, FY 2007 Action Plan**

<b>HOPWA Eligible Activity</b>	<b>General Location of Service Provision</b>	<b>Client Target</b>	<b>Budget</b>
Tenant-based Rental Assistance 24 CFR 574.300.b.5	Jefferson County	8	\$ 40,000
Short-term Rent, Mortgage, and Utility Payments 24 CFR 574.300.b.6	Jefferson County	15	\$12,190
Support Services 24 CFR 574.300.b.7	Jefferson County	25	\$ 58,099
Administrative/Indirect 24 CFR 574.300.b.10	Jefferson County	N/A	\$ 3,411
<b>Total</b>		<b>48</b>	<b>\$113,700</b>

Major goals and activities toward accomplishing the West Virginia Action Plan are to:

- Provide an estimated 8 units of tenant-based rental assistance to persons living with HIV/AIDS
- Provide STRU to 15 PWAs
- Provide support services to approximately 25 persons
- Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.

**Alignment of Jurisdictional Priorities with EMSA Priorities**

The HIV/AIDS Administration developed the EMSA Priorities in order to bring the entire jurisdiction to a common goal albeit through different methodologies. Similarly, HAA worked closely with suburban jurisdictions to develop the Strategic Spending Plan for FY 2001 – 2004 and will continue these relationships to further develop and implement the Strategic Plan for 2006-2010. Overall the emphasis is still on long-term housing units, with short-term rental assistance offered within the grant allocation provided. Allocation and priorities in the use of HOPWA funds is based on temporary housing support until assistance can be secured through other sources. Only those clients with delays in securing alternative housing support or an inability to qualify for alternative housing support should be placed on tenant-based rental assistance. Supportive services are enhanced by the availability of Ryan White Title I and Title II, and HIV Prevention funding. HIV Prevention support provides Prevention Case Management services to clients who are at risk for re-infection or spreading the HIV disease to others.

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**Grantee Administrative Agencies:**

**I.A.** District of Columbia (Grantee):

**I.B.** *HIV/AIDS Administration*

**Suburban Maryland:**

*Prince George's County Health Department*

**Northern and North West Virginia:**

*Northern Virginia Regional Commission (NVRC)*

**West Virginia:**

*AIDS Network of the Tri-State Area (ANTS)*

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**APPENDIX C--CDBG-ELIGIBLE CENSUS TRACTS WITH MINORITY CONCENTRATION DATA**

Census Tract	Total Population	White	Black/African American	American Indian/Alaskan Native	Asian	Native Hawaiian/Other Pacific Islander	Some Other Race	Two or More Races	*Hispanic/Latino	Ward
18.03	3,066	381	2,146	7	49	1	351	131	646	4
18.04	4,156	322	2,995	4	35	4	630	166	1,003	4
20.01	2435	538	1,510	11	34	2	247	93	496	4
21.01	5,233	253	4,241	16	45	5	488	185	812	4
25.02	5486	630	3,087	25	39	3	1422	280	2130	4
27.01	5,742	2,184	1,737	37	403	3	969	409	1,628	1
28.01	3629	536	1,842	26	81	5	873	266	1414	1
28.02	4,700	973	1,524	38	337	11	1,527	290	2,398	1
29.00	4189	509	2,285	27	48	0	1016	304	1610	1
30.00	2,829	373	1,930	5	27	0	422	72	663	1
31.00	2755	334	1,839	11	17	5	467	82	824	1
32.00	4,480	249	3,676	27	9	0	377	142	670	1
34.00	4249	153	3,903	9	31	0	50	103	129	1
35.00	3,498	156	2,936	9	34	1	212	150	371	1
36.00	3915	517	2,427	15	124	0	632	200	924	1
37.00	4,990	979	2,839	26	101	4	862	179	1,629	1
46.00	2997	103	2,713	15	39	1	76	50	144	5
47.00	4,382	125	4,034	15	115	1	29	63	49	2
48.01	1876	219	1,448	9	74	0	81	45	176	2
48.02	2,853	209	2,172	9	333	0	94	36	174	2
49.02	2286	610	1,373	24	52	0	178	49	610	2
50.00	7,278	2,746	2,693	29	398	2	1,013	397	2,145	2
52.01	4559	2685	1,058	28	322	10	286	170	588	2
52.02	760	325	163	3	154	0	67	48	140	2
54.02	1	0	0	0	1	0	0	0	0	2
57.01	4,361	3,246	311	7	653	12	54	78	201	2
59.00	1856	170	1,522	5	59	1	31	68	75	6
60.02	608	7	586	6	2	0	0	7	8	6
62.02	12	7	5	0	0	0	0	0	0	2
64.00	2240	79	2034	11	45	0	30	41	60	2
68.01	1997	111	1,847	3	8	0	6	22	20	6
68.04	2628	221	2280	2	20	0	64	41	122	6
71.00	2818	241	2,417	9	57	1	46	47	82	6
72.00	1825	60	1732	4	7	2	4	16	22	6
73.02	3261	63	3,123	3	10	0	23	39	42	8
73.04	4665	40	4564	17	6	0	1	37	20	8
73.08	377	25	321	3	2	0	17	9	42	8
74.01	2996	14	2943	1	0	0	12	26	27	8
74.03	2308	10	2,262	6	1	0	10	19	14	8
74.04	3314	22	3267	3	0	0	1	21	30	8
74.06	3227	5	3,208	5	0	0	1	8	22	8
74.07	2373	29	2305	10	8	1	4	16	25	8
74.08	2166	3	2,146	0	0	0	0	17	10	8
74.09	3444	9	3390	0	1	0	16	28	33	8

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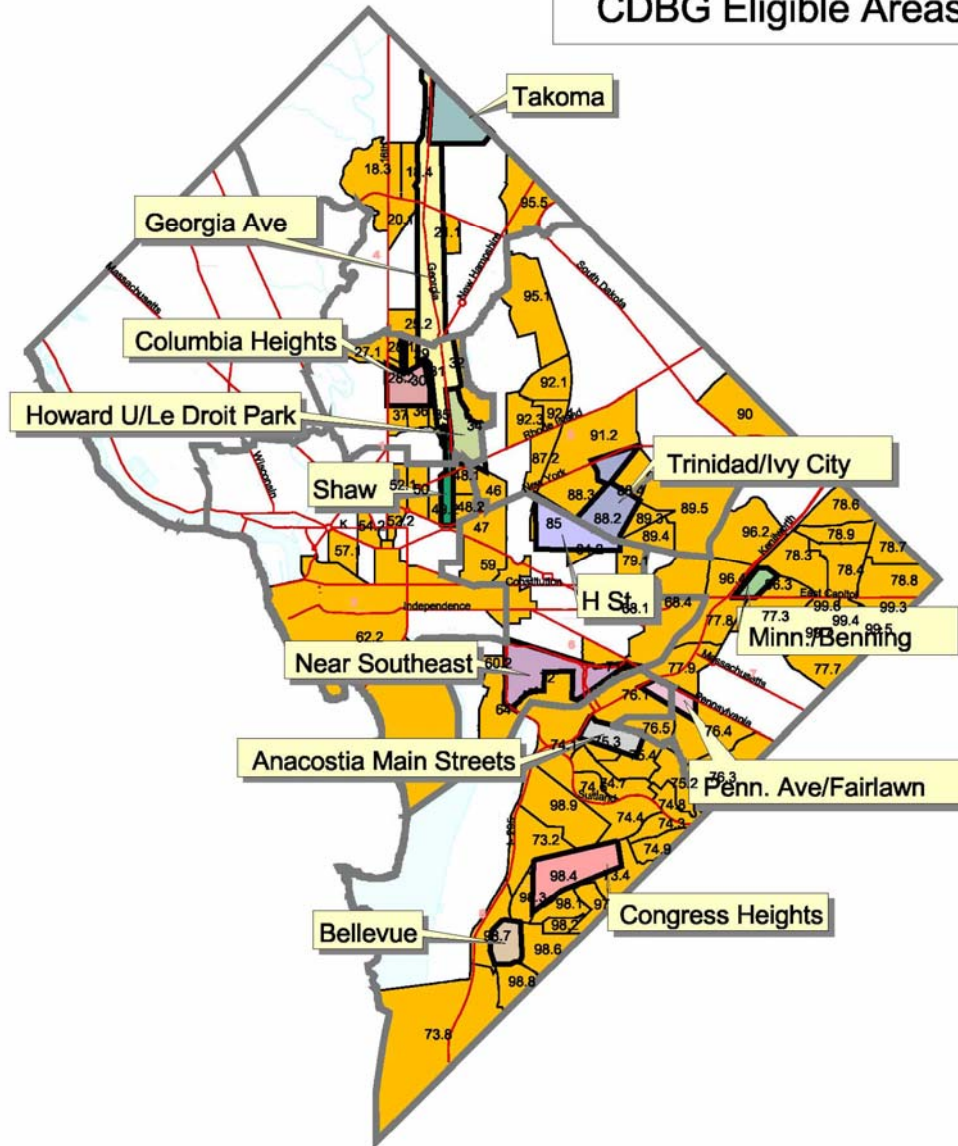
75.02	4221	42	4,101	3	8	0	5	62	34	8
75.03	2515	28	2445	3	5	1	4	29	26	8
75.04	2358	21	2,296	4	13	0	3	21	21	8
76.01	4572	118	4378	9	3	0	29	35	57	8
76.03	4255	276	3,858	9	21	0	23	68	52	7
76.04	3764	138	3555	10	13	0	19	29	22	7
76.05	3721	48	3,591	8	16	0	0	58	30	7
77.03	4615	39	4439	12	7	3	66	49	104	7
77.07	3796	23	3,708	11	8	0	1	45	15	7
77.08	2706	16	2660	5	2	0	1	22	7	7
77.09	1979	29	1,898	8	9	0	7	28	35	7
78.03	3092	33	3014	3	5	0	10	27	32	7
78.04	3390	21	3,326	5	5	0	4	29	19	7
78.06	2133	9	2093	9	4	0	2	16	13	7
78.07	1911	8	1,863	4	5	0	9	22	23	7
78.08	4012	22	3941	7	4	0	10	28	29	7
78.09	2667	34	2,592	4	2	0	13	22	31	7
79.01	3680	29	3573	6	12	1	29	30	52	6
84.02	1506	55	1,379	5	8	0	27	32	39	6
87.02	1916	49	1748	19	5	0	55	40	71	5
88.02	4160	55	4,010	13	9	0	14	59	57	5
88.03	1918	656	1132	8	47	2	12	61	87	5
88.04	2277	5	2,220	11	9	1	3	28	11	5
89.03	2396	20	2321	5	13	0	12	25	35	5
89.04	3248	31	3,152	16	1	0	19	29	35	5
89.05	2	0	0	0	2	0	0	0	0	5
90.00	2263	13	2,195	7	3	1	10	34	27	5
91.02	4400	34	4257	12	10	8	24	55	67	5
92.01	1381	276	1,004	2	20	0	43	36	73	5
92.03	2861	63	2675	15	19	0	37	52	74	5
92.04	2322	41	2,190	7	8	0	59	17	101	5
95.01	5264	1838	3130	15	111	1	97	72	197	5
95.05	2671	71	2,503	3	8	0	35	51	62	4
96.02	3106	10	3046	9	5	3	13	20	31	7
96.03	3230	13	3,158	8	9	2	2	38	29	7
96.04	1982	13	1940	7	1	0	8	13	17	7
97.00	2309	3	2,281	1	2	0	2	20	2	8
98.01	2091	1	2051	6	10	0	13	10	16	8
98.02	1806	6	1,776	2	3	0	0	19	7	8
98.03	2236	25	2164	3	5	0	12	27	20	8
98.04	2566	15	2,510	5	3	0	10	23	22	8
98.06	5948	45	5815	14	11	2	13	48	29	8
98.07	3238	54	3,136	1	16	4	0	27	28	8
98.08	2468	21	2407	5	4	1	4	26	22	8
98.09	723	107	593	6	5	0	9	3	14	8
99.03	2081	6	2041	8	1	0	1	24	12	7
99.04	1863	18	1,819	6	0	2	0	18	17	7
99.05	2670	14	2631	0	4	0	2	19	9	7
99.06	1550	10	1,516	1	3	1	3	16	12	7
99.07	3037	23	2990	1	2	1	10	10	25	7

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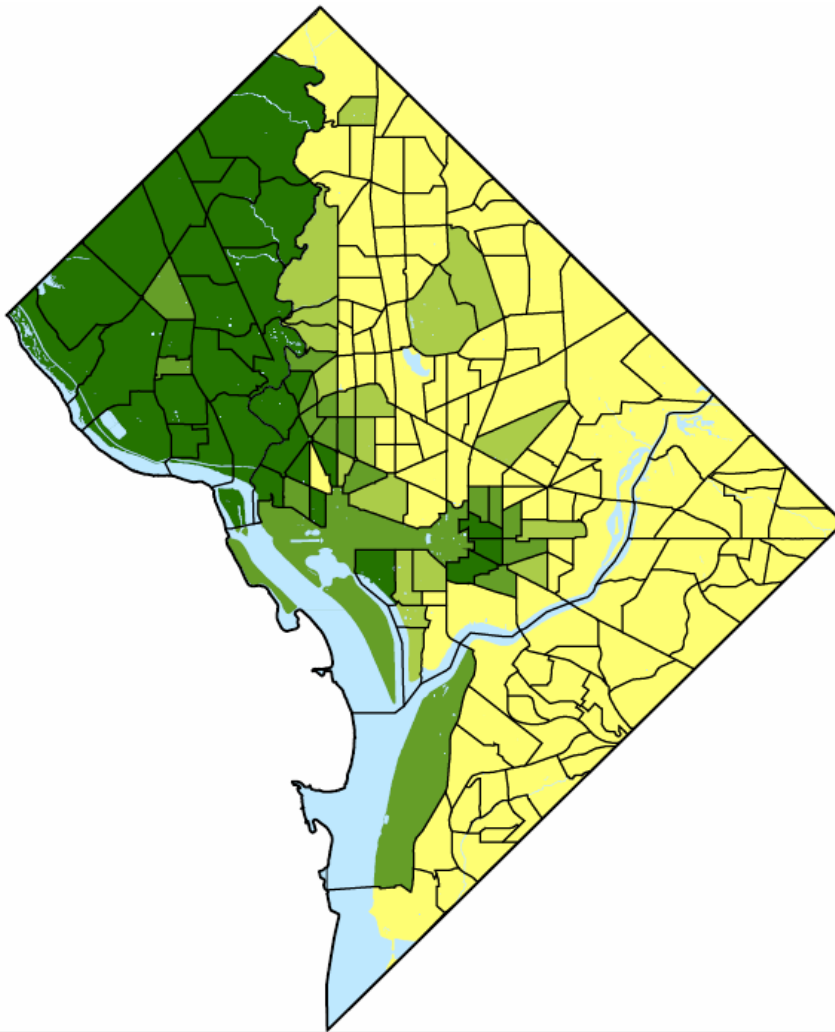


### DHCD Target Areas CDBG Eligible Areas



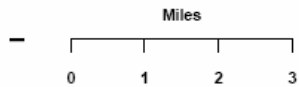
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### Minority Concentration by Census Tract



2000 Census Tracts

#### Minority Concentration by Census Tract

- 0% to 25% of tract population is minority
- 26% to 50% of tract population is minority
- 51% to 75% of tract population is minority
- 76% to 100% of tract population is minority
- Water

\*\*\* Government of the  
 District of Columbia  
 Anthony A. Williams, Mayor

Office of Planning ~ February 25, 2005

This map was created for planning  
 purposes from a variety of sources.  
 It is neither a survey nor a legal document.  
 Information provided by other agencies  
 should be verified with them where appropriate.

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**APPENDIX D D.C. COUNCIL APPROVAL RESOLUTION**

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## Homelessness and the Continuum of Care [NO UPDATES:bb:2/22/2005 7:35 PM]

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

### ***Prevention***

Prevention services take different forms:

Rent and utilities assistance, combined with case management, is available to families and individuals through nonprofit community-based service- providers located within, and accessible to, people in all eight wards of the city, and is coordinated by the local *Emergency Food and Shelter Board* (EFSB). ESG funds are part of the funds being used by these EFSB-certified agencies and the Partnership (at family central intake) to provide prevention assistance. ESG funds serve at least 125 families and 90 individuals annually. In 2002 the EFSB established a new program called DC HELP which works through twelve agencies across the city to provide first month's rent and security deposit for persons, some of them homeless or precariously housed, who are ready to move into a home. In addition, the *DC Emergency Assistance Fund*, managed by the *Foundation for the National Capital Region*, is jointly funded by the District, the business community and foundations. This project is funded in part by the *Fannie Mae Foundation's* annual homeless walk and extends services to an additional 500 households identified through the EFSB agencies. *Community Family Life Services* is the largest of many faith-based organizations that provide RMU assistance to prevent homelessness; it assists more than 300 persons annually. The agencies providing either RMU assistance or first month rent/deposit assistance throughout the District are these:

#### **Ward 1**

*Change, Incorporated*  
*Neighbors Consejo*  
*The Family Place*

#### **Ward 2**

*Father McKenna Center*  
*Catholic Charities Downtown Family Center (city-wide)*  
*Families Forward*  
*The Salvation Army*

#### **Ward 3**

*Community Council for the Homeless at Friendship Place*

#### **Ward 4**

*Lutheran Social Services*

#### **Ward 5**

*Catholic Charities (Rhode Island Avenue NE Center)*  
*Refuge of Hope Disciple Center*

#### **Ward 6**

*Community Family Life Services*  
*Capitol Hill Group Ministry*

#### **Ward 7**

*Marshall Heights Community Development Organizations*  
**Ward 8**  
*Community Family Life Services*  
*Our Brother's Keeper Society*

Legal assistance to prevent homelessness is provided by the *Washington Legal Clinic for the Homeless*, which is on site at Central Intake for families to help resolve problems of benefits and eviction that could make families homeless. The *Legal Aid Society* works to prevent the breakup of families. *University Legal Services* is the District's federally mandated protection and advocacy agency and represents disabled persons who are at risk of becoming homeless.

The Interim Disability Assistance is a District-funded program that provides about \$350 a month to disabled persons while they await federal SSI and SSDI approval; it helps many adults to remain housed and stay out of the shelters.

Community-based prevention: The District's *Child and Family Services Administration* has built a community-based system of care to reduce the prevalence of abuse and neglect and prevent placement of children in foster care. These efforts strengthen both communities and individual families to prevent a recurrence of homelessness. All provide rental assistance and other emergency services. The seven "family support collaboratives" serve all eight wards of the city and are each made up of 15-20 neighborhood service organizations that help families with a variety of needs in order to keep them together and keep them housed:

*East of the River Family Strengthening Collaborative (Ward 7)*

*Columbia Heights/Shaw Family Support Collaborative (Ward 1 & 2)*

*Edgewood/Brookland Family Support Collaborative (Ward 5)*

*Far Southeast Family Strengthening Collaborative (Ward 8)*

*North Capitol Area Healthy Families/Thriving Communities Collaborative (Ward 2 & 5)*

*South Washington/West of the River Family Strengthening Collaborative (Ward 2 & 6)*

*Georgia Avenue/Rock Creek East Family Support Collaborative (Ward 4)*

Crisis case management: a) The *Department of Human Services/Family Services Administration* manages the "Strong Families Initiative" that provides case managers who assist families on TANF who are at risk of losing their benefits and possibly losing their housing; b) *DHS and the DC Housing Authority* operate under a "rental vendor" MOU that *prevents evictions of public housing residents* by withholding rent from TANF funds if necessary and providing social services to the families who fall behind in their rents; c) To prevent family homelessness in distressed properties, Deputy Mayor Graham has set up a *Relocation Team* that includes her office, the Office of the Corporation Counsel, the Emergency Management Agency, the Department of Consumer and Regulatory Affairs, Housing Counseling Services and other community-based agencies operating where these properties are located and that have existing relationships with the families. The team works to prevent the abrupt shutdown of substandard properties and dislocation of families into the shelter system; offers incentives for building owners to renovate; helps families relocate with Section 8 vouchers; helps tenants that want to purchase the building to get connected to the city resources they need to do this.

**Services planned:** The Department of Human Services is developing a program to be based in the Landlord-Tenant Court to offer assistance and develop alternatives to avoid evictions. Status of this?

**How persons access/receive assistance:** LROs (*Local Recipient Organizations*) are located throughout the District and constitute the most-used means for accessing prevention assistance. The Partnership and the *DC Emergency Assistance Fund* are both distributing prevention funds through the LROs. This past year the Partnership engaged the family support collaboratives to accept ESG funds and provide prevention funds with case management for families facing homelessness. DHS' Income Maintenance Administration manages the Interim Disability Assistance program. Legal assistance from Washington Legal Clinic for the Homeless is available in shelters and at central intake for families.

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

### ***Outreach UPDATE TO FY '06***

The following drop-in centers, free kitchens, food pantries, and free medical services are available to ALL homeless persons; i.e., these are used by all homeless subpopulations and for many these programs are an important point of contact for accessing other CoC services:

The UPO Shelter Hotline provides four year-round radio-dispatched vans that do street outreach and transportation to shelters; it maintains the **1-800-535-7252** by which homeless people and the public at large can call for help.

The Partnership's Directors of Operations – an active member of the Outreach Focus Group that meets monthly -- coordinates with over a dozen outreach organizations and drop-in centers that provide street outreach to all the areas of the city. Together these organizations make contact annually with more than 1,500 persons on the streets, some chronically homeless District residents and some transient. Outreach organizations have mapped and subdivided their areas to avoid duplication of effort and to assure access to services for as many people as possible. Several provide homeless people with laminated pocket-sized cards that contain information about services.

The following agencies operate drop-in centers and/or do street outreach and canvassing that serves ALL homeless subpopulations, and all of these see a high proportion of the chronically homeless. Most of them have case managers and counselors who can connect clients to services and housing:

1<sup>st</sup> Seventh Day Adventist Church (street outreach, case management, meals, serves chronically homeless)

Bethany Women's Center (meal program; case management; serves chronically homeless)

Capitol Hill Group Ministries (street outreach, case management, meals, serves chronically homeless)

Community Council for the Homeless at Friendship Place (street outreach, case management, showers, health care, mental health services, serves chronically homeless)

DC Central Kitchen/ First Helping (street outreach, case management, showers, meals, serves chronically homeless)

Downtown BID Service Center (street outreach, case management, showers, meals, serves chronically homeless)

Father McKenna Center (case management, meals, serves chronically homeless)

Georgetown Ministries (street outreach, case management, showers, meals, serves chronically homeless)

Neighbor's Consejo (street outreach, case management, showers, meals, Latinos, serves chronically homeless)

Rachael's Women Center (street outreach, case management, showers, meals, serves chronically homeless)

Salvation Army Grate Patrol (street outreach, case management, serves chronically homeless)

Unity Health Care (street outreach, primary medical care, serves chronically homeless)

Washington Legal Clinic for Homeless (outreach to street and shelters, provides legal representation)

The following community-based drop-in service centers see ALL homeless subpopulations, but do not handle a high proportion of chronically homeless:

Allen Community Outreach Center

Community Family Life Services – case management, employment assistance, prevention

Marshall Heights Community Development Organization – UPO Service Center

McClendon Center/ NY Ave. Presbyterian (elderly)

Samaritan Ministry/NW (employment assistance for homeless)

Samaritan Ministry/SE (employment assistance for homeless)

The following free meal programs are serving ALL homeless subpopulations, and serve a high proportion of chronically homeless:

4th Street Friendship Community Services

Charlie's Place at St. Margaret's Church (street outreach, case management, meal, Latinos, serves chronically homeless)

Church of the Brethren (serves about 100 meals every weekday)

Church of the Pilgrim (has a street outreach ministry)

Dinner Program for Women (meal program; case management; serves chronically homeless)

First Church of the Nazarene

Florida Avenue Baptist Church (provides food and clothing for the homeless)

Miriam's Kitchen (serves a breakfast to 85-100 persons every weekday)

Missionaries of Charities (Mother Theresa) (street outreach, daily meal in downtown park, serves chronically homeless)

Mother Dear's Community Center

NY Avenue Presbyterian/ McClendon Center (focus is on elderly persons)

Purity Baptist Church

Sacred Heart Church (Dinner) (serves Latinos, collaborates with Neighbors Consejo)

So Others Might Eat (serves 800-1,000 meals every weekday)

St. Paul's Church Supper Club

St. Paul's Episcopal Grate Patrol (street outreach with meals on weekend; serves chronically homeless)

St. Stephen's and the Incarnation Church

Tenth Street Baptist Church

Third Street Church of God

Union Temple Soul Bowl

Zacchaeus Community Kitchen (serves 150-200 meals every weekday)

Another point of contact for homeless people on the street is the system of free medical clinics (funded through the DC Health Care Alliance); the following serve many chronically homeless persons:

Christ House (has 32 inpatient beds along with outpatient services)

La Clinica del Pueblo (focused on serving the Latino population)

Andromeda Health Services (focused on serving the Latino population)

Columbia Road Health Services

SOME Health Services (located on site with the soup kitchen for easy accessibility)

Unity Health Care (operates an outreach medical van that roams throughout the District)

Washington Free Clinic

Zacchaeus Free Clinic (partner with Bread for the City to offer case management services)

(2) Describe the outreach activities that occur for other homeless persons. UPDATE TO '06

#### **Outreach to Veterans:**

U.S.Vets – DC Metro Site AmeriCorps project provides AmeriCorps workers who do outreach to and assessment of homeless veterans in the streets and shelters. Outreach workers were deployed in 2003 to the following programs: the Compensated Work Therapy program at the *VA Medical Center*, Leland House and Joshua House and the Center for Employment Training at *So Others Might Eat*, the Blair House and Emery Shelter with 250 beds operated by *Coalition for the Homeless*. In addition to these, depending on AmeriCorps funding, plans for 2004 call for placing workers with the *Third Street Church of God* breakfast program and the “Ignatia House” Shelter Plus Care site operated by *U.S. Vets*.

The Washington Area Veterans Employment Program (WAVE) is a collaboration between the VA Medical Center, Access Housing, and US Vets to place homeless veterans in permanent employment.

The VA Medical Center has a street outreach worker and a full-time social worker who specialize in serving homeless veterans on the streets, in shelters and at the hospital. Healthcare for Homeless Veterans is operated out of the VA Medical Center.

#### **Outreach to Mentally Ill: UPDATE TO '06**

The Department of Mental Health has a homeless street outreach team consisting of one nurse, one psychiatrist and three street outreach workers. DMH does crisis assessments on demand for homeless folks on the streets and in shelters. The team visits 11 sites on a weekly basis and has an additional six sites where Psychiatry Residents provide prescriptions under the psychiatrist's supervision. It also directly runs four Assertive

Community Treatment (ACT) Teams and has certified two others that serve consumers who are homeless. ACT Team members go out to see homeless individuals in the shelters and CoC housing.

DMH operates a daytime drop-in center for mentally ill persons (Our House) in downtown D.C.

DMH provides a mental health worker to the Downtown BID Service Center that provides support services for people living in the streets.

DMH deploys outreach workers for mentally ill persons under the supervision of Michele May, the DMH Homeless Services Coordinator.

Downtown BID Service Center, DMH, Travelers Aid and Greyhound Bus Lines operate a program for SMI persons who travel to D.C. to see political leaders and then get stranded when their funds are gone. Outreach is available at the bus station to link persons to services, and travel assistance to go home is available when they are ready to go home.

Our Turn day center for SMI operates in the Columbia Heights neighborhood, under contract with DMH.

#### **Outreach to Substance Abusers: UPDATE TO '06**

The drop-in centers and street outreach programs listed above all provide outreach to substance abusers. In addition, the D.C. Department of Health/Addiction Prevention and Recovery Program (APRA), through its sub-grantee community partner (Unity Healthcare, Inc.) in collaboration with Family Medical and Counseling Services, Inc. and the DOH/HIV-AIDS Administration, operates "Project Orion," a mobile medical outreach and intake unit. Project Orion provides prevention education, prevention case management, infectious disease screening (HIV, STD, TB and Hepatitis), and linkage to substance abuse treatment/primary medical care. Its mission is to reduce the transmission of HIV among drug users. In FY 02, Project Orion provided services to 31,711 outreach contacts; 1,489 of these received some type of clinical service on the unit, and 1,015 were linked to medical detoxification, outpatient and /or inpatient treatment.

The US Vets/AmeriCorps outreach program for homeless veterans assesses and refers persons on the street and in shelters for admittance to the substance abuse treatment program operated by the VA hospital in Martinsburg, WV.

Clean and Sober Streets, a drug treatment and recovery program at the Federal City Shelter, works with the Downtown BID and Golden Triangle BID to serve men and women with addictions on the streets of the D.C. central business district; they work also with the DC Central Kitchen First Helping mobile outreach van to extend services to substance abusers living on the streets.

Outreach to persons living with **HIV/AIDS**: UPDATE FOR '06 French and HOPWA administrator

The D.C. Comprehensive AIDS Resource Education Consortium provides treatment education, peer education and assistance with housing to many at-risk populations including the homeless.

The National Minority AIDS Council resource directory list 30 organizations within the District of Columbia who are involved with outreach to persons at risk of or living with AIDS, and 10 of these target some part of their programming to homeless persons.

Damien Ministries (food bank, case management, drop-in services at Shaw HQ, serves 1,000 annually)

Food and Friends (food delivery to persons living with AIDS)

Whitman-Walker Clinic NW (headquarters) provides street outreach, prevention education, HIV counseling and case management, medical case management and medical care, and supportive housing for many at-risk populations including the homeless.

Whitman-Walker Clinic SE (Max Robinson Center) – serves southeast DC and Anacostia.

Family Medical Counseling Services does outreach and offers case management and medical care to families living with HIV/AIDS.

**Outreach to homeless Youth:**

Covenant House DC Community Outreach Center/SE and Covenant House DC Community Outreach Center/NE provide street outreach/canvassing, a respite center and emergency shelter, and case management services.

The Consortium for Child Welfare leads the Family Ties Project, a collaboration of 20 legal, medical and residential service organizations that addresses the issues of, and provides services to, children who are orphaned by HIV/AIDS.

Latin American Youth Center provides service to homeless Latino and other youth in the Mount Pleasant & Columbia Heights neighborhoods.

Sasha Bruce Youthworks operates emergency and transitional shelters for homeless teens.

The Safe Harbor program at fire halls and other public facilities provides a way for runaway youth to come inside and get help.

(1) The Partnership, DMH, Unity Healthcare, the office of Deputy Mayor Carolyn Graham, the VA Medical Center and Pathways to Housing, Inc. of New York City collaborated to put in a proposal to the Interagency Council on Homelessness to create the DC-Pathways Initiative, which will reach out to 85 chronically homeless, dually-diagnosed men and women on streets – including veterans – and bring them into permanent supportive housing using the “housing first” approach backed by the Pathways ACT Team.

(2) The Downtown BID Service Center in the NW downtown area, which does street outreach and incorporates several District mainstream programs (employment, drug and alcohol treatment, mental health), has been a successful model of removing chronically homeless persons from the streets. The Social Services Committee of the Focus Group is recommending that up to four strategically located Services Centers be put in place to deliver services to people on the streets and in low-barrier emergency shelters.

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

		<b>Individuals WHERE ARE THE HEADINGS? UNCLEAR</b>		
<b>COLUMN</b>				
Example	Emergency Shelter	100	40	26

Beds	Emergency Shelter	2,081	0	250
	Transitional Housing	1,142	0	75
	Permanent Supportive Housing	1,395	238	1,762
	Total	4,618	238	2,087

Persons in Families With Children (SEE ABOVE)

Beds	Emergency Shelter	790	0	330
	Transitional Housing	1,483	56	545
	Permanent Supportive Housing	1,116	0	3,300
	Total	3,389	56	4,175

Comparing annual numbers over several years can reveal trends in demand for and usage of the Continuum of Care.

In FY 2002 by the public and private Continuum of Care means that at least 13.2% and as much as 15% of the District’s poor experienced being homeless over the course of a year. (UPDATE TO '06)

In one year’s time, at least 1 in 8 of all District residents living in poverty was homeless at some time or living within a homeless Continuum of Care facility.

The homeless problem can be measured not just as a percent of people in poverty, but also as a percent of all District citizens. The 15,200 estimate of persons who experienced homelessness in Fy2002 translates to 2.7% of the District’s total population of 571,822. The estimated 17,340 figure is 3.0% of the total population.

In FY 2002 at least 1 out of every 37 District citizens, and as many as 1 in 33, was homeless and/or resided in a homeless Continuum of Care facility at some time.

Trends: Given the context of extensive poverty and the increasing difficulty of finding affordable housing, the Continuum of Care constantly struggles to keep up with the needs. Data from Community Partnership program reports since 1996 show the following trends:

- The number of persons living in the streets at any point in time has fallen from an estimated 1,800 persons in 1993 to an estimated 500 persons in FY2003. In the winter months, due to increased “hypothermia shelter” beds, this number falls to about 100 persons. UPDATE TO '06

Homelessness among adults has been rising: The number of homeless men served by public continuum of care programs rose 9% between 2001 and 2002 while the number of homeless women rose by 22% in that period.

- After dropping for three years, demand for family shelter rose between 2000 and 2002. The annual demand from families seeking shelter fell almost one-third from 1,406 families in 1996 to 962 families in 1999. However, it rose in 2000 to 1,276 families who sought emergency shelter and to 2,278 families in 2001, then rose again in 2002 to 2,613 families. Overall the demand for family shelter was 172% higher in 2002 than it was at its low point in 1999. UPDATE TO 06



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

The District's strategy to end homelessness includes: UPDATE ALL FOR '06 AND BEYOND

*Creating supportive housing to replace emergency shelters for the chronically homeless.* Data from the District's emergency shelters are showing that about 50% of shelter bed nights are consumed by the 10% of shelter users who are chronically homeless. This is a common pattern observed in many cities and suggests that the chronically homeless are using emergency shelters as year-round "housing." It also suggests that housing these persons with appropriate supportive services could allow the District to downsize the emergency shelter system to about half the number of beds it has now, given that the average length of stay for all emergency shelter users is 45 days. A fewer number of emergency beds that turn over eight times a year would still provide the capacity to handle the emergency needs of the people for whom homelessness is a short-lived experience. Resources can then be moved to more permanent housing. At the same time the provision of supportive housing for the chronically homeless will provide a better quality of life for these persons and cost about the same in public services as keeping them on the streets or in emergency shelters.

WHAT IS THE STATUS OF THIS INITIATIVE IN '05 INTO '06?

6,000 units of affordable housing over the next ten years: Under the leadership of the Deputy Mayors for Children, Youth, Families and Elders and for Economic Development, the District and institutional funders such as Fannie Mae, LISC and the AFL-CIO Housing Investment Trust will collaborate to produce 3,000 SRO units for individuals and 3,000 units of housing affordable to low income families. The District's plan will ensure that 2,000 of the SRO units will be service-enriched supportive housing to bring inside the estimated 1,200 chronically homeless as well another 800 adults who are episodically homeless. That will leave 1,000 units of affordable SRO housing for adults that will help extremely low-income (but not disabled) adults to stay out of the shelters. Local dollars will be leveraged with McKinney funds and other federal funds such as HUD §§811, 202, 8 and Annual Contribution Contracts. The plan proposes using the District's Vacant and Abandoned Properties Initiative to acquire suitable properties for development.

Toward these ends the District's Housing Production Trust Fund made \$20 million available in August 2002 to support the creation, rehabilitation and preservation of 2,055 units of affordable housing for low- and moderate income households. In the face of the steeply rising cost of housing, the city is acting to preserve affordable units in order to prevent homelessness, but taking the steps it can to support providers who come forward with projects for supportive housing. The August 2002 solicitation funded 34 new units for homeless families who face multiple barriers to independent living and 18 new units of permanent affordable housing for mentally ill individuals. In June 2003 DHCD issued an RFP for \$35 million in Trust Fund and block grants to support affordable housing,

including \$5 million targeted to special needs and permanent supportive housing.  
UPDATE STATUS OF ALL ABOVE/BELOW

Full integration of mainstream public systems and funding: Legislation now before City Council calls for the establishment of an Interagency Council (IAC) that will coordinate and integrate mainstream city and federal services for the homeless. The Social Services Committee of the Focus Group has called for forming a Discharge Planning Task Force so that courts, jails, mental health and foster care systems will prevent chronically homeless persons from exiting to streets or shelter. The committee has also called for the establishment of four service centers to deliver mainstream services to the chronically homeless (and others) more effectively. DMH has reorganized to deliver its services through 16 community-based “core service agencies” (CSA’s) that ease access to services for the mentally ill and are funded by a Medicaid Rehab Option to maximize mainstream funding (for example, the proposal to ICH rests on the MRO model for sustainability). DMH is modeling the ACT teams it funds on the highly regarded *Pathways to Housing* program, which will expand its capacity to offer the “housing first” model for moving seriously mentally ill people off the streets.

5. Describe the jurisdiction’s continuum of care: UPDATE AS NEEDED

The District’s Continuum of Care starts with prevention efforts to help people stay in their homes (see Prevention description above). It includes outreach to persons in the streets and those at imminent risk of being forced into the streets (see Outreach description above). It provides:

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

Transitional housing that provides adults and families a longer-term stay – up to two years – in programs that provide rehabilitative and supportive services to prepare people for self-sufficient living. Persons in transitional housing are considered “literally homeless” because they have no lease or other right to remain in the housing permanently.

Permanent supportive housing that serves people who are “formerly homeless” but continue to be at risk. A serious disability may make self-sufficient living unlikely, so the care extends into permanent housing programs supported by local and federal “homeless” dollars so that they do not become homeless again.

Support services address employment, physical health, mental health, substance abuse recovery, childcare and other needs. These preventive and restorative services help homeless people achieve self-directed lives.

6. Describe the nature and extent of homelessness by racial and ethnic groups, to the extent that the information is available:

Subpopulations and Special Needs

Subpopulations of Homeless	Individuals	Persons in Families*
Chronic Substance Abusers (CSA)	36.0%	28.0%
Seriously Mentally Ill (SMI)	19.0%	12.0%
Dually Diagnosed (CSA/SMI)	16.0%	13.0%
Veterans	20.0%	33.0% (of men)
Persons living with HIV/AIDS	12.0%	12.0%
Domestic Violence Victims	19.0%	55.0%
Unaccompanied Youth (16-21 years)	2.6%	na
African-American	80%	98%
Caucasian and other	10%	2%
Latino	10%	10%