



DISTRICT OF COLUMBIA

**FY2008
CONSOLIDATED ANNUAL
ACTION PLAN FOR
THE DISTRICT OF COLUMBIA
OCTOBER 1, 2007 - SEPTEMBER 30, 2008**

ADRIAN M. FENTY, MAYOR
NEIL O. ALBERT, DEPUTY MAYOR
FOR PLANNING AND ECONOMIC DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA



LEILA FINUCANE EDMONDS, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
801 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002





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ABBREVIATIONS

ADAP	AIDS Drug Assistance Program
ADDI	American Dream Down-payment Initiative
AFHMP	Affirmative Fair Housing Marketing Plan
AHPP	Administration for HIV Policy and Programs
AMI	Area Median Income
CAPER	Consolidated Annual Performance Evaluation Report
CBDOS	Community-Based Development Organizations
CDBG	Community Development Block Grant
CDC	Centers for Disease Control
CHDO	Community Housing Development Organization
CIP	Capital Improvement Program
CPP	Citizen Participation Plan
DCHA	D.C. Housing Authority
DCRA	Department of Consumer and Regulatory Affairs
DFD	DHCD's Development Finance Division
DHCD	Department of Housing and Community Development
DHS	Department of Human Services
DMPED	Deputy Mayor for Planning and Economic Development
DOES	Department of Employment Services
DOH	Department of Health
EAHP	Employer Assisted Housing Program
EMSA	Eligible Metropolitan Statistical Area
ESG	Emergency Shelter Grant
FRPAP	First Right Purchase Assistance Program
FY2008	Fiscal Year 2008
HAA	HIV/AIDS Administration
HAP	Homeownership Assistance Program
HCVP	Housing Choice Voucher Program
HDS	Housing Development Software
HoDIF	Home Ownership Developers Incentive Fund
HoFEDD	Housing Finance for the Elderly, Dependent, and Disabled
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HPAP	Home Purchase Assistance Program
HPTF	Housing Production Trust Fund
HQS	Housing Quality Standards
HUD	U.S. Department of Housing and Urban Development
IDIS	Integrated Disbursement and Information System
LAHDO	Land Acquisition and Housing Development Organization
LBP	Lead-Based Paint
LIHTC	Low-Income Housing Tax Credit
LISC	Local Initiatives Support Corporation
LSDBEs	Local, Small, and Disadvantaged Business Enterprises
LSW	Lead Safe Washington
NCRC	National Capitol Revitalization Corporation
NIF	Neighborhood Investment Fund Target Areas
NOFA	Notice of Funding Availability



NRSAs	Neighborhood Revitalization Strategy Areas
OLBD	Office of Local Business Development
OSC	DHCD's Office of Strategy and Communications
P.A.R.T.	Pre-Apprenticeship Readiness Training
RCS	DHCD's Residential and Community Services Division
RFA	Request for Applications
RFP	Request for Proposals
RHPAP	RLARC Home Purchase Assistance Program
SAFI	Site Acquisition Funding Initiative
SFRRP	Single Family Residential Rehabilitation Program
TBRA	Tenant Based Rental Assistance
TPTAP	Tenant Purchase Technical Assistance Program
URA	Uniform Relocation Act
WASA	Waster and Sewer Authority
WIC	Workforce Investment Council



A. APPLICATION FOR FEDERAL ASSISTANCE (SF 424)

A. APPLICATION FOR FEDERAL ASSISTANCE (SF 424)

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s) *Other (Specify) _____
3. Date Received: August 15, 2007		4. Applicant Identifier: 53-6001131
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: District of Columbia		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 53-6001131		*c. Organizational DUNS: 072634306
d. Address:		
*Street 1: 801 North Capitol Street, NE Street 2: Suite 8000 *City: Washington *State: D.C. *Country: _____ *Zip / Postal Code: 20002		
e. Organizational Unit:		
Department Name: Department of Housing & Community Development		Division Name: Office of Program Monitoring
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms. *First Name: Michelle Middle Name: Y. *Last Name: Christopher		
Title: Housing Compliance Officer		



A. APPLICATION FOR FEDERAL ASSISTANCE (SF 424)

Organizational Affiliation: Employee											
*Telephone Number: 202-442-7241	Fax Number: 202-442-9280										
*Email: Michelle.Christopher@dc.gov											
*9. Type of Applicant 1: Select Applicant Type: D. Special District Government *Other (Specify)											
*10 Name of Federal Agency: U. S. Department of Housing & Urban Development											
11. Catalog of Federal Domestic Assistance Number: <table style="width: 100%;"> <tr> <td style="width: 30%;">FDAN:</td> <td>CFDA Title:</td> </tr> <tr> <td><u>14-218</u></td> <td><u>Community Development Block Grant (CDBG)</u></td> </tr> <tr> <td><u>14-239</u></td> <td><u>HOME Investment Partnership Act Grant (HOME)</u></td> </tr> <tr> <td><u>14-231</u></td> <td><u>Emergency Shelter Grant (ESG)</u></td> </tr> <tr> <td><u>14-241</u></td> <td><u>Housing Opportunities for Persons with AIDS (HOPWA)</u></td> </tr> </table>		FDAN:	CFDA Title:	<u>14-218</u>	<u>Community Development Block Grant (CDBG)</u>	<u>14-239</u>	<u>HOME Investment Partnership Act Grant (HOME)</u>	<u>14-231</u>	<u>Emergency Shelter Grant (ESG)</u>	<u>14-241</u>	<u>Housing Opportunities for Persons with AIDS (HOPWA)</u>
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<u>14-231</u>	<u>Emergency Shelter Grant (ESG)</u>										
<u>14-241</u>	<u>Housing Opportunities for Persons with AIDS (HOPWA)</u>										
*12 Funding Opportunity Number: _____ *Title: _____											
13. Competition Identification Number: _____ Title: _____											
14. Areas Affected by Project (Cities, Counties, States, etc.): District of Columbia											
*15. Descriptive Title of Applicant's Project:											
16. Congressional Districts Of: <table style="width: 100%;"> <tr> <td style="width: 50%;">*a. Applicant: District of Columbia</td> <td style="width: 50%;">*b. Program/Project: DC - all</td> </tr> </table>		*a. Applicant: District of Columbia	*b. Program/Project: DC - all								
*a. Applicant: District of Columbia	*b. Program/Project: DC - all										



A. APPLICATION FOR FEDERAL ASSISTANCE (SF 424)

17. Proposed Project:

*a. Start Date: **10/01/2007***b. End Date: **09/30/2008**

18. Estimated Funding (\$):

	CDBG	HOME	ESG	HOPWA	LEAD	LOCAL
*a. Federal	\$18,767,297	\$8,731,505	\$831,246	11,118,000	0	0
*b. Applicant	0	0	0	0	0	0
*c. State	0	0	0	0	0	0
*d. Local	0	0	0	0	0	\$56,843,239
*e. Other(Carryover)	45,501,614	12,305,209	309	0	\$1,537,040	96,464,669
*f. Program Income	12,000,000	1,100,000	0	0	0	0
*g. TOTAL	\$76,268,911	\$22,136,714	\$831,555	\$11,118,000	\$1,537,040	\$153,307,908

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E. O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- ☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: **Mrs.** *First Name: **Leila**

Middle Name: **Finucane**

*Last Name: **Edmonds**

*Title: **Director**

*Telephone Number: **202-442-7200**

Fax Number: **202-442-7078**

* Email: **Leila.Edmonds@dc.gov**

*Signature of Authorized Representative:

*Date Signed:



B. EXECUTIVE SUMMARY

Fiscal Year 2008 (FY2008) will mark the third year of the District of Columbia's current Consolidated Plan. The Five Year Consolidated Plan Fiscal Year 2006 – 2010 includes specific objectives and priorities regarding how the District seeks to provide activities during the five-year period that promote a suitable living environment, decent housing and economic development. These objectives and priorities, designed to assist persons of low- and moderate-income, are carried out on a yearly basis through five Annual Action Plans, and they include:

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

The Annual Action Plan for FY2008, along with the Consolidated Plan, is designed to guide housing, community development, homeless, and special population activities within the District of Columbia to and through the year 2008. The Action Plan is a collaborative process whereby a community establishes a unified vision for housing and community development during FY2008. Citizens, public agencies, and other interested parties, including those most affected, are provided opportunities to participate in every aspect of the consolidated planning process, e.g. identifying needs, setting priorities, recommending programs, developing proposals, and reviewing program accomplishments. The Department of Housing and Community Development (DHCD) is the District's agency responsible for preparing the Consolidated Annual Action Plan.

The FY2008 Action Plan is not only an application to U.S. Department of Housing and Urban Development (HUD) for federal fiscal year 2007 funding, it is also a statement of the strategic activities that DHCD, as the District's designated program administrator, intends to undertake during FY2008 to implement the strategic goals set forth in the Five Year Consolidated Plan. The District will receive direct federal funding of over \$39 million from HUD for the Community Development Block Grant, (CDBG), HOME Investment Partnerships (HOME) program, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grant (ESG) program.

Fiscal Year 2008 Federal Funding

Community Development Block Grant (CDBG) Allocation	\$18,767,297
HOME Investment Partnerships (HOME) Allocation	8,731,505
Emergency Shelter Grant (ESG) Allocation	831,246
Housing Opportunities for Persons with AIDS (HOPWA) Allocation	<u>11,118,000</u>
Total:	\$39,448,048

The majority of the identified programs and projects to be undertaken in FY2008 will be funded through the use of CDBG funds. CDBG funding total, including the FY2008 allocation, anticipated program income, and FY2007 carryover, is \$76,268,911.



Several projects will be funded through the use of HOME funds and anticipated program income, in the amount of \$22,136,714. Thirty percent of the HOME funds and all of the American Dream Down-payment Initiative (ADDI) funds are to be used for DHCD's "Homeownership Assistance Program (HAP)", which involves down-payment and eligible closing cost assistance to qualified households. The remaining projects will be funded through the ESG program with an allocation of \$831,246 and the HOPWA program with an allocation of \$11,118,000. The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA).

The Department's funding will be used to accomplish numerous housing and community development activities, including but not limited to providing housing counseling to approximately 12,000 residents, assisting 480 residents in becoming homeowners, providing 1,425 of businesses with technical assistance and/or façade improvements, and preserving or creating more than 2,300 units of affordable housing for low-to-moderate income residents.

Evaluation of Past Performance

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

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

Over the past two years, DHCD increased the supply of affordable housing through funds provided for multi-family rehabilitation and/or for pre-development loans for new multi-family and single-family construction projects. DHCD also provided housing counseling to tenants, home buyers and new homeowners to increase access to affordable housing. Emergency Shelter Grant (ESG) funds provided emergency assistance to prevent households from becoming homeless and to provide shelter for families.

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

Table 1 shows the District's progress from FY 2001 through 2006 in addressing the priorities set by the community.

**Table 1: Accomplishments 2001-2006**

PRIORITIES	DHCD Program Activity	FY2001-2005	FY2006	TOTAL
Home Ownership	Provide homebuyer assistance loans for down payment and closing costs.	1,549	278	1,827
	Assist tenants in first-right purchase of apartments.	1,581	691	2,272
	Expand access to housing through comprehensive counseling for tenants/ownership; and assistance with program requirements and intake.	81,098	15,528	96,626
	Assist current single-family homeowners to remain in decent homes by providing rehabilitation loans	212	86	298
Affordable Housing	Provide funding to rehabilitate multi-family units for rental or owner occupants	6,751	1,402	8,153
	Provide construction assistance for new construction of single or multi-family, rental or owner occupied housing units.	3,908	1,178	5,086
Community Development & Economic Opportunity	Provide neighborhood-based job training and placement	382 268	NA	382 268
	Support local business development with technical assistance	5,469	1,205	6,674
	Support revitalization-community/commercial facilities	70	4	74
Homelessness	Prevent homelessness and provide emergency assistance	2,071	220	2,291
	Provide essential support services (persons served)	>15,000	NA	>15,000
	Maintain homeless shelters (renovate beds)	2,082	NA	2,082
	Support shelter for families (# families)	337	103	440



C. SOURCES OF FUNDS

The Department relies on two sources of funding to finance housing and community development projects, programs, and delivery costs. These include: 1) federal resources from HUD and program income; and 2) local resources composed of appropriated District funds and certain loan repayments. In addition, DHCD also uses these funds to leverage private investments.

Federal Resources

FY2008 is the thirty-third year (CD-33) of the CDBG Program. The Community Planning Division of HUD provided preliminary notice to DHCD that its FY2008 formula entitlement grant allocations were a little over \$39 million. (DHCD also anticipates an additional \$13.1 million in program income from these entitlements to be available in FY2008.) The net available federal funds from these entitlement grants for FY2008 are shown in Table 2.

Table 2: FY2008 Federal Entitlement Grant Allocations

	CDBG	HOME	ESG	HOPWA	LEAD
Allocation	\$18,767,297	\$8,731,505*	\$831,246	\$11,118,000	\$0
Program Income (anticipated)	\$12,000,000	\$1,100,000	\$0	\$0	\$0
FY2007 **Carry Over	\$45,501,614	\$12,305,209	\$309	\$0	\$1,537,040
Net available federal funds	\$76,268,911	\$22,136,714	\$831,555	\$11,118,000	\$1,537,040

*Includes ADDI funds administered under HOME

**Note: These estimated carryover funds are not included in budget document that DHCD submits to the District of Columbia Council each year.

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

At the end of FY 2003, the Department also received two lead-based paint grants from HUD's Office of Healthy Homes and Lead Hazard Control: a Lead Hazard Control Grant for \$2,997,743 and a Lead Hazard Reduction Demonstration Grant for \$2,000,000. The District's match for these grants comes to \$4,482,071. For FY2008, DHCD will carryover \$1,537,040 of total lead grant funds for the lead hazard control and lead hazard reduction demonstration activities.

Program Income

There is a total of \$12,000,000 in program income dollars projected to be collected for the CDBG program and \$1,100,000 is projected to be collected in program income dollars for the HOME program. Program income is derived primarily from repayment of loans provided to citizens to assist in the purchase of homes within the District. Program income received in excess of the budgeted amount is reprogrammed for use with the respective program.

Section 8

The D. C. Housing Authority (DCHA) receives, administers, and monitors funds for the Section 8 Program, know as the Housing Choice Voucher Program. Their estimated FY2008 budget for Section 8 is \$140,574,974, a 5% increase over the FY2007 budget of \$133,880,927. The Section 8 funds are used to increase affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. The funds are not part of the DHCD budget, but are used by low-income families to obtain affordable housing in projects funded by DHCD. The net available federal funds from this entitlement grant for FY2008 are shown in Table 3.

Table 3: Section 8 FY2008 Budget

Program	Amount
Section 8 Funds, FY 08 Estimated Budget	\$140,574,974

Low-Income Housing Tax Credits

The Low-Income Housing Tax Credit (LIHTC) Program was enacted by Congress in 1986 to provide owners of qualifying properties a federal tax incentive with the Internal Revenue Service for providing rental housing at affordable rents for individuals and families of low or moderate income levels. The income limits and rent restrictions for LIHTC properties are released annually by the United States Department of Housing and Urban Development. Residents of tax credit units are required to be within the income limits and owners of tax credit housing are required to meet the rent restrictions for tax credit units.

The Internal Revenue Service charged the administration of the LIHTC program in the District of Columbia to the Department of Housing and Community Development (DHCD). Final regulations for “Compliance Monitoring and Miscellaneous Issues Relating to the Low-Income Housing Credit” were released by the Internal Revenue Service in the Federal Register, Volume 65 – Number 10 on Friday, January 14, 2000 and as further amended.

Owners of rental housing receiving an allocation of tax credits from the District of Columbia DHCD *after* December 31, 1989 are required to enter into a Restrictive Covenant with the agency. The Restrictive Covenant adds an additional 15 years to the 15-year tax credit compliance period. As mandated by the Internal Revenue Service, the DHCD is charged with insuring the on-going compliance of Low Income Housing Tax Credit properties in the District of Columbia by conducting monitoring. DHCD meets this requirement by conducting an annual physical inspection of the project’s buildings and tax credit units, as well as an annual review of the tenant files to determine their status with the rules and regulations of the Low Income Housing Tax Credit Program.

The Low Income Housing Tax Credit Program estimated revenue from fees for FY2008 is \$834,614. The LIHTC total, including the FY2008 revenue and FY2007 fund balance, is \$1,167,712.

Local Resources



According to the Mayor's FY2008 proposed baseline budget, the funds projected from local resources total \$153,307,908. Appropriated and local funds are broken down in Table 4.

Table 4: FY2008 Proposed Local/Other Funds Allocations

	Housing Production Trust Fund	Local Appropriation	Loan Repayments	Other*
FY2008 Revenue	\$46,533,150	\$1,966,536	\$6,688,627	\$1,654,926
Fund Balance	76,170,116	0	16,415,160	3,879,393
Net available local funds	\$122,703,266	\$1,966,536	\$23,103,787	\$5,534,319

* "Other" consists of Land Acquisition and Housing Development Organization (LAHDO); Portal Sites; LIHTC; and Home Again.

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.

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

In FY2005, DHCD launched a new HPTF Site Acquisition Funding Initiative (SAFI), which combines Trust Fund money with money from private lenders to provide loans to non-profit housing developers to facilitate acquisition of sites for affordable housing. The rapid pace of escalation in the District of Columbia's real estate market 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, which it uses to make more loans within these programs. Under Other Funds, there will be an estimated \$274K in Land Acquisition and Housing Development Organization (LAHDO) funds; and \$46K 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 FY2008, it is anticipated that



DHCD will be taking over the Home Again Program from the Office of the Deputy Mayor for Planning and Economic Development with funding in the amount of \$500K.

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 nonprofit and semi-governmental development organizations to leverage funds for affordable housing and economic opportunity. In addition, the District government and nonprofit developers have actively reached out to capture foundation grants. Many nonprofit organizations seek foundation funding to provide social support services, especially to special needs populations. Among the organizations that are active in this area are the Fannie Mae Foundation, Meyer Foundation, Local Initiatives Support Corporation (LISC), and the Enterprise Foundation.

Matching Funds

Three HUD programs require matching funds: HOME, ESG, and Lead Safe Washington. The Lead Safe Washington program is funded by the lead-based paint grants received in FY 2007: the Lead Hazard Control Grant and the Lead Hazard Reduction Demonstration Grant. The FY2008 local match for the Lead-Based Paint grants will not be less than 33 percent of money spent on lead programs.

Under 24 CFR 92.218 *et. seq.*, the District must provide a matching contribution of local appropriated funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. The District's FY2008 contribution will not be less than 25 percent of our non-administrative HOME draws. (The District will have a 2 percent increase in its match requirement for HUD Program Year 2007, which is the District's Fiscal Year 2008.)

DHCD meets its HOME obligation through contributions from the Housing Production Trust Fund. Eighty percent of all HPTF funds must benefit households earning up to a true 50 percent of the area median income, which is below the HOME income eligibility maximum; moreover, HPTF-assisted rental projects must be affordable for 40 years, which exceeds the HOME affordability period requirement. In FY2008, the Department's HPTF budget is \$129,506,116. As the Department incurs HOME match-eligible expenses, it will ensure that adequate funding is provided for the matching contribution.

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



C. SOURCES OF FUNDS

The Community Partnership for the Prevention of Homelessness is the agency charged by DHCD to distribute the ESG prevention funds and it is also a recipient of ERAP contract. The two funding sources are distributed together by staff of The Community Partnership which is funded 100% by the ERAP grant, thereby providing match funding for prevention efforts and administrative costs. In FY08, The Community Partnership expects to receive \$2.178 million in ERAP funds of which \$217,000 is provided for administrative costs. The criteria for receiving ERAP funds differ from the ESG criteria so 75% of the staffing cost is included in the match.

The DC Department of Human Services also provides funding for the operations at the Park Road Family Emergency Shelter to supplement the rent which is funded with ESG funds. In FY08 the anticipated cost to DHS to operate the shelter is \$897,024 which is counted toward the ESG match requirement.



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Outcome Performance Measurements for the District of Columbia
FY06 - FY10

OBJECTIVE: SUITABLE LIVING ENVIRONMENT	Expected FY06	Actual FY06	Expected FY07	Actual FY07	Expected FY08	Actual FY08	Expected FY09	Actual FY09	Expected FY10	Actual FY10	5-Year Goal	Expected YTD	Expected YTD %	Year-To-Date Total	Year-To-Date %
Outcome: Availability/Accessibility															
Support homeless families.	55	103	60		60						300	175	58.33%	103	34.33%
Promote home ownership through the reclamation of abandoned properties.	5	5	6		10						30	21	70.00%	5	16.67%
Outcome: Sustainability															
Foster job growth for local residents.	2000	3547	2000		2000						10000	6000	60.00%	3547	35.47%
Support property management	94	34	75		75						475	244	51.37%	34	7.16%
Enhance function and appearance of business facilities to strengthen commercial corridors.	100	120	100		175						500	375	75.00%	120	24.00%
Conduct program monitoring activities	60	90	68		70						300	198	66.00%	90	30.00%
Assist communities to develop comprehensive strategies for HIV/AIDS housing, outreach and education.	30	38	30		30						150	90	60.00%	38	25.33%

*FY2007 Actual Numbers will be available in October 2007.

OBJECTIVE: ECONOMIC DEVELOPMENT	Expected FY06	Actual FY06	Expected FY07	Actual FY07	Expected FY08	Actual FY08	Expected FY09	Actual FY09	Expected FY10	Actual FY10	5-Year Goal	Expected YTD	Expected YTD %	Year-To-Date Total	Year-To-Date %
Outcome: Sustainability															
Support retention and growth of local neighborhood businesses.	1500	1205	1500		1500						7500	4500	60.00%	1205	16.07%

*FY2007 Actual Numbers will be available in October 2007.



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

OBJECTIVE: DECENT HOUSING	Expected FY06	Actual FY06	Expected FY07	Actual FY07	Expected FY08	Actual FY08	Expected FY09	Actual FY09	Expected FY10	Actual FY10	5-Year Goal	Expected YTD	Expected YTD %	Year-To-Date Total	Year-To-Date %
Outcome: Availability/Accessibility															
Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement.	1883	1637	1800		1800						8750	5483	62.66%	1637	18.71%
Provide housing information services to persons living with HIV/AIDS.	1450	2173	1850		1850						8500	5150	60.59%	2173	25.56%
Provide supportive services to HOPWA assisted housing	635	3170	700		700						3000	2035	67.83%	3170	105.67%
Provide operating support to housing for persons living with HIV/AIDS.	30	38	40		40						150	110	73.33%	38	25.33%
Provide Comprehensive housing counseling services to low/moderate income households	7992	15528	7999		7992						40000	23983	59.96%	15528	38.82%
Outcome: Affordability															
Preserve and increase affordable housing supply for low-moderate income, extremely low and very low-income residents.	1800	1402	1800		1800						9000	5400	60.00%	1402	15.58%
Increase supply of new single and multi-family ownership housing units.	200	1178	200		200						1250	600	48.00%	1178	94.24%
Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	1700	9657	2000		1700						10000	5400	54.00%	9657	96.57%
Increase homeownership opportunities for low-moderate income residents	240	278	250		450						1250	940	75.20%	278	22.24%
Increase homeownership opportunities for very low and low-income residents who are HOME income eligible through the ADDI program.	25	59	38		30						150	93	62.00%	59	39.33%
Preserve existing homeownership through assistance with rehabilitation to code.	60	86	60		60						300	180	60.00%	86	28.67%
Assist conversion of rental units to condominium / co-op ownership units.	150	691	150		250						1000	550	55.00%	691	69.10%
Prevent increases in homelessness	190	220	200		200						1000	590	59.00%	220	22.00%
Provide and sustain short-term supportive housing opportunities to persons with AIDS.	1639	996	1500		1500						8000	4639	57.99%	996	12.45%
Acquisition, rehabilitation, conversion, lease, and repair of facilities.	30	0	30		30						150	90	60.00%	0	0.00%

*FY2007 Actual Numbers will be available in October 2007.



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Table 5: Summary of Specific FY2008 Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/Objective*
1	Homeless Objectives				
1.1	Prevent increases in homelessness	ESG	<ul style="list-style-type: none"> No. of households that received emergency financial assistance to prevent homelessness 	200	DH-2
1.2	Support homeless families	ESG	<ul style="list-style-type: none"> No. of homeless families given overnight shelter. 	60	SL-1
1.3	Maintain the quality of shelter provided to homeless persons	ESG	Emergency Housing: <ul style="list-style-type: none"> No. of beds created in an overnight shelter or other emergency housing. 	TBD	SL-1
2	Special Needs Objectives				
2.1	Provide housing information services to persons living with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> No. of persons assisted 	1,850	DH-1
2.2	Provide and sustain short-term supportive housing opportunities to persons with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> No. of housing units No. with short-term rental assistance No. of homeless and chronically homeless households assisted 	1,500	DH-2
2.3	Provide supportive services to HOPWA-assisted housing	HOPWA	<ul style="list-style-type: none"> No. of persons assisted 	700	DH-1
2.4	Provide operating support to housing for persons living with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> No. of persons assisted 	40	DH-1
2.5	Assist communities to develop comprehensive strategies for HIV/AIDS housing, outreach and education	HOPWA	<ul style="list-style-type: none"> No. of persons assisted 	30	SL-3
2.6	Acquisition, rehabilitation, conversion, lease, and repair of facilities (24 CFR 574.300.B.3)	HOPWA	<ul style="list-style-type: none"> No. of housing units No. of affordable units No. of units designated for persons with HIV/AIDS 	30	DH-2
2.7	Other Special Needs Housing Units are included in the Objective #2 to preserve and increase affordable housing.			Part of 2000 units of affordable housing	
3	Rental Housing				
3.1	Preserve and increase affordable housing supply for low-moderate income, extremely low and very low-income residents.	CDBG, HOME, HPTF	<ul style="list-style-type: none"> No. of affordable units No. of Section 504 accessible units No. of years of affordability Units in compliance with Lead Safe Housing Rule 	1,800	DH-2 DH-1
3.2	Support tenants through tenant organizations with first	CDBG, HOME	<ul style="list-style-type: none"> No. of tenants receiving counseling for unit purchase 	1,700	DH-2



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/ Objective*
	right to purchase assistance to convert rental units to ownership units.				
3.3	Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement	CDBG	<ul style="list-style-type: none"> No. of tenants receiving counseling 	1,800	DH-1
4	Owner Housing				
4.1	Increase homeownership opportunities for low-moderate income residents	CDBG, HOME	<ul style="list-style-type: none"> No. of first-time homebuyers No. receiving down-payment assistance/ closing costs 	450	DH-2
4.2	Increase homeownership opportunities for very low- and low-income residents who are HOME-income eligible through the ADDI program	HOME/ ADDI	<ul style="list-style-type: none"> No. of first-time homebuyers No. receiving down-payment assistance/ closing costs 	30	DH-2
4.3	Preserve existing home-ownership through assistance with rehabilitation to code standards.	CDBG, HOME, HPTF	<ul style="list-style-type: none"> No. of owner-occupied units rehabilitated or improved 	60	DH-2
4.4	Increase supply of new single and multi-family ownership housing units	CDBG, HOME, HPTF	<ul style="list-style-type: none"> No. of affordable units No. of Section 504 accessible units No. of years of affordability 	200	DH-2
4.5	Assist conversion of rental units to condominium /co-op ownership units.	CDBG, HPTF	<ul style="list-style-type: none"> No. of units No. of affordable units No. of years of affordability 	250	DH-2
4.6	Promote home ownership through the reclamation of abandoned properties.	CDBG	<ul style="list-style-type: none"> No. of units No. of affordable units No. of years of affordability 	10	DH-2
5	Community Development				
5.1	Support retention and growth of local neighborhood businesses	CDBG	<ul style="list-style-type: none"> No. of businesses assisted 	1250	EO-3
5.2	Provide comprehensive housing counseling services to low/moderate-income households	CDBG	<ul style="list-style-type: none"> No. of low/moderate-income households served. 	7992	DH-1
6	Infrastructure				
6.1	Infrastructure Objectives may include business infrastructure improvements funded with local funds. See Economic Development Objectives.	CDBG	<ul style="list-style-type: none"> No. of persons assisted 		SL-3



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/ Objective*
7	Public Facilities				
7.1	There are no specific public facility objectives in this Plan; public facilities activities are undertaken as part of Development Finance Division Project Finance				
8	Public Services				
8.1	See Neighbor-Based Activities discussion.	CDBG	See Objectives 3.3, 4.5 and 9.1		SL-3
9	Economic Development				
9.1	Support property management (through DMPED)	CDBG	<ul style="list-style-type: none"> No. of housing units No. of affordable units No. of persons assisted No. of businesses assisted 	75	SL-3
9.2	Enhance function and appearance of business facilities to strengthen commercial corridors.	CDBG	<ul style="list-style-type: none"> No. of businesses assisted 	175*	SL-3
10	Planning/Administrative				
10.1	Conduct program monitoring activities	CDBG, HOME		70	
10.2	Carryout the Department's Administrative Management Program	CDBG, HOME		N/A	



E. DESCRIPTION OF ACTIVITIES

Community Development Block Grants Activities

The proposed uses of DHCD's budgeted CDBG funds, including program income and other funds, are described in the List of Projects and Programs section, starting on page 24 and in the Goals and Projections section, starting on page 75. As noted in previous sections of this Action Plan, DHCD anticipates receiving \$13,100,000 in program income during FY2008, all from loan repayments and proceeds of sales or leases of property. While the District is examining the feasibility of an interest rate loan buy-down program, we have no concrete plans to initiate this activity at this time. The Department does not anticipate any urgent need activities at present, but we continue to keep a close eye on changing conditions.

The process by which DHCD makes CDBG funds available is described on page 68. 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. Individual income levels can be found in Appendix B.

HOME Activities

Forms of Investment: DHCD may invest HOME funds in all proposed uses as prescribed in 24 CFR 92.205(b). The District's FY2008 HOME funds will be invested consistent with the purposes of this part and in accordance with HUD.

Recapture and Resale:

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

Recapture:

Single-Family Homeownership Provisions: When DHCD uses HOME funds for its homeownership programs, including both the Home Purchase Assistance Program (HPAP) and the Single Family Residential Rehabilitation Program, it will utilize the recapture provision of the program, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1). This is true for HUD's American Dream Down-payment Initiative (ADDI), as well as for other HOME funds. 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 loan documents executed at settlement of the property. The resale provision would not be appropriate for the Department's single-family homeownership 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 that 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.



E. DESCRIPTION OF ACTIVITIES

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 resale requirement must also ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. 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 additional HOME funds are invested in the property at resale, the Affordability Period begins anew or has been effectively extended. Therefore, 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 multi-family 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

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.

Affirmative Marketing: DHCD follows HUD's regulations as prescribed in the Affirmative Fair Housing Marketing Plan form (AFHMP) [HUD 935-2]. DHCD has also instituted a certification process to ensure that non-housing new construction and rehabilitation projects



also abide by the affirmative marketing principle; as such it has produced an 'Affirmative Marketing Plan' form for those types of projects. 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 multi-family project. DHCD aims to ensure that prospective buyers or tenants in the housing market area, regardless of their protected category -- racial or ethnic groups-- know about the housing development(s), are attracted to the housing project, feel welcome to apply, and have the opportunity to buy or rent. The AFHMP aims to (1) bring greater diversity to areas that have been subjected to housing discrimination based on the residents' protected class; and (2) inform about the availability of housing to persons not likely to apply for the housing without special outreach efforts due to (a) self or forced segregation, (b) linguistic isolation, (c) neighborhood racial or ethnic composition and patterns, (d) location, and (e) price of housing.

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

DHCD's loan and grant agreements with developers require that the developers submit Affirmative Action Plans that set forth goals for the hiring of local, small and disadvantaged business enterprises and for hiring minorities and women for construction and non-construction jobs.

American Dream Down-payment Initiative (ADDI) of the HOME Program: The Department of Housing and Community Development has implemented the American Dream Down-payment Initiative (ADDI) as a source of additional funding for DHCD's existing program 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 are blended with other sources of funding used in the HPAP Program, namely, Community Development Block Grant, other HOME funds, and funds generated by repayments to HPAP loans that were made in prior years with locally appropriated funds.

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 six 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, staffs of these seven agencies are trained by DHCD staff in program guidelines for all DHCD housing assistance programs.

DHCD has ensured that its FY2008 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 additional source of homebuyer assistance. 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 at least 200 minority households per year or more than 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.

ESG Activities

Since 2005, DHCD continues the oversight and administration of ESG funds, starting with the HUD grant year 2004 funds. The Community Partnership for the Prevention of Homelessness (the Partnership) serves as the lead agency for homeless Continuum of Care under a FY2007 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 all ESG activities involving 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 of DHCD, determines annually which services and activities will be funded with the ESG Grant to address the most pressing emergency and prevention needs. In FY2008, the ESG 2007 (FY 08) funds will be used to prevent homelessness, support shelter operations, and to renovate shelter beds. It is expected that the funds for homeless prevention and emergency assistance activities will provide emergency assistance (i.e. to defray rent and utility arrearages) for approximately **109 families** at an average cost of \$1,800 each, as well as an average of **45 individuals** at an average cost of \$1,100 each.

The Partnership manages emergency shelters for both families and individuals. They also conduct ongoing needs assessments for these facilities and determine the best use of renovation and rehabilitation funds. It is expected that the shelter operations funds will support the cost of operations at the Park Road Emergency Family Shelter. The Tables 3s for ESG in the following section describe the uses of ESG 2007 (DHCD FY 2008) funds.

**Table 6: ESG Homeless Prevention and Emergency Assistance Locations**

Intake Site	
Virginia Williams Family Intake Center 25 "M" Street, SW Washington, DC 20024	Plymouth Congregational Church 5301 North Capitol Street, NE Washington, DC 20011
Change, Inc. 1413 Park Road, NW Washington, DC 20010	Refuge of Hope Disciple Center 10 "P" Street, NE Washington, DC 20002
Catholic Charities Family Center 1438 Rhode Island Avenue, NE Washington, DC 20018	Capitol Hill Group Ministries 620 "G" Street, SE Washington, DC 20003
Catholic Charities Family Support Center 220 Highview Place, SE Washington, DC 20032	Marshall Heights CDO 3939 Benning Road, NE Washington, DC 20019
Greater Washington Urban League 2901 14 th Street, NW Washington, DC 20009	Salvation Army/ERI 3101 Martin Luther King, Jr. Avenue, SE Washington, DC 20032
Near Northeast Community Improvement Corporation 1326 Florida Avenue, NE Washington, DC 20002	Shaw-Columbia Heights Family Support Collaborative 1726 7 th Street, NW Washington, DC 20001
Community Family Life Services 305 "E" Street, NW Washington, DC 20001	United Planning Organization/Petey Green 2907 Martin Luther King Avenue, SE Washington, DC 20032
United Planning Organization/Anacostia 1649 Good Hope Road, SE Washington, DC 20020	East of the River Family Support Collaborative 3732 Minnesota Avenue, NE Washington, DC 20019
South Washington West River Family Support Collaborative 1501 Half Street, SW Washington, DC 20024	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	Edgewood-Brookland Family Support Collaborative 1345 Saratoga Avenue, NE Washington, DC 20017
Georgia Avenue Rock Creek East Family Support Collaborative 1104 Allison Street, NW Washington, DC 20011	

HOPWA Activities

DHCD is the HOPWA Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMA). The District's, Department of Health, Administration for HIV Policy and Programs (AHPP) is the sub-recipient of the HOPWA funds received by the District. The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA). Funds are distributed through HAA's various program. For further information, please see Appendix I.



Listing of Projects and Programs (Table 3c)

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

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



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 loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives units. Qualified households are eligible for loans to meet down payment and closing cost requirements. Assistance levels are determined by the Department each year based on: (1) prevailing real estate market prices; (2) available budget; (3) levels of household income and size; and (4) each household's mortgage "financing gap"; assistance provided to any individual household is further subject a to program-wide per-client caps determined each year. 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, including loans for downpayment assistance, matching fund grants for closing costs, and credits toward District property and income taxes.

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

Location

Community-wide

Objective Number 4.1	Project ID FY2008 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 10/1/2007	Completion Date 9/30/2008	
Performance Indicator Housing units funded	Annual Units 450	
Local ID 6010	Units Upon Completion 450	

Funding Sources:

CDBG	\$6,462,960
CDBG Program Income	\$2,000,000
ESG	0
HOME (includes ADDI)	\$5,684,266
HOPWA	0
Total Formula	\$14,147,226
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$20,898,250
Other Funding – private	0
Total	\$35,045,476

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. (HPAP Repay).



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-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 FY2008 SFRRP	
HUD Matrix Code 14A	CDBG Citation 570.202	HOME Citation 92.205(a)(1)
Type of Recipient Individuals	CDBG National Objective LMH	
Start Date 10/1/2007	Completion Date 9/30/2008	
Performance Indicator Housing Units Assisted	Annual Units 60	
Local ID 6040	Units Upon Completion 60	

Funding Sources:

CDBG	\$2,109,718
ESG	0
HOME	\$1,055,000
HOPWA	0
Total Formula	\$3,164,718
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$2,100,280
Other Funding – private	0
Total	\$5,264,998

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Owner-Occupied Housing

Project Title
Property Acquisition and Disposition (Homestead Housing Preservation Program)

Project Description

Through the Homestead Housing Preservation Program, DHCD took possession of tax delinquent real properties and made them available to first-time homebuyers for as little as \$250 per unit. In exchange, the homebuyer was required to 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 received a \$10,000 deferred mortgage to assist them with rehabilitation financing. A multi-family component of the program made properties available to developers for rehabilitation and sale to income-qualified, first-time homebuyers. At this writing, only previously awarded properties are under the administration. CDBG funds are used to finance technical assistance to Homesteader individuals and agencies completing rehabilitation efforts on properties previously awarded.

In FY2007, the Property Acquisition and Disposition Program was expanded to 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 4.6	Project ID FY2008 Homestead
HUD Matrix Code 01 & 02	CDBG Citation 570.201(a); 570.201(b)
Type of Recipient Subrecipients (for technical assistance)	CDBG National Objective LMC
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Housing units funded	Annual Units 10
Local ID 6030	Units Upon Completion 10

Funding Sources:

CDBG	\$842,291
ESG	0
HOME	0
HOPWA	0
Total Formula	\$842,291
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$1,171,784
Other Funding – private	0
Total	\$2,014,075

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Non-Homeless Special Needs

Project Title
Development Finance Division Project Financing, Acquisition for Rehab

Project Description

This portion of the Development Finance Project Financing for FY2008 (HUD 2007) finances sites acquired by 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 and acquisition/rehab project activities in the form of deferred or amortized loans to qualified organizations for eligible activities. The specific project activities that will receive funding are selected in twice yearly Request for Proposals (RFP) processes that DHCD/Development Finance Division conducts to solicit project proposals. Selected projects are funded after completion of underwriting which takes 90 to 120 days following date of selection. A list of projects selected from the most recent RFP are shown in Table 8. When they complete underwriting, many of these projects will be executed and funded during FY2008. Other project activities will be funded from the RFP being released in Spring 2007.

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

Location
Community-wide

Objective Number 4.3	Project ID FY2008 DFDPF
HUD Matrix Code 14G	CDBG Citation, 570.202 HOME Citation, 92.205(a)(1)
Type of Recipient For-profit and non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Housing units acquired	Annual Units 660
Local ID 2010	Units Upon Completion 660

Funding Sources:

CDBG	\$13,766,534
ESG	0
HOME	\$3,786,081
HOME Program Income	\$1,100,000
HOPWA	0
Total Formula	\$18,652,615
Prior Year Funds	
Assisted Housing	0
PHA	0
Other Funding – public*	\$41,140,110
Other Funding – private ±	\$207,051,368
Total	\$266,815,172

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, O-Type and LEAD Program Funds.
± Private funds include bank loans, developer equity and/or bond financing.



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Rental Housing

Project Title
Development Finance Division Project Financing, Rental Housing

Project Description

This portion of the Development Finance Project Financing for FY 2008 (HUD2007) provides low-cost, interim construction financing and permanent financing for the rehabilitation and/or new construction of affordable residential property containing five or more units. The specific project activities that will receive funding are selected in twice yearly Requests for Proposals (RFP) processes that DHCD/Development Finance Division conducts to solicit project proposals. Selected projects are funded after completion of underwriting, which takes 90 to 120 days following date of selection. A list of projects selected from the most recent RFP is shown in Table 8. Many of these projects, when they complete underwriting, will be executed and funded during FY2008. Other project activities will be funded from the RFP being released in Spring 2007.

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

Location
Community-wide

Objective Number 3.1	Project ID FY2008 DFDPF
HUD Matrix Code 14B	CDBG Citation 570.202 HOME Citation 92.205 (a)
Type of Recipient For-profit and non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Housing Units Financed	Annual Units 1340
Local ID 2010	Units Upon Completion 1340

Funding Sources:	
CDBG	\$8,099,251
CDBG Program Income	\$10,000,000
ESG	0
HOME	\$8,817,507
HOPWA	0
Total Formula	\$26,916,758
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$79,692,254
Other Funding – private ±	420,377,012
Total	\$526,986,024

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, O-Type and LEAD Program Funds. ± Private funds include bank loans, developer equity and/or bond financing.



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Rental Housing/Owner-Occupied Housing

Project Title

Tenant Purchase Technical Assistance

Project Description

This portion of the Tenant Purchase Technical Assistance Program (TPTAP) funds non-profit 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 TPTAP 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 buildings. Approximately 1700 households receive some combination of these services annually.

Objective category

☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity

Outcome category

☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location

Community-wide

Objective Number 3.2	Project ID FY2008 TAP-TPTA
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Individuals and Sub-recipients (tech. assist. Providers)	CDBG National Objective LMH
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Housing units served	Annual Units 1700
Local ID 2020	Units Upon Completion 1700

Funding Sources:

CDBG	\$858,221
ESG	0
HOME	0
HOPWA	0
Total Formula	\$858,221
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$858,221

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Public Services

Project Title
Neighborhood Based Activities – Public Safety and Crime Prevention

Project Description

This is a substantial effort to support crime prevention initiatives in targeted “Hot Spot” crime areas of the District. Under this activity in FY2008, 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; a teen advisory committee and city-wide forum on crime prevention; and 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
Community-wide

Objective Number 9.1	Project ID FY2008 NBA - CP
HUD Matrix Code 05I	CDBG Citation 570.201(e)
Type of Recipient Non-profit organization	CDBG National Objective LMC
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator People Assisted	Annual Units 1500 persons served
Local ID 3000	Units Upon Completion 1500 persons served

Funding Sources:	
CDBG	\$1,286,365
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,286,365
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,286,365

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
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 façades. 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 façades 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 9.2	Project ID FY2008 NBA NFD
HUD Matrix Code 14E, 14H	CDBG Citation 570.202
Type of Recipient Non-profit organization	CDBG National Objective LMA
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Businesses assisted	Annual Units 125
Local ID 3000	Units Upon Completion 125

Funding Sources:

CDBG	\$3,541,985
ESG	0
HOME	0
HOPWA	0
Total Formula	\$3,541,985
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$3,541,985

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Public Services

Project Title
Neighborhood Based Activities – 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 3.3	Project ID FY2008 NBA HC
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective LMC
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator People/households	Annual Units 7,992
Local ID 3000	Units Upon Completion 7,992

Funding Sources:	
CDBG	\$2,654,769
ESG	0
HOME	0
HOPWA	0
Total Formula	\$2,654,769
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	\$2,300,000
Total	\$4,954,769

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
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

Five Neighborhoods: H Street, NE area, Georgia Avenue Corridor, Columbia Heights, Minnesota Benning, Anacostia

Objective Number 5.1	Project ID FY2008 NBA CCSBD
HUD Matrix Code 18B	CDBG Citation 570.203(3)
Type of Recipient Non-profit organization	CDBG National Objective LMA
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Businesses assisted	Annual Units 1,500 businesses
Local ID 3000	Units Upon Completion 1,500 businesses

Funding Sources:

CDBG	\$1,446,537
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,446,537
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	\$1,300,000
Total	\$2,746,537

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Public Services

Project Title
Neighborhood Based Activities – 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
Community-wide

Objective Number 3.3	Project ID FY2008 NBA AHP
HUD Matrix Code 05K	CDBG Citation 570.201(e)
Type of Recipient Non-profit organization	CDBG National Objective LMC
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator People Households	Annual Units 3,500
Local ID 3000	Units Upon Completion 3,500

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

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Economic Development

Project Title
Economic Development – 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 9.1	Project ID FY2008 Sec 108
HUD Matrix Code 19G	CDBG Citation 570.203 (b)
Type of Recipient For-profit/non-profit organizations	CDBG National Objective LMJ (the current 108 loans being serviced meet the =LMJ National Objective)
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Loan/interest payments	Annual Units Payments (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	0
Other Funding – private	0
Total	\$200,000

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Economic Development

Project Title
Real Estate & Property Management

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

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

Objective Number 9.1	Project ID FY2008 RESPM
HUD Matrix Code 02	CDBG Citation 570.201 (b)
Type of Recipient Government	CDBG National Objective LMA
Start Date 10/1/2007	Completion Date 9/30/2008
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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Affordable Housing – DMPED

Project Title

Single and Multi-family Affordable Housing Program

Project Description

Affordable/Workforce Housing Availability Plan

A high priority for the DMPED is to increase the availability of affordable rental and homeownership opportunities for low and moderate-income individuals and families that are part of the District's Workforce. With that said, DMPED plans to use proceeds from CDBG Program Income to finance the acquisition, clearance, site-preparation and the disposition of publicly or privately owned vacant land, abandoned structures or underutilized residential properties (single, small unit and multi-family) located in targeted neighborhoods of the City, including, but not limited to: Marshall Heights, Deanwood, Burrville, Anacostia and Congress Heights neighborhoods of Wards 7 and 8.

Once acquisition is complete, DMPED will then dispose of the residential properties, through sale, lease, donation or otherwise, to a list of pre-qualified developers to renovate or construct new residential units, according to DMPED's requirements as noted in the Land Disposition Agreement and/or other applicable documents.

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

Location

Community-wide, primarily in Ward 7 and Ward 8

Objective Number 4.4	Project ID FY2008 DMPED
HUD Matrix Code 14G	CDBG Citation 570.202
Type of Recipient Sub-recipient	CDBG National Objective LMH
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Housing units funded	Annual Units 75
Local ID 5030	Units Upon Completion 75

Funding Sources:

CDBG	\$2,000,000
ESG	0
HOME	0
HOPWA	0
Total Formula	\$2,000,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	\$5,000,000
Total	\$7,000,000

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Affordable Housing – DMPED

Project Title

Homeownership Assistance

Project Description

The DMPED Home Purchase Assistance Program is a revolving loan program designed to increase the availability of affordable housing for low and moderate income individuals and families who are part of the District's workforce, with special emphasis on housing opportunities for government employees or service providers, such as teachers, police officers, etc.

To expand affordable and workforce housing opportunities to qualified buyers, DMPED will provide a combination of one or more of the eligible activity incentives available under CFR 570.201(n), "Homeownership Assistance". These incentives include the following: 1) Interest rate and principle subsidy, 2) Making subordinate loans, 3) Acquisition financing, 4) Payment of Mortgage Insurance, 5) Payment of all or part of closing costs, and 6) Payment of up to 50% of down payment costs.

A maximum of \$50,000 in incentives is available for qualified homebuyers; however, additional assistance up to \$35,000 may be provided for homes located in "open" Urban Renewal Plan Areas, which include: Fort Lincoln, Shaw and Downtown.

Objective category

☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity

Outcome category

☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location

Communitywide, with focus on open Urban Renewal Areas

Objective Number 4.1	Project ID FY2008 DMPED
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient Sub-recipient	CDBG National Objective LMH
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Housing units funded	Annual Units 20
Local ID 5030	Units Upon Completion 20

Funding Sources:

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

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Affordable Housing/Economic Development – DMPED

Project Title

Rehabilitation and Preservation

Project Description

Rehabilitation and Preservation Activities

DMPED proposes to use CDBG funds to finance costs of rehabilitation under the following eligible types of property: 1) Residential property, whether privately or publicly owned, including manufactured housing 2) Commercial or industrial property (but where owned by a for-profit, rehabilitation is limited to exterior improvements of the building and code violations), and 3) Other nonprofit-owned, nonresidential buildings and improvements not considered public facilities or improvements.

Housing Rehabilitation Revolving Loan Fund

DMPED will establish a Housing Rehabilitation Loan Fund to provide below-market interest rate loans to private individuals and entities (profit or nonprofit) to acquire, rehab and preserve affordable housing in targeted neighborhoods of the District. The fund will provide local, smaller developers access to capital as an incentive to encourage smaller scale affordable housing rehabilitation and development.

Objective category

☒ Suitable Living Environment

☒ Decent Housing

☒ Economic Opportunity

Outcome category

☐ Availability/Accessibility

☐ Affordability

☒ Sustainability

Location

Community-wide

Objective Number 9.2	Project ID FY2008 DMPED
HUD Matrix Code 14B, 14E	CDBG Citation 570.202
Type of Recipient Sub-recipient	CDBG National Objective LMA, LMH
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Units assisted	Annual Units 102
Local ID 5030	Units Upon Completion 102

Funding Sources:

CDBG	\$1,600,000
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,600,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,600,000

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Economic Development – DMPED

Project Title

Special Economic Development Activities

Project Description

DMPED plans to use CDBG funds for special economic development activities, as well as other authorized activities carried out as part of an economic development project. These special economic development activities include:

Provision of Assistance to Non-Profits

Provision that allows for the acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements. Such activities may be carried out by the recipient or public or private nonprofit sub-recipients.

Provision of Assistance to For-Profit Businesses

Provision that allows assistance to a private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any activity where the assistance is appropriate to carry out an economic development project.

Economic Development Services

In connection with activities eligible under this section, outreach efforts to market available forms of assistance; screening of applicants; reviewing and underwriting applications for assistance; preparation of agreements; management of assisted activities; and screening, referral, and placement of applicants for employment opportunities.

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

Location

Community-wide

Objective Number 5.1	Project ID FY2008 DMPED
HUD Matrix Code 14E, 18A, 18B, 18C	CDBG Citation 570.202; 570.203(b)
Type of Recipient Sub-recipient	CDBG National Objective LMA, LMJ
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Businesses/individuals assisted	Annual Units 100 bus/indivs
Local ID 5030	Units Upon Completion 100 bus/indivs

Funding Sources:

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

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Economic Development – DMPED

Project Title

Special Activities by Community-Based Development Organizations (CBDOs)

Project Description

Special Activities by CBDOs

The recipient, DMPED, may provide CDBG funds as grants or loans to any CBDO qualified under this section to carry out the following types of projects:

1. Neighborhood Revitalization

Activities undertaken under this provision must be of sufficient size and scope to have an impact on the decline of a designated geographic location within the jurisdiction of the grantee. Activities considered for this purpose are not limited to those funded (or to be funded) with CDBG assistance.

2. Community Economic Development

This type of project must include activities that increase economic opportunity, for low-and moderate-income persons, or that are expected to create or retain businesses or permanent jobs within the community. Housing activities may be included if they can “clearly” link the need for affordable housing accessible to existing or planned jobs.

3. Energy Conservation

Activities clearly designed to conserve energy for the benefit of residents within the grantee's jurisdiction.

Objective category	<input type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input checked="" type="checkbox"/> Economic Opportunity
Outcome category	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location

Community-wide

Objective Number	Project ID
5.1	FY2008 DMPED
HUD Matrix Code	CDBG Citation
05H, 14E, 14F	570.201(e); 570.202
Type of Recipient	CDBG National Objective
Sub-recipient	LMA, LMH
Start Date	Completion Date
10/1/07	9/30/08
Performance Indicator	Annual Units
Businesses/individuals assisted	20 Bus/indivs
Local ID	Units Upon Completion
5030	20 Bus/indivs

Funding Sources:

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

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Planning/Administration – DMPED

Project Title

Planning and Capacity Building

Project Description

DMPED plans to use public funds for studies, analysis, data gathering, preparation of plans and identification of actions that will assist with the implementation of plans.

The type of plans that DMPED may pay for include, but are not limited to: comprehensive plans; individual project plans; community development plans; capital improvement programs; small area and neighborhood plans; analysis of impediments to fair housing choice; environmental and historic preservation studies; and functional plans (such as plans for housing, land use, energy conservation or economic development).

DMPED may also use such funds under this category for activities designed to improve its capacity (as a sub-recipient) to plan and manage programs and activities for the CDBG program.

Objective category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input checked="" type="checkbox"/> Economic Opportunity
Outcome category	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location

Community-wide

Objective Number 10.2	Project ID FY2008 DMPED
HUD Matrix Code	CDBG Citation
Type of Recipient Sub-recipient	CDBG National Objective N/A
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Various	Annual Units Various
Local ID 5030	Units Upon Completion Various

Funding Sources:

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

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

* Other public funding includes funds from DMPED.



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Economic Development/Affordable Housing – DMPED

Project Title

Miscellaneous Other Activities

Project Description

Technical Assistance

This provision makes DMPED eligible to use CDBG funds to increase its own capacity or increase the capacity of other public or nonprofit entities to carry out eligible neighborhood revitalization or economic development activities. DMPED will determine that the activity for which capacity is to be built is eligible and that there is a reasonable expectation that a national objective can be met.

***In Rem**

Per this provision, which has not been incorporated into the regulations, but is available for use, DMPED proposes to provide assistance to housing units acquired through “tax foreclosure proceedings”. Specifically, this provision authorizes activities necessary to make essential repairs and payment of operating expenses needed to maintain the habitability of housing units acquired through tax foreclosure proceedings in order to prevent abandonment and deterioration of such housing in primarily low-and moderate-income neighborhoods

It should be noted, the statute clarified that since these expenses are limited to housing located in primarily low-moderate-income neighborhoods, the L/M Income Benefit national objective is to be met through the Area Benefit subcategory.

Objective category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input checked="" type="checkbox"/> Economic Opportunity
Outcome category	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location

Community-wide

Objective Number 5.1	Project ID FY2008 DMPED
HUD Matrix Code 19C, 19E	CDBG Citation 570.203(b)
Type of Recipient Sub-recipient	CDBG National Objective LMA
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Businesses/individuals assisted	Annual Units 28 Buss/indivs
Local ID 5030	Units Upon Completion 28 Buss/indivs

Funding Sources:

CDBG	\$3,000,000
ESG	0
HOME	0
HOPWA	0
Total Formula	\$3,000,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$3,000,000

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Planning/Administration – DMPED

Project Title

Program Administrative Costs

Project Description

DMPED proposes to use public funds to pay for eligible and reasonable program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with public funds.

Program administrative costs include staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation.

Overall program management, coordination, monitoring, reporting, and evaluation include, but are not limited to, the following types of assistance: preparing program budgets, schedules and amendments; evaluating program results against stated objectives; coordinating the resolution of audit and monitoring findings; developing systems for assuring compliance with program requirements; preparing reports and other compliance documents related to the program for submission to HUD; and development interagency agreements and agreements with grantees and contractors to carry out program activities.

Objective category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input checked="" type="checkbox"/> Economic Opportunity
Outcome category	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location

Community-wide

Objective Number 10.2	Project ID FY2008 DMPED
HUD Matrix Code	CDBG Citation
Type of Recipient Sub-recipient	CDBG National Objective N/A
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Various	Annual Units Various
Local ID 5030	Units Upon Completion Various

Funding Sources:

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

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 funds from DMPED.



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Economic Development – DMPED

Project Title

Economic Opportunity Program Initiatives

Project Description

Micro-Enterprise Loan Fund

The Micro-Enterprise Loan Fund is a program to be administered by DMPED that will provide self-employment and entrepreneurship development and assistance to low-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.

Pre-Apprenticeship Readiness Training (P.A.R.T)

The P.A.R.T program will be administered by DMPED and 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. DMPED, the developer and skill development providers will partner in training.

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 DMPED initiatives.

Franchise Development Initiative

Provision that allows assistance to a private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any activity where the assistance is appropriate to carry out an economic development project. DMPED proposes to invest in franchised or retail related businesses that complement the organizations development projects and other developments with the District. The investment would support a partnership with a qualified operator or franchisee that will be responsible for the day-to-day operation of the business.

Objective category	<input type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input checked="" type="checkbox"/> Economic Opportunity
Outcome category	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location

Community-wide

Objective Number 5.1	Project ID FY2008 DMPED
HUD Matrix Code 05H, 18B, 18C	CDBG Citation 570.201(e); 570.203(b)
Type of Recipient Sub-recipient	CDBG National Objective LMA, LMC
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Businesses/individuals	Annual Units 102 bus/indivs
Local ID 5030	Units Upon Completion 102 bus/indivs

Funding Sources:

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

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Public Facilities & Infrastructure - DMPED

Project Title

Public Facilities & Improvements

Project Description

Public Facilities and Improvements Program

DMPED plans to use CDBG funds for the acquisition (including L/T leases for periods of 15 years or more), construction, reconstruction, rehabilitation (including removal of architectural barriers to accessibility), or installation of public improvements or facilities (except for buildings for the general conduct of government).

The terms "public facilities" and "public improvements" are broadly interpreted to include all improvements and facilities that are either publicly owned or traditionally provided by the government, or owned by a nonprofit, and operated so as to be open to the general public. This would include neighborhood facilities, firehouses, public schools, and libraries. Public improvements include streets, sidewalks, curbs and gutters, parks, playgrounds, water and sewer lines, flood and drainage improvements, parking lots, utility lines, and aesthetic amenities on public property such as trees, sculptures, pools of water and fountains, and other works of art.

Facilities that provide shelter for persons having special needs are also considered to be public facilities (not permanent housing). Such shelters would include nursing homes, convalescent homes, hospitals, shelters for victims of domestic violence, shelter and Permanent facilities/housing for the homeless, halfway houses for run-away children, drug offenders or parolees, group homes for the developmentally disabled, and shelters for disaster victims.

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

Location

Community-wide

Objective Number 9.1	Project ID FY2008 DMPED
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient Sub-recipient	CDBG National Objective LMA
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator <u>People assisted</u>	Annually 7692
Local ID 5030	Units Upon Completion 7692

Funding Sources:

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

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Economic Development – DMPED

Project Title

Special Economic Development Activities

Project Description

Disposition

DMPED plans to use CDBG funds to pay costs incidental to disposing of real property acquired with CDBG funds, including disposition at less than fair market value, provided that the property will be used to meet a national objective of the CDBG Program. The property may be disposed of through sale, lease, donation or otherwise. CDBG funds may also be used to pay reasonable costs of temporarily managing such property, until final disposition of the property is made.

Clearance

DMPED plans to use CDBG funds for demolition of buildings and improvements; removal of demolition products (rubble) and other debris; physical removal of environmental contaminants or treatment of such contaminants to render them harmless; and movement of structures to other sites.

Urban Renewal Completion

DMPED plans to use CDBG funds to pay costs of completing an Urban Renewal project funded under title I of the Housing Act of 1949 as amended.

Relocation Assistance

DMPED plans to use CDBG funds to pay relocation payments and other assistance for permanently and temporarily relocated individuals, families, businesses, nonprofit organizations, and farm operations.

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

Location

Community-wide

Objective Number 9.2	Project ID FY2008 DMPED
HUD Matrix Code 02, 04, 07, 08	CDBG Citation 570.201(a) (d) (h) (i)
Type of Recipient Sub-recipient	CDBG National Objective LMA
Start Date 10/1/07	Completion Date 9/30/08
Performance Indicator Properties assisted	Annual Units 75
Local ID 5030	Units Upon Completion 75

Funding Sources:

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

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Planning/Administration/Financial Services

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. A separate function of program administration is financial services, whereby financial and budgetary information is provided to department program/administrative units in order to ensure the appropriate collection/allocation, utilization and control of city resources. 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 FY2008 ADM	
HUD Matrix Code 21A	CDBG Citation 570.206	HOME Citation 92.207
Type of Recipient Government	CDBG National Objective N/A	
Start Date 10/1/2007	Completion Date 9/30/2008	
Performance Indicator Various	Annual Units Various	
Local ID 1000	Units Upon Completion Various	

Funding Sources:

CDBG	\$4,963,900
ESG	0
HOME	\$218,780
HOPWA	0
Total Formula	\$5,182,680
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$1,753,842
Other Funding – private	0
Total	\$6,946,504

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 other funds, local, and the HPTF



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

DHCD – 801 North Capitol Street, NE

Objective Number 10.1	Project ID FY2008 PMC
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Site visits / reports	Annual Units 68
Local ID 7000	Units Upon Completion 68

Funding Sources:

CDBG	\$1,189,558
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,189,558
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,189,558

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Owner-occupied Housing

Project Title

Neighborhood Based activities – Affordable Housing Development

Project Description

In this activity, the Department provides grants to non-profit partners to conduct predevelopment 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. These projects are funded using HOME/CHDO funds in the form of operating grants. 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

Community-wide

Objective Number 4.4	Project ID FY2008 NBA AHD
HUD Matrix Code 21I	HOME Citation 92.208
Type of Recipient Non-profit organization	National Objective LMH
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Housing units assisted	Annual Units 50
Local ID 3000	Units Upon Completion 50

Funding Sources:

CDBG	0
ESG	0
HOME	\$431,079
HOPWA	0
Total Formula	\$431,079
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	0
Other Funding – private	0
Total	\$431,079

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs. * Estimate of DFD funding for NBA Projects.



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need

Owner-Occupied Housing

Project Title

Community Housing Development Organization (CHDO)

Project Description

The HOME program mandates 15% of the annual allocation be set-a-side for housing development activities undertaken by non-profit housing development organizations which have achieved the necessary requirements to be designated as a Community Housing Development Organization (CHDO). The Development and Finance Division, through a competitive process will solicit CHDO's to make applications for affordable housing development.

In this activity, the Department provides grants to non-profit partners to conduct development activity for affordable housing for selected development projects in distressed areas of the District. These projects are funded using HOME/CHDO funds in the form of loan or grants. All costs are for the construction of affordable housing.

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

Location

Community-wide

Objective Number 4.5	Project ID FY2008 CHDO
HUD Matrix Code 12	HOME Citation 92.300
Type of Recipient Non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Housing units financed	Annual Units N/A
Local ID 3000	Units Upon Completion N/A

Funding Sources:

CDBG	0
ESG	0
HOME	\$1,044,000
HOPWA	0
Total Formula	\$1,044,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	0
Other Funding – private	0
Total	\$1,044,000

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 Housing Production Trust Fund.



E. DESCRIPTION OF ACTIVITIES

Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
The Homeless

Project Title
Emergency Shelter Grant Program – Homeless Prevention

Project Description

The ESG 2007 (FY2008) funds for Prevention and Emergency Assistance activity will provide emergency assistance (i.e. to defray rent and utility arrearages) for approximately 109 families at an average cost of \$1,800 each, as well as an average of 45 individuals at an average cost of \$1,100 each. ESG 2007 funds will not necessarily be spent during FY2008.

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

Location (See Table 6 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 FY2008 ESG HP
HUD Matrix Code 05Q	ESG Citation 576.21(a)(4)
Type of Recipient Families & individuals, through nonprofits.	CDBG National Objective LMC
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator People Assisted	Annual Units: 154
Local ID 4000	Units Upon Completion 154

Funding Sources:

CDBG	0
ESG	\$247,609
HOME	0
HOPWA	0
Total Formula	\$247,609
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$247,609

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
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 2007 (FY2008) shelter operations funds will support the cost of operations at the Park Road Emergency Family Shelter. ESG 2007 funds will not necessarily be spent during FY2008.

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

Location

1448 Park Road NW, Washington, DC 20010

Objective Number 1.2	Project ID FY2008 ESG - ESSO
HUD Matrix Code 03T	ESG Citation 576.21(a)(3)
Type of Recipient Homeless families	CDBG National Objective LMC
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Families sheltered	Annual Units 45Units
Local ID 4000	Units Upon Completion 45 units

Funding Sources:

CDBG	0
ESG	\$316,691
HOME	0
HOPWA	0
Total Formula	\$316,691
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$316,691

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
The Homeless

Project Title
Emergency Shelter Grant Program – Renovation and Rehabilitation

Project Description

The District will use ESG 2007 (FY2008) funds in to make major repairs to emergency shelters in the DC Continuum of Care. The Partnership manages emergency shelters for both families and individuals. The Partnership conducts ongoing needs assessments for these facilities and determines the best use of renovation and rehabilitation funds 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 this plan. ESG 2007 funds will not necessarily be spent during FY2008.

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

Location
Community-wide

Objective Number 1.3	Project ID FY2008 ESG RR
HUD Matrix Code 03C	ESG Citation 576.21(a)(1)
Type of Recipient Shelter residents.	CDBG National Objective LMC
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Public Facilities renovated	Annual Units To be determined
Local ID 4000	Units Upon Completion To be determined

Funding Sources:

CDBG	0
ESG	\$227,555
HOME	0
HOPWA	0
Total Formula	\$227,555
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$227,555

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
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 \$39,391 to the Partnership to pay administrative costs. The Partnership uses these funds to support administrative costs associated with managing the prevention, shelter operations and renovation projects funded by ESG. ESG 2007 funds will not necessarily be spent during FY2008.

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 FY2008 ESG - SO
HUD Matrix Code 21A	ESG Citation 576.21(a)(5)
Type of Recipient Nonprofit	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator N/A	Annual Units N/A
Local ID 4000	Units Upon Completion N/A

Funding Sources:

CDBG	0
ESG	\$39,391
HOME	0
HOPWA	0
Total Formula	\$39,391
Prior Year Funds	309
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$39,700

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Housing Information Services

Project Description

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

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

Location

Service provided in the District community-wide, at Housing Counseling Services, Inc. Services provided in Northern Virginia by Northern Virginia Regional Commission.

Objective Number	Project ID
2.1	FY 2008 HOPWA HIS
HUD Matrix Code	HOPWA Citation
31	574.300(b)(1)
Type of Recipient	CDBG National Objective
Non-profit organization	N/A
Start Date	Completion Date
10/1/2007	9/30/2008
Performance Indicator	Annual Units
Persons counseled	1800
Local ID	Units Upon Completion
3000	1800

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$412,685
Total Formula	\$412,685
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$412,685

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Homeless/HIV/AIDS

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

Project Description

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

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

Location
EMSA-wide

Objective Number 2.5	Project ID FY2008 HOPWA TA
HUD Matrix Code 31	HOPWA Citation 574.300(b)(2)
Type of Recipient Non-profit organizations	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Sub-grantees assisted	Annual Units 5
Local ID 3000	Units Upon Completion 5

Funding Sources:

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

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/HIV/AIDS

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

Project Description

Project Based rental assistance will provide short-term supportive housing or emergency 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
Community-wide

Objective Number 2.2	Project ID FY 2008 HOPWA PBA
HUD Matrix Code 31	HOPWA Citation 574.300(b)(5)
Type of Recipient Non-profit and for-profit organizations	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Persons housed	Annual Units 258
Local ID 3000	Units Upon Completion 258

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$1,100,000
Total Formula	\$1,100,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,100,000

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Homeless/HIV/AIDS

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

Project Description

The Tenant Based Rental Assistance (TBRA) 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 FY2008 HOPWA TBRA
HUD Matrix Code 31	HOPWA Citation 574.300(b)(5)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Vouchers generated	Annual Units 790
Local ID 3000	Units Upon Completion 790

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$6,411,617
Total Formula	\$6,411,617
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$6,411,617

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/HIV/AIDS

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

Project Description

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

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

Location
Community-wide

Objective Number 2.2	Project ID FY2008 HOPWA - ST
HUD Matrix Code 31	HOPWA Citation 574.300(b)(7)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Persons served	Annual Units 495
Local ID 3000	Units Upon Completion 495

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$524,688
Total Formula	\$524,688
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$524,688

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Supportive Services

Project Description

Supportive services must be provided as part of any HOPWA assisted housing program. Persons living with HIV/AIDS may receive supportive services including: health services, mental health services, assessments, housing placement assistance and advocacy, case management services, job training, 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 FY2008 HOPWA SS
HUD Matrix Code 31	HOPWA Citation 574.300(b)(7)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Persons served	Annual Units 1795
Local ID 3000	Units Upon Completion 1795

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$1,277,606
Total Formula	\$1,277,606
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,277,606

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Operating Costs

Project Description

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

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

Location
EMSA-wide

Objective Number 2.4	Project ID FY2008 HOPWA OC
HUD Matrix Code 31	HOPWA Citation 574.300(b)(8)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Sub-grants awarded	Annual Units N/A
Local ID 3000	Units Upon Completion N/A

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$10,500
Total Formula	\$10,500
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$10,500

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/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 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 FY2008 HOPWA TA
HUD Matrix Code 31	HOPWA Citation 574.300(b)(9)
Type of Recipient Non-profit organizations	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator Sub-grantees assisted	Annual Units 8
Local ID 3000	Units Upon Completion 8

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$50,000
Total Formula	\$50,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$50,000

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need

Planning/Administration (Homeless/HIV/AIDS)

Project Title

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

Project Description

The sub-recipient administrative costs are costs for general management, oversight, coordination and reporting on eligible activities. 3% 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 2.0	Project ID FY2008 HOPWA SAE
HUD Matrix Code 31D	HOPWA Citation 574.300(b)(10)
Type of Recipient Subrecipient	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator N/A	Annual Units 24 Sub-recipients
Local ID 3000	Units Upon Completion 24

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$747,363
Total Formula	\$747,363
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$747,363

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need

Planning/Administration (Homeless/HIV/AIDS)

Project Title

Housing for Persons with AIDS 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 FY2008 HOPWA GAE
HUD Matrix Code 31B	HOPWA Citation 574.300(b)(10)
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2007	Completion Date 9/30/2008
Performance Indicator N/A	Annual Units N/A
Local ID 3000	Units Upon Completion N/A

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$333,540
Total Formula	\$333,540
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$333,540

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



F. PERFORMANCE AND OUTCOME MEASURES

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

The measurement system enables the Director to know on a monthly basis the productivity of the Department and its progress in meeting spending plans and program commitments to HUD, to the Mayor, and to the Council of the District of Columbia. The system provides a color-coded view of trend analysis so that managers can get a quick update on the status of measures. DHCD has a Mission Statement, goals and objectives, and performance measures for each housing and community development program area. Program managers/division directors are provided with a quarterly analysis of their progress toward goals and required to explain lagging goals, as well as to recommend strategies and/or resources needed to meet any unmet obligations. This data collection and monitoring system provides a basis for managers to make course corrections in light of unforeseen circumstances, and to anticipate changes needed in program design, funding or operations. DHCD's performance targets are submitted as part of the Annual Action Plans and results are reported in the annual CAPER reports.

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

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



DHCD has developed outcome measure indicators that will relate to an improved quality of life for program participants, improved quality of local housing stock, and revitalization of neighborhoods. Our outcome measurements are identified in Table 7 below, and show how DHCD program measures relate to HUD parameters for measuring outcomes.

Table 7: Performance and 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>	The annual output objective is funding for 2000 units of housing affordable to low-moderate-income residents in neighborhoods throughout the District.
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 Technical Assistance Program (TPTAP) and First Right Purchase Assistance Program. (FRPAP)	<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,</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.



F. PERFORMANCE AND OUTCOME MEASURES

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
			<i>certifications, physical improvements, etc,</i>	
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:</i> <i>Households with active or potential housing crises have housing situations stabilized, as 90% of households seeking assistance receive counseling, information about affordable housing, and/or access to District housing assistance programs.</i>	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:</i> <i>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)



G. ALLOCATION PRIORITIES AND GEOGRAPHIC DISTRIBUTION

Geographic Distribution

For FY2008, 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 100 Days and Beyond Plan), and through DHCD's Needs Assessment Hearings and the concerns voiced by the community. Through our city-wide citizen participation process, DHCD identified several areas for targeted investment. These areas will remain a priority for DHCD through 2010.¹

Table 8: District Areas for Targeted Investment

	NIF	Great Streets	New Communities	NRSA
Anacostia	X	X		
Barry Farm / Parker Chester / Wade Road			X	
Bellevue	X	X		
Bloomingdale / Eckington	X			
Brightwood / Upper Georgia Ave.	X			
Brookland / Edgewood	X			
Columbia Heights	X			
Congress Heights	X			
Deanwood Heights / Nannie Helen Burrough	X	X		
Fairlawn / Pennsylvania Ave.		X		
Georgia Avenue		X		X
H Street	X	X		
Ivy City / Trinidad				X
Lincoln Heights / Richardson Dwellings			X	
Logan Circle	X			
Minnesota Ave. / Benning Road		X		
Northwest One			X	
Park Morton			X	
Shaw	X	X		
Washington Highlands	X			

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 2006-2010 Consolidated 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;

¹ 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 FY2008 funding prior to the first quarter of the fiscal year.



G. ALLOCATION PRIORITIES AND GEOGRAPHIC DISTRIBUTION

- 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 the Convention Center;
- Neighborhoods in which there is a dense concentration of tax-delinquent, vacant, abandoned, and underutilized housing and commercial facilities; and
- Gateways to the city – their first impression sets the tone for visitors’ interaction with the city.

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

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

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 also continue to 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.

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. Starting in FY2005, DHCD released two RFPs for the same fiscal year’s funding for development projects. DHCD intends to continue this expansion of access to funds in FY2008 to increase its development of affordable housing. The results of the competitive process for FY2008 funding will be known and budgeted in the first quarter of the District’s fiscal year, which runs from October 1, 2007 to September 30, 2008.

If the specific projects selected to be further underwritten in FY2008 are known from the April 2007 RFP when the Action Plan is filed with HUD in August, the list will be included with the Action Plan. In the meantime, Table 9 shows the list of RFP projects selected for underwriting



consideration in our first round of the RFP process (deadline for submission was November 17, 2006). Many of these projects that complete underwriting and are executed **may start fund disbursement in the first part of FY2008.**

Table 9: Possible Projects to be funded in FY2008

Project	Category	Units	Funding Request
Community Connections	Special Needs	12	\$1,637,000
Hyacinth's Place	Special Needs	15	\$1,750,000
Finankra Place	Special Needs	12	\$1,370,044
820 8 th Street Pilgrim Housing	Special Needs	7	\$536,127
Holy Comforter Special Needs	Special Needs	NA	\$3,092,230
Barnaby House	Special Needs	10	\$1,350,000
Hacienda Cooperative	Rental	59	\$3,581,453
Gibson Plaza Apartments	Rental	217	\$8,020,000
4000 Kansas Avenue	Rental	19	\$632,987
DC Scattered Site Preservation	Rental	55	\$4,566,771
Savoy Court LLC	Rental	62	\$1,210,000
Brothers Place	Rental	30	\$2,769,413
Georgia Commons	Rental	130	\$2,713,508
R Street Apartments	Rental	124	\$5,650,000
Wheeler Terrace Apartments	Rental	118	\$8,807,609
2300 Pennsylvania Avenue SE	Rental	115	\$9,400,000
Trinity Plaza	Homeownership	48	\$2,975,000
Northeast Parcel Development	Homeownership	27	\$126,500
Hilltop Terrace Phases I and II	Homeownership	14	\$875,594
Broadcast Residential Partners, LLC	Homeownership	39	\$4,250,000
917 M Street Condominiums	Homeownership	49	\$3,600,000
Ionia Whipper Home, Inc.	Community Facility	NA	\$400,000
Israel Manor Senior I	Elderly	33	\$2,116,679
Friendship Terrace	Elderly	182	\$4,343,914
Total		1,377	\$75,774,829

If project selection has not been completed by the release of the Action Plan, DHCD will identify the programs that 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 in a revised Action Plan. The CAPER will also report on the specific projects funded within the fiscal year.

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 (as demonstrated in the project list shown above):

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 twelve neighborhood investment areas, four New Communities, eight Great Streets and two NRSAs, (See page 71 for target information, and page 87 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.
- Projects for housing chronically homeless individuals & families in mixed income buildings.



H. FY2008 GOALS AND PROJECTIONS

Table 10: FY2008 CDBG Proposed Program (CD-32) Budget

		Served*	Table 3 Page #
1. Homeownership and Home Rehabilitation Assistance			
a. Home Purchase Assistance Program (HPAP)	\$8,462,960	275	27
b. Single Family Residential Rehabilitation Program	2,109,718	40	28
c. Homestead Housing Preservation	842,291	10	29
Subtotal	\$11,414,969	325	
2. Affordable Housing/Real Estate Development			
a. Development Finance Division Project Funding	\$31,865,785	1,340	30, 31
b. Tenant Apartment Purchase	858,221	1,700	32
c. Real Estate Acquisition and Disposition	0		
d. Title VI	0		
Subtotal	\$32,723,986	3,040	
3. Neighborhood Investment			
a. Neighborhood-Based Activities	\$10,064,176	14,617	33 - 37
Subtotal	\$10,064,176	14,617	
4. Economic and Commercial Development			
a. Economic Development	\$200,000		38
b. Real Estate & Property Management	102,320	23	39
c. DMPED	15,600,000	8,139	40 - 50
Subtotal	\$15,902,320	8,142	
5. Agency Management Program	\$3,703,568		51
6. Program Monitoring and Compliance	\$1,189,558	68	52
7. Agency Financial Operations	\$1,057,062		51
Total CDBG Program	\$76,268,911	26,117	

*Served includes person, households, and businesses

Table 11: FY2008 Proposed HOME Program Budget

		Served	Table 3 Page #
1. Agency Management Program	\$218,780		51
2. Affordable Housing/Real Estate Development			
a. DFD Project Financing	13,703,588	660	30, 31
b. Community Housing Development Organization	1,044,000		54
Subtotal	14,747,588	660	
3. Homeownership and Home Rehab Assistance			
a. Home Purchase Assistance Program (including ADDI)	5,684,266	175	27
b. Single Family Residential Rehabilitation	1,055,000	20	28
Subtotal	6,739,266	195	
4. Neighborhood Investment (CHDO Operating Grants)	431,079	50	53
TOTAL HOME Program	\$22,136,713	905	

*Served includes person, households, and businesses

**Table 12: FY2008 Proposed Emergency Shelter Grant Budget**

Homeless Support and Prevention		Served	Table 3 Page #
Emergency Shelter Grant Management	\$831,555	321	55 - 58
TOTAL ESG Program	\$831,555	321	

*Served includes person, households, and families

Table 13: FY2008 Proposed Housing for Persons with AIDS Program Budget

HOPWA Eligible Activity		Served	Table 3 Page #
1. Housing Information Services	\$412,685	1,800	59
2. Resource Identification	0		
3. Acquisition, Rehab., Conversion, Lease, and Repair of Facilities	250,000	5	60
4. New Construction, Dwellings and Community Residences	0		
5. Project-based Rental Assistance	1,100,000	258	61
6. Tenant-based Rental Assistance	6,411,617	790	62
7. Short-Term Rent, Mortgage, and Utility Payments	524,688	495	63
8. Supportive Services	1,277,606	1,795	64
9. Operating Costs	10,500		65
10. Technical Assistance	50,000	8	66
11. Administrative Expenses – 7% Cap	747,363	24	67
12. Administrative Expenses/Grantee 3% Off the Top Total HOPWA Formula Award	333,540		68
TOTAL HOPWA Program	\$11,118,00	5,183	

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

**Served includes person, households, shelters and families



I. HOMELESS AND OTHER SPECIAL POPULATIONS

In 2006, more than 9,000 people in the District of Columbia were literally homeless, according to the Metropolitan Washington Council of Governments Homeless Enumeration Report. That total includes people who are living on the streets, staying in shelters, or living in transitional housing. More than 35 percent of the District's homeless population are families and a third are children. A majority of the homeless population in the District regularly live on the streets. Nearly one-third of the District's homeless adults are employed and in some areas, the share of employed homeless people is even higher. In Northeast, for example, nearly half of all homeless adults in families are employed.

One of the keys to ending homelessness is increasing the supply of permanent affordable homes for people with low to extremely low incomes. For many homeless people, simply finding safe, decent housing they can afford will allow them to get back on their feet and provide them the opportunity to resolve other problems that might have contributed to their homelessness. The optimal solution for solving this problem is the Mayor's New Homeless Initiative, which sets a goal to create 2,000 new beds for homeless adults and 500 new units (1,650 beds) for homeless families in permanent supportive housing over the next year. This would be permanent supportive housing, or housing where people can live as long as they choose, and have access to the services they need for as long as they need them.

The Initiative, if carried through, will create more new beds in permanent supportive housing per 1,000 than the rate of increase in the homeless population in the District each year. This initiative, along with the District's 10-year plan to prevent homelessness, offers real hope for ending homelessness in the District.

Homeless Needs

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 FY2005, DHCD resumed the oversight and administration of ESG funds starting with the HUD grant year 2004 funds.

The Partnership serves as the lead agency for the District's Continuum of Care program under a FY2006 contract from the Department of Human Services (DHS) – renewable for up to four option years based upon achievement of the contract's performance objectives and the decision of the City. The contract funds the Partnership to address the needs of the District's homeless population, including other special need subpopulations of the homeless (e.g., the frail elderly, chronically mentally ill, drug and alcohol abusers, and persons with AIDS/HIV).

The Partnership, with the approval of DHCD, determines annually which services will be funded with the ESG Grant to address the most pressing emergency and prevention needs. In FY2008, the ESG funds will pay for homeless prevention, emergency assistance, shelter renovation, administrative cost and shelter operations. The Table 3s in the description of activities section describes the uses of ESG 2007 (FY2008) funds.

Homeless Prevention

The ESG funds support the District's homeless Continuum of Care program and the related objectives of the Consolidated Plan that provide for homeless and special needs



subpopulations. In FY2008, ESG funds will continue to support prevention efforts and facilities operating at the entry point of the Continuum of Care, in order to maintain and improve those facilities even while the District works to build the permanent affordable and supportive housing that will end homelessness over time.

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

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

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

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

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

Other Special Populations

In the year 2005, the Centers for Disease Control and Prevention reported that HIV disease incidence (the number of cases reported January 1, 2003 through December 31, 2004) was 1,886 in the District of Columbia. Certain geographical areas are impacted disproportionately by HIV disease. Its impact has negatively altered the physical, psychological, cultural, and spiritual well-being of many people in those areas. Moreover, these same areas that are being negatively impacted by the effects of HIV disease are populated by individuals of a lower socio-economic status when compared to other locations in the District.

The District of Columbia and the Administration for HIV Policy and Programs have been able to support many of its residents in managing HIV disease through developing and implementing initiatives and making new and advanced treatments available to those in need. However, it has been a challenge to shift with the direction in which HIV disease is moving—a shift that is slowed down by the poverty and the stigma attached to HIV disease in some areas of the city. Populations that are primarily impacted by HIV disease include



I. HOMELESS AND OTHER SPECIAL POPULATIONS

African Americans, women, persons living in Wards 7 and 8, individuals who are 50 and over, and African American men who have sex with men (MSM). Overall, the influence of HIV disease on persons living in the District of Columbia is embedded in and guided by the health, social, economic, political, and legislative systems in the District

HIV/AIDS Prevention

DHCD is the HOPWA Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMSA). The District's, Department of Health, Administration for HIV Policy and Programs (AHPP) is the sub-recipient of all HOPWA funds received by the District. The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA). Funds are distributed through HAA's various programs and activities.

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

AHPP continues to work in partnership with a number of community based organizations in the effort to provide housing assistance and supportive services to persons living with HIV/AIDS in the District of Columbia. For further information please see Appendix I.



J. NEEDS OF PUBLIC HOUSING

Public Housing Strategy

DHCD will continue to partner with the DC Housing Authority (DCHA) in redevelopment of Public Housing sites through the HOPE VI Program and the District's New Communities Initiatives.

The HOPE VI Program redevelopment of Frederick Douglass/Stanton Dwellings, renamed Henson Ridge, calls for a new, 600-unit community with all new infrastructure (streets, sidewalks and alleys), a new community center, new parks and open spaces, as well as significant investment in neighborhood schools. The development includes 320 homeownership units targeted to households with a range of incomes. The 280 rental units will serve a mix of public housing and moderate-income families. The housing mix also includes 42 senior bungalows, 28 stacked-flat apartments and 530 townhouses.

The New East Capitol HOPE VI project, renamed Capitol Gateway Estates (formerly East Capitol Dwellings and Capitol View Plaza along with a HUD-foreclosed property) originally was to include 555 units of newly constructed mixed-income units. One hundred ninety-six units were to be public housing, 214 affordable and market rate rental units and 145 homeownership units, utilizing both lease-to-purchase and Section 8 home ownership rules - thus ensuring home ownership for a number of current residents. However, DCHA recently acquired Capitol View Plaza II from the Federal Housing Administration and has developed a new redevelopment plan for Capitol Gateway Estates that received final approval from HUD. The new redevelopment plan, with a total 761 units, includes 152 units of senior housing, 221 tax credit housing units, 177 market rate units, and 211 units of public housing replacement.

DHCD is also underwriting \$5,000,000 of CDBG funding for the following public housing sites to support pre-development and site infrastructure expenses:

1. Eastgate HOPE VI - \$2,500,000
2. Arthur Capper HOPE VI - \$500,000
3. Oak Street Apartments Rehab - \$1,000,000
4. Williston Apartments Rehab - \$500,000 and
5. Highland Dwellings Redevelopment - \$500,000.

Spending on these five projects will proceed during DHCD's FY2007 and continue into FY2008. The last of the Capital Improvement Program (CIP) spending authorized for the projects will occur at the beginning of DHCD's FY2008.

The District's New Communities initiative is aimed at interrupting cycles of joblessness, crime, and physical deterioration that are commonly found in public housing by re-building the physical, educational, social and economic underpinnings of an entire geographic area, with the participation of the local residents, the business community, and District government. The goal is to retain current public housing residents while bringing in new residents in a mixed-income environment. The first four neighborhoods selected are Northwest One, Barry Farm, Lincoln Heights, and Park Morton.

DHCD will also work with the DCHA in its outreach efforts under the American Dream Down-payment 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.

Housing Choice Voucher Program (formerly Section 8)

The District of Columbia Housing Authority (DCHA) administers the District's Housing Choice Voucher Program (HCVP), formerly known as Section 8. This rental assistance program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. A family is free to choose any private rental unit located in the District of Columbia that meets HUD's Housing Quality Standards (HQS) and has a reasonable rent as compared to other units in the area.

The HCVP has been operating in the District of Columbia for over a decade, and more than 10,300 families are receiving assistance through various housing assistance programs. Unlike the public housing, which subsidizes the construction and operation of housing developments for the poor, the Housing Choice Voucher Program supplements what low-income families and individuals can afford to pay for housing in the private market. Thus, tenant-based assistance enables recipients to choose moderately priced housing based on the type and location that best meet their needs.

The HCVP is administered by the housing authority under contract with the federal government. Participants generally contribute 30 percent of their monthly income toward housing costs, with the housing choice voucher program making up the difference—up to a locally defined "payment standard."

Today, about 1.4 million households nationwide participate in the Housing Choice Voucher Program. National analysis of neighborhood characteristics for participants in different federal housing programs has found that Housing Choice Voucher Program vouchers reduce the probability that families will live in the most economically and socially distressed areas. Thus, HCVP tenant-based assistance effectively addresses some of the most serious shortcomings of traditional, project-based housing programs.

DCHA's HCVP will continue to commit an enormous amount of its resources to making sure its clients are provided with the option to move into stable communities with good schools, transportation, public services, and employment opportunities.



K. ANTIPOVERTY STRATEGY

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

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

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

In FY2008, DHCD will continue to play an important role in the District's new set of anti-poverty initiatives that directly target neighborhoods with high poverty and crime rates. The New Communities Initiative and the Great Streets Initiative are being planned to address both physical and socio-economic-educational needs of the targeted areas—by combining government resources with those of private and non-profit developers or organizations to bring long-term and comprehensive revitalization to the designated area. "New Communities" is a comprehensive partnership to improve the quality of life for families and individuals living in distressed neighborhoods. The companion program, "Great Streets" is a strategy to revive the local commercial corridors bordering the new communities so that the balance of services that neighborhoods need are restored along with the housing and social fabric.

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



L. LEAD-BASED PAINT HAZARDS

DHCD is committed to producing affordable housing that is free from lead-based paint hazards in all of its development programs. Since 2002, DHCD has revised protocols for all single family and multi-family housing development programs 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. DHCD's multi-family and single family housing project development operations finance approximately 2,000 units of rehabilitated housing each year, and DHCD's commitment to lead safety requires that all of those housing units be rendered lead-safe by the completion of the construction phase of development.

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.

In addition to what are now routine requirements for lead safety in all DHCD housing rehabilitation activities, DHCD is also administering both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, awarded in 2003 on a competitive basis from HUD's Office of Healthy Homes and Lead Hazard Control. These grants provide \$5 million in 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 low-income (< 80% Area Median Income) households with children under the age of 6 years. The products and services to be delivered across both grants include:

- ❑ Lead-based paint hazard risk assessment in 500 housing units;
- ❑ Lead-based paint hazard control in 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.

DHCD is working in partnership with the District's Departments of Health (DOH), Environment (DDOE), and Consumer and Regulatory Affairs (DCRA) to provide a seamless system of: (1) identification of lead hazards in residential property; (2) enforcement actions against property owners, where applicable; and (3) opportunities for property owners to finance lead hazard control activities. Beginning in August 2006, the District's City Administrator appointed a single coordinator for all District programs dealing with lead-based paint hazard. That action has been instrumental in facilitating the development of seamless actions across the District agencies noted above.



Lead Safe Washington was scheduled to produce 400 units of grant-eligible lead-safe housing by the grants termination dates of March 31, 2007. However, problems in identifying housing units that met the distinct eligibility requirements of the federal grants, coupled with difficulties in coordinating the work of multiple agencies prior to the appointment of the Lead Coordinator in 2006, resulted in significant under-performance on these two grant programs through the first two years of grant activity. As of June 30, 2006, LSW had cleared for lead safety only 48 units of housing meeting the grant eligibility criteria.

Significant management improvements implemented in 2006 resulted in a doubling of that number, to 100 units cleared, by March 12, 2007. This dramatic improvement in grant productivity, though occurring very late in the grant performance periods, has restored confidence in the ability of DHCD's Lead Safe Washington Program to produce a large number of lead-safe units in distinctly shorter time spans. On March 30, 2007, DHCD received written confirmation from HUD of a 12-month extension in the grant performance periods, to March 31, 2008, with continued full funding for both grants, thereby allowing the full complement of 400 units to be treated and cleared for lead safety.

DHCD is committed to meeting all HUD goals for lead-safe housing and expanding the District's capability for lead-safe financing even beyond HUD-financed grant opportunities. For FY2008, DHCD has submitted a District budget enhancement program for more than \$1 million in local funding, which would be used to finance a minimum of 200 additional units of lead-safe housing beyond any funded by HUD competitive grants.

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 WASA. Through the first quarter of FY2007, DHCD had provided funding for more than 120 service line replacements.



M. OTHER ACTIONS

In FY2008, the District will take several steps to ameliorate the impacts of the current housing market, but realizes the fact that future resources will buy less in this competitive atmosphere.

The District will continue to support and use several methods to remove possible barriers to affordable housing such as: a dedicated source of local funding for housing production through its Housing Production Trust Fund (HPTF); improving programs and processes to make project funding easier and faster; targeting investment by type of project and geographically in its funding processes; using inter-agency coordination and public-private partnerships to leverage public funding; and increasing outreach and marketing of programs and funding opportunities.

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

DHCD will also conduct "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 will be offered DHCD assistance in using its twice-a-year RFP process to access funds for development of housing that addresses special needs populations. DHCD will work 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.

Neighborhood Revitalization Strategies

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

1. Georgia Avenue Neighborhood Revitalization Strategy Area

DHCD submitted an application for designation of the Georgia Avenue Corridor as a NRSA to HUD in conjunction with the District of Columbia Fiscal Year 2000 Consolidated Plan.

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

The NRSA development strategy includes job creation, housing and commercial development/rehabilitation, employment and entrepreneurial training and infrastructure



improvements. A combination of projects and program activities has been identified in the NRSA supporting these initiatives to serve as the core tools for revitalizing the Corridor.

Table 14: Georgia Avenue NRSA Performance Data

GOALS	OBJECTIVES	RESPONSIBLE AGENCIES
George Avenue Marketing Program	<ul style="list-style-type: none"> Attract 2 employers with job opportunities for local residents to locate along Georgia Ave. 	Washington, DC Marketing Center, DMPED, NCRC
Housing and Community Development	<ul style="list-style-type: none"> Rehabilitate 20 single-family homes at affordable rates for current residents by 2007 Provide loans to assist in the rehab of multi-family units at rents affordable to current residents Provide Lead Safe Washington Services through assessments and amelioration of lead paint in low-income homes 	DHCD, DCHA, DCHFA
Small Business Development Center	<ul style="list-style-type: none"> Provide entrepreneurial training to promote the retention and expansion of local businesses Provide small business management training Provide counseling to help prepare local residents for homeownership 	DHCD, DC Chamber of Commerce Foundation, DC Main Street Program
Sidewalk and Infrastructure Improvements	<ul style="list-style-type: none"> Resurface/redevelopment of sidewalks and infrastructure, including façades, to improve the appearance and safety of the commercial node. 	DDOT DHCD
Acquisition and Redevelopment	<ul style="list-style-type: none"> Acquire vacant and abandoned property along the corridor for redevelopment purposes 	NCRC, DHCD, DCHFA, Home Again Program

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

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

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

**Table 15: Carver, Langston, Ivy City, Trinidad NRSA Performance Data**

GOALS	OBJECTIVES	RESPONSIBLE AGENCIES
Housing and Community Development	<ul style="list-style-type: none"> • Increase homeownership opportunities for 50 new home- owners by 2010 • Provide assistance under the single-family residential rehab program and improve other 1-4 unit properties • Provide Lead Safe Washington Services in Ivy City/Trinidad through assessments and amelioration of lead paint in low-income units 	DHCD, Home Again Program
Employment and Entrepreneurial Training	<ul style="list-style-type: none"> • Training and employment for 100 local residents by 2010 to help them prepare for the job market • Conduct two career fairs each year 	DOES, NSI
Infrastructure Improvements	<ul style="list-style-type: none"> • Improvements to two community parks in the area • Construction of the Trinidad Recreation Center • Redevelopment of Alexander Crummell School 	DDOT, DPR, DMPED, NSI

Section 3 Economic Opportunity

The D.C. Department of Housing and Community Development (DHCD) abides by all federal and local funding regulations which endorse equal employment opportunity of low and very low income District residents (Section 3) through its funded projects without regard to race, color, religion, sex, national origin, disability, marital status.

DHCD implements this policy through: (1) projects funded by and through DHCD which awards funding grants to developers and its contractors; (2) partnerships to facilitate or create training opportunities; and (3) creation of employment and business opportunities for residents of and other qualified low- and very low-income persons residing in the funded project area.

The policy shall result in a reasonable level of success in the grantees recruitment, employment, and utilization of low- and very low-income residents and other eligible persons and business interests by funded developers working on contracts partially or wholly funded with the U.S. Department of Housing and Urban Development (HUD) monies.

DHCD shall evaluate and consider a developer's potential for success in providing employment and business opportunities to low- and very low-income residents prior to acting on any proposed contract award.

All contractors/businesses seeking Section 3 preference must, before being awarded a DHCD grant award, complete a Section 3 plan and be certified as a Section 3 Business interest (exhibit 2), as appropriate, as acknowledgement of the contracting and employment provisions required by this Section 3 section. The certifications shall be adequately supported with appropriate documentation as referenced in the applicable form.



N. CITIZEN PARTICIPATION

The District of Columbia has an approved Citizen Participation Plan on file to ensure that citizens have the opportunity to provide feedback on the Department's programs and service, as well as assist in developing the Annual Action Plan.

Notice of the community needs assessment hearings for the FY2008 Action Plan was published in the D.C. Register and local newspapers on or about October 13, 2006. (See Table 16) DHCD conducted extensive outreach by developing and distributing information on public hearings in English and Spanish to neighborhood associations, social service agencies, local non-profits, churches, civic associations, advisory councils, District Government employees, City Council, Advisory Neighborhood Commissioners, Immigrant Communities and interested citizens.

Following the community needs assessment hearings, DHCD prepared the Draft FY2008 Consolidated Annual Action Plan. In accordance with the Citizen Participation Plan, the Draft Plan is made available for public comment via a public hearing and 30-day review period. Public notice of the hearing on the FY2008 Consolidated Annual Action Plan was published in the DC Register on February 2, 2007 and in local newspapers the week of February 5, 2007. (See Appendix G) The plan was made available to the public for review and comment on February 9, 2007. 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. All hearing sites are also accessible by METRO Rail and bus service. Sign language and Spanish translation services are also provided.

Following this process, DHCD submits the documents to the Council of the District of Columbia for further comment and public hearing. Once approved by the Council, the FY2008 Action Plan is submitted to the U.S. Department of Housing and Urban Development (HUD) no later than August 15, 2007.

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

Table 16: Schedule of Community Needs Assessment Hearings:

Date/Time	Meeting Location
Tuesday, Oct. 31 st @ 12:30 p.m.	DHCD, 801 N. Capitol St. NE (Homeless & Special Needs Meeting)
Thursday, Nov. 2 nd @ 6:30 PM	Greater. Mt. Calvary Holy Church Family Life Center, 605 Rhode Island Ave. NE
Thursday, Nov. 9 th @ 6:30 PM	Marshall Heights Community Development Org., 3939 Benning Road, NE
Tuesday, Nov. 14 th @ 6:30 PM	Matthews Memorial Baptist Church, 2616 MLK Ave., SE
Thursday, Nov 30 th @ 6:30 PM	Metropolitan Police Dept., Regional Operations Command North, 801 Shepherd St., NW

Public hearings

- March 14, 2007- DHCD Action Plan /Budget Hearings
- April 19, 2007- Council Budget Hearing,
- May-June, 2007-TBD Council Action Plan Hearing



O. CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform 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. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:



O. CERTIFICATIONS

- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily 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 continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, 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 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, grant, 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 the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Director, DHCD

Title



Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s), (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It 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 improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:



O. CERTIFICATIONS

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 of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-Discrimination Laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Director, DHCD

Title

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Director, DHCD

Title



Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

Date

Director, DHCD_____

Title



Specific ESG Certifications

The Emergency Shelter Grantee certifies that:

Major Rehabilitation/Conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than 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 at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- 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, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It 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.

HMIS – It will comply with HUD’s standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

Signature/Authorized Official

Date

Director, DHCD
Title

**Specific HOPWA Certifications**

The HOPWA grantee certifies that:

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

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

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Director, DHCD
Title



P. MONITORING

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.

Components of DHCD's project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements; progress against production goals; needs for technical assistance; and evidence of innovative or outstanding performance. Financial monitoring ensures compliance with all Federal regulations governing financial operations. This includes reviewing original supporting documentation for financial transactions, time sheets, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable.

In FY2008, DHCD will continue its program and sub-recipient monitoring activities which includes:

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

The Department will continue to monitor its activities through ongoing communications with sub-grantees and site visits to their programs. Activities will also be monitored through periodic, but systematic, tracking of performance through the Housing Development Software (HDS) and HUD's Integrated Disbursement and Information System (IDIS). HDS will be improved to provide an automated and integrated mechanism for recording and reporting the results of site visits. IDIS gives the Department the capability to assess progress of individual projects, as well as each major HUD-funded program as a whole. As the HDS software becomes fully operational, by linking budget, performance measures, and program delivery, DHCD will be able to effectively monitor its progress in carrying out the strategic plans contained in this Action Plan for FY2008. HDS is designed to ensure that applicable program requirements are followed for every HUD funded project. A list of all DHCD projects that includes budgets, number of units, contract status, IDIS numbers, and other information is in HDS. The system provides a summary of all projects/major resources in the Department and



the spending status. This is critical to ensure adherence to the budget, draw downs, the public service cap, and the planning and administration cap.

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



Appendix A DHCD Program Descriptions

PROGRAMS AND ACTIVITIES TO INCREASE OWNERSHIP

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

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

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

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

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

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

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



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

PROGRAMS AND ACTIVITIES TO INCREASE SUPPLY

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

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

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

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

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

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



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

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

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

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

PROGRAMS AND ACTIVITIES TO FOSTER FOR COMMUNITY DEVELOPMENT

Activities to Support the Goals of Neighborhood Revitalization:

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

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

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

Activities to Support Community and Commercial Development:

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

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

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

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

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

PROGRAMS/ACTIVITIES FOR HOMELESS PREVENTION AND SUPPORT

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

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

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



Appendix B Income Levels

DISTRICT OF COLUMBIA 2007 MEDIAN INCOME TABLES Effective March 20, 2007

Very Low Income - Gross household income 30% area median income (AMI), adjusted for household size per the following table: (This category is known as Extremely Low Income when referring to HOME)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$19,850	\$22,700	\$25,500	\$28,350	\$30,600	\$32,900	\$35,150	\$37,400

Low Income - Gross household income 50% area median income (AMI), adjusted for household size per the following table: (This category is known as Very Low Income when referring to HOME)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$33,100	\$37,800	\$42,550	\$47,250	\$51,050	\$54,800	\$58,600	\$62,350

Moderate Income - Gross household income 80% area median income (AMI), adjusted for household size per the following table: (This category is known as Low Income when referring to HOME)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200

Jurisdictions covered by these income limits include the following: Arlington, Fairfax, Fauquier, Loudoun, Prince William, Spotsylvania, and Stafford County, and the Cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas and Manassas Park in Virginia; Washington, D.C.; and Calvert, Charles, Frederick, Montgomery, and Prince George's County in the State of Maryland.

Median Family Income for Washington Metropolitan Area is \$94,500 for a family of four.



Appendix C Federal Certifications

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

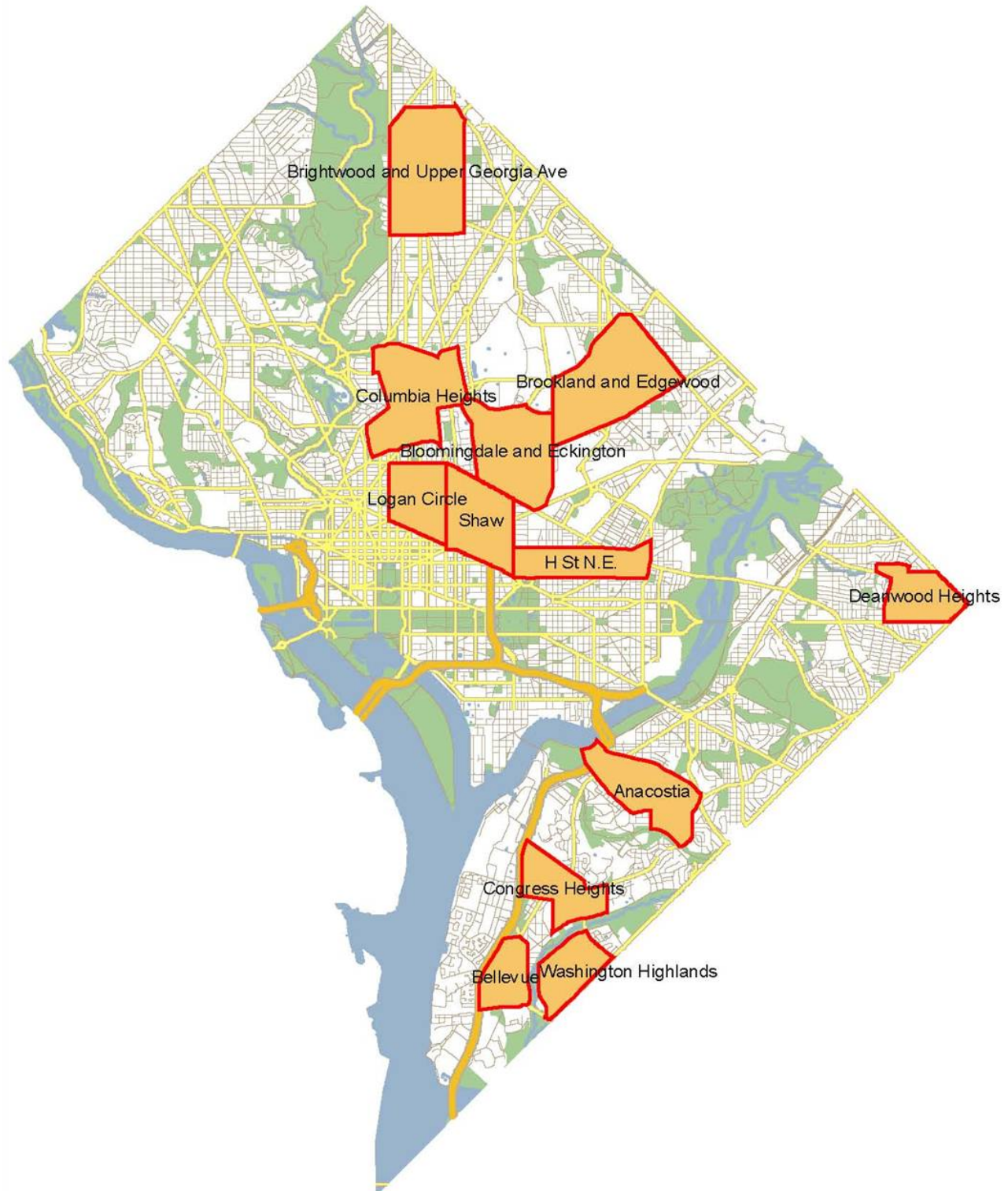
Check ☐ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.



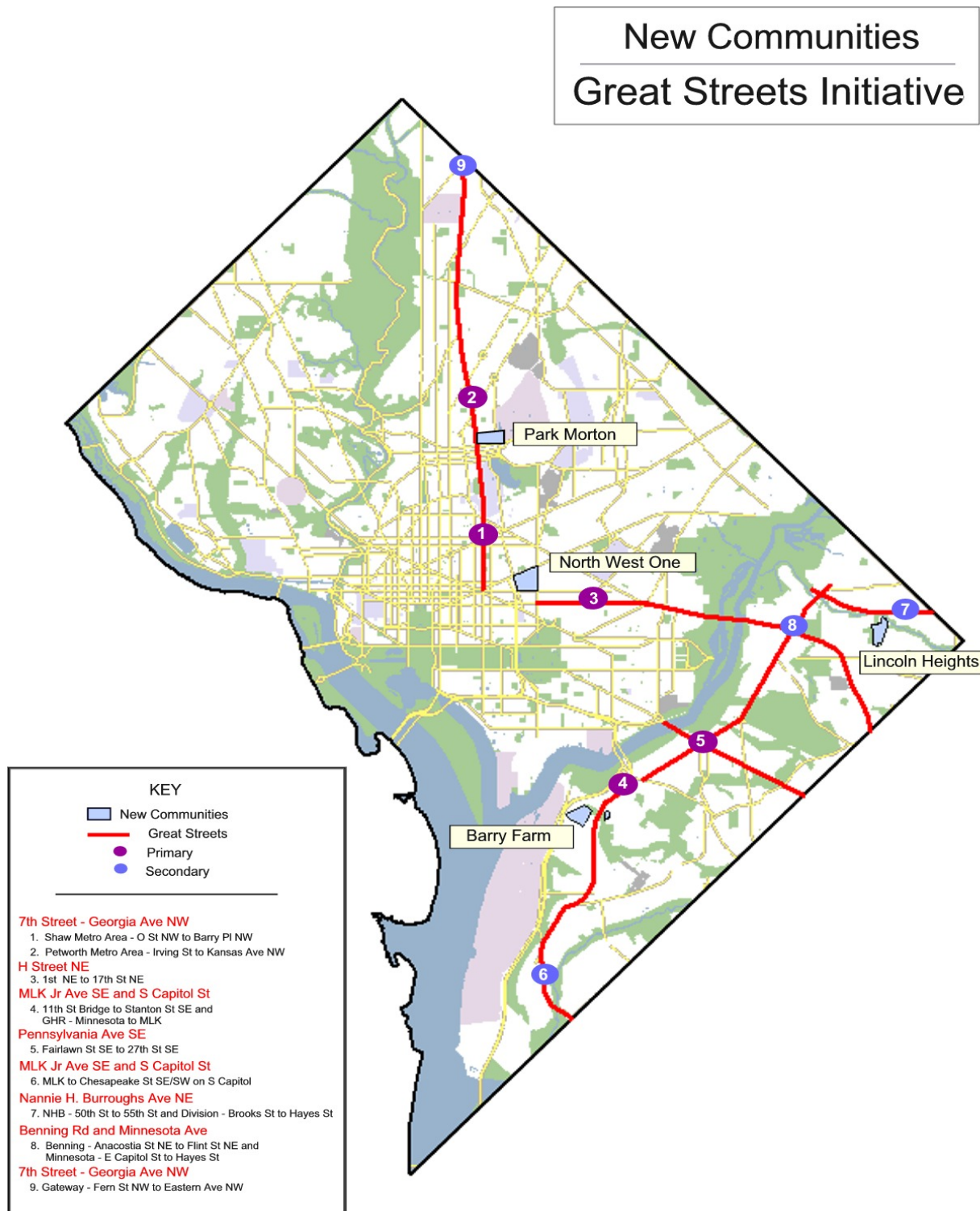
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:
8. "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);
9. "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;
10. "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;
11. "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix D Neighborhood Investment Fund Target Areas





Appendix E New Communities and Great Streets Initiative Map





Appendix F Citizen Participation Plan



District of Columbia

Department of Housing and Community Development

Citizen Participation Plan

For

**The District of Columbia Consolidated Plan for HUD Federal Entitlement Grants,
Plan Amendments and Performance Reports**

Amended, February 2007

**Adrian M. Fenty, Mayor
Government of the District of Columbia**

**Neil O. Albert
Deputy Mayor for Planning and Economic Development**

**Leila Finucane Edmonds, Director
Department of Housing and Community Development
801 North Capitol Street, NE
Washington, DC 20002
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District of Columbia
Department of Housing and Community Development
Citizen Participation Plan
For
The Consolidated Plan, Annual Action Plans,
Substantial Plan Amendments
and
Performance Reports

Background

The Community Development Block Grant program is authorized under Title I of the Housing and Community Development Act of 1974. The primary objective of this Act is the development of viable urban communities. The District of Columbia has been a participant in the federal Community Development Block Grant (CDBG) program since its inception. A Citizen Participation Plan is part of the Consolidated Planning requirements contained in 24 CFR 91.

In 1994, federal regulations were revised to require the consolidated submission of plans and applications for three other programs in addition to the CDBG plan and application. The following four entitlement grant programs of the U.S. Department of Housing and Urban Development (HUD) were consolidated into a single planning and application process:

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

The Citizen Participation Plan Requirement

The associated revised regulations stipulate that participating jurisdictions must develop and implement Citizen Participation Plans that specify how citizens can provide input to the planning and implementation process.

This document constitutes the Citizen Participation Plan for the District of Columbia's Consolidated Plan. It was prepared by the Department of Housing and Community Development (DHCD), the District's grantee agency for administration of the Consolidated Plan.

DHCD's Citizen Participation Plan (CPP) describes how citizens will participate in three programmatic areas:

1. Development of the Consolidated Plan,
2. Substantial amendments made to the Consolidated Plan, and
3. Development of the annual performance report.



The plan is designed to especially encourage participation by low- and moderate-income persons, minority and non-English speaking persons, residents of public and assisted housing developments, and, in particular, persons living in areas where the federal grant funds are proposed to be used. In addition, the CPP requires DHCD to minimize displacement and inform citizens of available assistance with relocation for all federally-funded projects. DHCD includes relocation requirements compliant with the Uniform Relocation Act (URA) in its guidelines to prospective developers during the development funding process. These guidelines are also available to the public and other government agencies. Participating jurisdictions are required to follow their Citizen Participation Plans after adoption.

Plan Development Process:

The District's Consolidated Plan process begins with DHCD's preparation of the Citizen Participation Plan (CPP), which describes the Plan Development Process. The CPP informs the public about processes and procedures for public access and influence on the Consolidated Plan and Annual Action Plans, and the proposed scheduling for development and submission of the plan. Copies of the CPP are made available at least 2 weeks prior to the first public hearing at public libraries, all Advisory Neighborhood Commission offices, selected community based organization offices, at DHCD offices and on DHCD's website: www.dhcd.dc.gov. The CPP is also made available during the review of the Consolidated Plan.

The CPP includes a vigorous effort to notify the District of Columbia Housing Authority and other government agencies as well as the affected public about the Plan Development Process and to provide ample opportunity for citizen input at all stages. In the course of developing the Consolidated Plan, there are at least three public hearings held (two by DHCD and one by the Council of the District of Columbia), and there are two 30-day, open comment periods during the drafting stages before the document is finalized and submitted to HUD. The Consolidated Plan development process consists of the following steps:

- ❑ Preparing and issuing the Citizen Participation Plan with Notice of the "Needs Assessment" Public Hearings,
- ❑ Conducting a series of "Needs Assessment" Public Hearings early in the fiscal year to develop public priorities and receive feedback on prior year performance,
- ❑ Preparing and issuing a draft proposed Five-Year Plan (if a new 5-Year Plan must be developed), or a draft proposed Action Plan for the current fiscal year,
- ❑ Conducting (at a different point in the program year) a "Budget" Public Hearing on the draft proposed Consolidated Plan and its proposed budget,
- ❑ Submitting the final proposed Consolidated Plan to the Mayor for approval and transmittal to the Council of the District of Columbia,
- ❑ Conducting a Public Hearing on the proposed Consolidated Plan by the Council's Committee on Housing and Urban Affairs,
- ❑ Voting an Approval Resolution on the proposed Consolidated Plan by the full City Council,
- ❑ Finalizing the Consolidated Annual Action Plan, and
- ❑ Submitting the Consolidated Annual Action Plan to HUD prior to the August 15th annual deadline.



PLAN DEVELOPMENT SCHEDULE*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice of “Needs” Hearings	October
DHCD Public Hearings on “Housing and Community Development Needs in the District of Columbia”	November
Publication of proposed Action Plan	February
DHCD Public Hearing on proposed Action Plan & Budget	March
Mayor’s submission of proposed FY 2004 Action Plan to the Council of the District of Columbia	April
Council committee public hearing on proposed Action Plan	April-May
DHCD finalization of Action Plan	May-June
Council Action Plan approval resolution adopted	July
Submission of Action Plan application to HUD	Mid-August
Grant funds become available for start of new Fiscal Year.	October 1

*Specific dates and locations are provided in published Notices, through direct mailings, in publicly-accessible locations and on the DHCD web-site.

Public Access and Accommodation

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

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

The Director and senior DHCD staff members are present at public hearings to take the direct testimony, answer questions on the District’s housing and community development needs, and receive comments on DHCD’s program performance for prior periods as well as for the current year. The submission of written testimony for the record is encouraged, and Public Hearing records are kept open for at least 2 weeks after the hearing for the receipt of post-hearing written testimony. A court reporter provides written transcripts within 2 weeks of the date of the Public Hearing, and a record of the Public Hearing, including the written transcript, is made available for public viewing at DHCD. When preparing the final Consolidated Plan,



DHCD will include a summary of the comments and views received from citizens orally and in writing at the Public Hearing, as well as a response to any comments not accepted.

Moreover, DHCD will provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the District's Consolidated Plan and its use of assistance under the programs covered under the Consolidated Plan during the preceding five years. Requests may be made to the DHCD Public Information Specialist at (202) 442-7200.

Hearing Notification

DHCD promotes attendance at the hearings, particularly for low- and moderate-income citizens and citizen groups located in blighted areas of the city in which DHCD entitlement grant program funds are directed. The Public Hearings are announced through the publication of a Public Hearing Notice, containing the date, time, location, and subject matter of the Public Hearing.

Advertisement of the Public Notice is placed at least 2 weeks prior to the hearings in the D.C. Register, and in various media outlets that reach different population and interest groups. These media outlets include a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, minority populations and other special interest populations. (Examples in 2006 of such publications would include: the Afro-American, El Tiempo and The Blade.) No fewer than 500 copies of the Public Hearing Notices are distributed by direct mail to various constituent groups and individuals, including all Advisory Neighborhood Commissions, public housing resident councils, civic associations, nonprofit developers, organizations supporting special needs populations, church groups, and community based organizations. Additionally, DHCD has contractual relationships with specific community based organizations (CBOs) that have a responsibility to distribute information regarding DHCD's entitlement grant programs and to review the information with citizens.

"Needs Assessment" Public Hearing

In the first quarter of each fiscal year, DHCD conducts a series of public hearings on "Housing and Community Development Needs in the District of Columbia." Testimony is solicited from the public on a variety of issues, including community development, commercial revitalization, job creation through DHCD-funded projects, home ownership, housing rehabilitation, housing production, fair housing, lead paint hazards, and displacement issues resulting from DHCD development activities. Citizens are also invited to express their views on DHCD's administration of the Consolidated Plan entitlement grant programs and its performance in achieving the Consolidated Plan's goals and objectives as stated in the annual performance report, the Consolidated Annual Performance and Evaluation Report (CAPER).

Draft Proposed Consolidated Plan

After conducting the "Needs Assessment" hearings, DHCD prepares a draft Consolidated Plan for the upcoming Fiscal Year.

The draft Consolidated Plan includes estimated federal entitlement grant amounts, community development objectives, projected budgets and performance measures for

implementing programs, a description of the processes DHCD utilizes to receive proposals for funding, certification of the District's plan to minimize displacement and assist in relocation in compliance with the federal and local regulations, and descriptions of other proposed District housing and/or community development activities. DHCD also includes estimates of appropriated, local funds, and the Housing Production Trust Fund (HPTF) in its draft document to provide the public with a complete picture of its potential sources and uses of funds. In preparing the draft Consolidated Plan, DHCD considers all statements, testimony, and proposals regarding expenditure of federal entitlement grant funds that have been provided up to that point in the development process. A summary of the comments from the public at the Needs Hearings are included in the Draft Consolidated Plan along with a discussion of any comments not incorporated into the Plan. The public is given 30 days to provide written comments on the Plan to DHCD.

“Budget” Public Hearing

DHCD conducts a “Budget” Public Hearing on the proposed Consolidated Plan when the District's budget process has clarified local funding, usually in the months of March-April of a given fiscal year. Copies of the draft proposed Consolidated Plan are made available no less than two weeks prior to the “Budget” Public Hearing in accordance with the Notification and outreach processes outlined previously in this CPP. At the “Budget” Public Hearing, citizens are given the opportunity to present oral and written testimony on the programmatic and budgetary provisions of the published draft proposed Consolidated Plan. Senior DHCD staff responds to comments and make referrals as needed. There is a court reporter present and a transcript of the proceedings is prepared and made available at DHCD. All public and special needs' access provisions cited for the “Needs Assessment” hearing apply equally to the “Budget” Public Hearing. The submission of written testimony for the record is encouraged, and the Public Hearing record is kept open for at least 2 weeks after the hearing for the receipt of post-hearing written testimony. The total comment period on the draft proposed Consolidated Plan at this phase is no less than 30 days.

City Council Review of Consolidated Plan

After conducting the “Budget” Public Hearing, DHCD incorporates into a proposed final Consolidated Plan for the upcoming fiscal year any revisions resulting from testimony received at or subsequent to the Budget Hearing, as well as a summary of the testimony received. The proposed final Consolidated Plan and an Approval Resolution are transmitted by the Mayor to the Council of the District of Columbia, where they are referred to the Committee on Housing and Urban Affairs

The Council Committee schedules a public hearing on the proposed final Consolidated Plan. DHCD circulates the Notice of the Council Public Hearing to its stakeholders no less than two weeks prior to the hearing to encourage additional comments. Following its hearing, the Committee votes on the Consolidated Plan and may propose amendments, if any, for consideration of the full Council. Once the Council passes an Approval Resolution, it is incorporated as an appendix to the Consolidated Plan.

Submitting the Consolidated Plan to HUD

After approval of the proposed Consolidated Plan by the Council, any final adjustments mandated by the Council are made. Hard copies of the approved final Consolidated Action



Plan, incorporating the Council's Approval Resolution, are provided to Council and the Mayor prior to DHCD's submission of the Plan to the Department of Housing and Urban Development's (HUD) Washington Field Office by the August 15th deadline. Copies of the approved plan are distributed to stakeholders.

Technical Assistance

The Department makes federal and local funds available for new and rehabilitated housing proposals and community-development projects and services through a public Notice of Funding (NOFA). DHCD's Development Finance Division (DFD) issues a Request for Proposals (RFP) for development proposals serving low-moderate-income residents, and the Residential and Community Services Division (RCS) issues a Request for Applications (RFA) for neighborhood-based services. Both Divisions can provide technical assistance to organizations that request it.

During the RFP process for development proposals, the Development Finance Division (DFD) conducts a Pre-Proposal Conference and at least two community outreach meetings to give organizations opportunities to ask questions and obtain assistance in preparing RFP project submissions. In addition, DFD maintains an RFP telephone hotline and an RFP e-mail address to allow organizations to continue to ask questions and receive assistance on an ongoing basis throughout the RFP process. The RFP requires that development proposals for existing and occupied buildings minimize displacement and provide a strategy and funding to meet temporary or permanent relocation needs in compliance with the types and levels of assistance in the URA (for federally-funded projects) or in Title 10 of the DC Code (for HPTF-funded projects).

During the RFA process for funding neighborhood services activities, the Residential and Community Services Division (RCS) conducts a Pre-Application Conference, usually within the first two weeks of the application cycle. At the Conference, RCS staff members provide a walk-thru of the entire application process, and also answer any specific questions from prospective applicants. RCS keeps a record of all those who receive the RFA throughout the application cycle, in order that any amendments to the application process can be quickly communicated to all potential applicants.

DHCD also supports direct technical assistance for low-and-moderate-income residents and groups through neighborhood-based housing counseling agencies and community development organizations. The purpose of the assistance is to make DHCD programs and funds accessible to low-moderate-income residents.

These services include:

- ❑ Assisting renters to understand their options under the "first right to purchase" program when a building is being sold so they can access seed loans and rehabilitation loans to exercise their rights to purchase their units;
- ❑ Providing program intake and technical assistance for applicants for first-time home owner loans, including assistance to organize financial and other required program documentation;
- ❑ Assisting tenants in expiring Section 8 properties to understand their rights and to offer relocation assistance as needed;



- ❑ Assisting new home owners to remain owners by assistance in home management, budgeting, credit, and mortgage payments; and
- ❑ Assisting small, neighborhood-serving businesses with technical assistance in areas such as: business start-up, maintaining an existing business, or improving the business and its environment.

Substantial Amendments to the Consolidated Plan

The federal Consolidated Plan regulations require the inclusion of specific criteria in the Citizen Participation Plan for determining what constitutes a change in programmatic activity significant enough to be classified as a “Substantial Amendment” to the Consolidated Plan. A change in federal rules or regulations that mandates an alteration in current programmatic operations would not be considered a substantive amendment, but rather a conforming regulatory requirement. Changes deemed “Substantial Amendments” must be subjected to citizen review and comment before implementation.

The following criteria are used to determine whether a programmatic change constitutes a Substantial Amendment to the Consolidated Plan:

- ❑ A change that results in a major alteration of the purpose, location, or beneficiaries of a DHCD operational program; or
- ❑ A change in the allocation of the distribution of program funds greater than 25 percent of the federal entitlement grants included in DHCD’s fiscal year budget (CDBG, HOME, and ESG).

District law (D.C. Code § 5-902) requires that DHCD “provide citizens a full and meaningful opportunity to participate in the planning, development and evaluation of the annual Community Development Program and any amendments or modifications thereto.” (Emphasis added.) District law further requires that the public must be notified of a Substantial Amendment, and at least two public hearings must be held to obtain the views of citizens on the proposed change.

The procedures cited for notice and access during the Consolidated Plan development process are applied in the case of any Substantial Amendment to the Plan.

Notice of a Proposed Substantial Amendment, including a description of the nature and the actual language of the amendment, is published in the D.C Register and in various citywide media sources, including, but not limited to, a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, minority populations and other special interest populations. (Examples in 2006 of such publications would include: the Afro-American, El Tiempo and The Blade.) A solicitation of public comment, including information on the two public hearings that will be held, is included in the notice. A period of not less than 30 days is allowed to receive responses from the public on a proposed Substantial Amendment. A period of at least 2 weeks notice is given for the two public hearings.

The proposed final Consolidated Plan Substantial Amendment (incorporating any revisions or discussions resulting from the public comment process), along with an Approval Resolution are transmitted by the Mayor to the Council of the District of Columbia, where they will be



referred to the Committee on Housing and Urban Affairs. The Committee will hold a public hearing on the proposed Consolidated Plan amendment. The Committee will vote on the Consolidated Plan amendment and propose amendments, if any, for consideration of the full Council. Once the Council enacts the Approval Resolution, the amendment to the Consolidated Plan becomes officially adopted.

Minor Amendments:

District law (D.C. Code § 5-902) allows DHCD to make “minor” amendments to the Consolidated Plan. A minor amendment is an amendment that is of less magnitude than a “substantial” amendment, but of greater significance than a “technical” amendment, which can be undertaken at the discretion of the agency.

A minor amendment would NOT result in:

- ❑ A major alteration of the purpose, location, or beneficiaries of a DHCD operational program; or
- ❑ A change in the allocation of the distribution of program funds greater than 25 percent of the federal entitlement grants included in DHCD’s fiscal year budget (CDBG, HOME, and ESG).

A minor amendment to the Consolidated Plan, consistent with the intent of the approved program, must be submitted by the Mayor to the City Council for approval. The minor amendment is deemed approved if either the Council does not disapprove the amendment within 30 days (not including Saturdays, Sundays, legal holidays, or days that pass during a Council recess) or the Council affirmatively approves the amendment within the 30 day period.

Annual Performance Report (CAPER)

Within 90 days after the close of DHCD’s Fiscal Year (September 30th), HUD regulations require the Department to submit a performance report, the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides HUD with necessary information to assess whether DHCD carried out its programs in compliance with applicable regulations and requirements, and as stated in that year’s Consolidated Plan. The CAPER also provides a vehicle for DHCD to describe its program achievements to District citizens.

At least 2 weeks prior to submission to HUD, the CAPER is made available to the public for review and comment, following the Notice and distribution procedures cited earlier. Notice of the availability of the CAPER for comment and review is published in the D.C. Register and in a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, minority populations and other special interest populations. (Examples in 2006 of such publications would include: the Afro-American, El Tiempo and The Blade.) No less than a 15-day review period is provided for the draft CAPER. DHCD also accepts comments on the prior-year’s performance at the annual Consolidated Action Plan “Needs Assessments” Hearings.

The final CAPER is submitted to HUD by December 31st, with an addendum that summarizes any public comments received and the agency’s response to the public comments in adopting



its final CAPER report. Copies of the report submitted to HUD are made available by DHCD for review by the public upon request.

Complaints and Grievances

DHCD will provide written responses to written complaints and grievances received regarding any aspect of the annual Consolidated Plan federal entitlement grant program within 15 working days, where practicable, of receiving the complaint or grievance.

Comments, complaints, and grievances concerning the Consolidated Plan should be addressed to the Director, Department of Housing and Community Development, 801 North Capitol Street, NE, 8th Floor, Washington, DC 20002, to the attention of the Public Information Specialist.

Amendment of the Citizen Participation Plan

Notice of a proposed amendment to the Citizen Participation Plan (CPP), including a description of the nature, as well as the actual language, of the proposed amendment, is published in the D.C. Register and in a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, minority populations and other special interest populations. (Examples in 2006 of such publications would include: the Afro-American, El Tiempo and The Blade.) A solicitation of public comment is included in the Notice, and a period of not less than 30 days is allowed to receive responses from the public on a proposed amendment before such amendment is implemented by DHCD. The final Citizen Participation Plan amendment, as adopted by DHCD after due consideration of public comments, is published in the D.C. Register. The D.C. Register notice will also provide an addendum that summarizes the public comments received and the agency's response to the thrust of the public comments in adopting its final amendment. The final Citizen Participation Plan amendment will be deemed adopted upon publication in the D.C. Register.



Appendix G Public Notice

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

**Notice of Public Hearing
on the
“Draft Fiscal Year 2008 Consolidated Annual Action Plan for the District of Columbia”
Wednesday, March 14, 2007
6:30 p.m.
Department of Housing and Community Development
801 North Capitol Street, N.E., 9th Floor Board Room
Washington, D.C. 20002**

The Department of Housing and Community Development (Department), announces a Public Hearing on the “Draft Fiscal Year 2008 Consolidated Annual Action Plan for the District of Columbia” (“the Plan”). The hearing will begin at 6:30 p.m., on Wednesday, March 14, 2007, at 801 North Capitol Street, N.E., Washington, D.C., 9th Floor Board Room. The purpose of the hearing is to provide the public with an opportunity to express its views on the Plan and budgets to be submitted to the U.S. Department of Housing and Urban Development (HUD) for the following federal entitlement programs:

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

The Department will utilize this input from the public, consistent with the District’s economic development strategy, citywide strategic plan, and identified strategic target areas, to finalize the Plan for submission to the Council of the District of Columbia and HUD. Also available is DHCD’s **Citizen Participation Plan (CPP) for FY2008**. The CPP outlines the Department’s processes for ensuring that residents are a part of the planning process in the development of the Annual Action Plan.

Both documents will be available for review after Friday, February 9, 2007, at the Department (8th Floor), all public library branches, Advisory Neighborhood Commission offices, and the following community-based organizations:

Housing Counseling Services, Inc. 2410 17th Street, NW Suite 100 (202) 667-7006	Lydia’s House 3939 South Capitol St., SW (202) 373-1050	Central American Resources Center 1460 Columbia Road, NW (202) 328-9799	Latino Economic Dev. Corp 2316 18th Street, NW. (202) 588-5102
University Legal Services 220 I Street, NE, Suite 130 (202) 547-4747	University Legal Services 3220 Pennsylvania Avenue, SE, Suite 4 (202) 645-7175	Marshall Heights CDO 3939 Benning Road, NE 2nd Floor (202) 396-1200	

If you wish to present oral testimony, contact **Mrs. Pamela Hillsman-Johnson**, Community Development Resource Specialist, at (202) 442-7250, or by email at DHCEVENTS@DC.GOV, not later than close of business Friday, March 2, 2007. Please provide your name, address, telephone number, and organizational affiliation, if any. For Telecommunications Device for the Deaf (TDD) relay service, call (800) 201-7165. A sign language interpreter and Spanish translation services will be provided. Written statements may be submitted for the record at the hearing or until close of business, Friday, March 23, 2007. Written statements may be mailed to: Mr. Victor L. Selman, Interim Director, Department of Housing and Community Development, Attention: Office of Strategy and Communications, 801 North Capitol Street, NE, Washington, D.C. 20002.



Adrian M. Fenty, Mayor
Neil O. Albert, Deputy Mayor for Planning and Economic Development
Victor L. Selman, Interim Director, Department of Housing and Community Development
www.dhcd.dc.gov





Appendix H Summary of Public Comments

Public "NEEDS" Hearing for the FY2008 Consolidated Annual Action Plan for the District of Columbia

**TUESDAY, OCTOBER 31, 2006
12:30 p.m.**

(All public hearings began with a description of the Department's mission, funding sources, goals, and objectives.)

Mr. Victor Selman, interim director for the Department of Housing and Community Development (DHCD) opened the hearing by thanking the audience for taking time from their busy schedules to come out and participate in this hearing process. Mr. Selman introduced DHCD senior managers that were present:

- ❑ Mr. Robert Mulderig, Deputy Director, Residential and Community Services Division
- ❑ Mr. James Thackaberry, Acting Deputy Director, Development and Finance Division
- ❑ Ms. Vanessa Akins, Deputy Director, Office of Strategy and Communications
- ❑ Mr. Robert Trent, DHCD's Chief of Staff

Mr. Selman explained to the audience that these public hearings are held to afford District residents the opportunity to voice their recommendations and concerns regarding the District's housing and community priorities for fiscal year (FY) 2008; and to receive comments on the agency's performance for FY2006, which ended September 30, 2006. The feedback received at these hearings will help the Department in the development of the District's *Draft* Consolidated Plan for the District of Columbia Fiscal Year 2008 Annual Action Plan.

DHCD's mission is to act as a catalyst for neighborhood revitalization by strategically leveraging public funds through private and nonprofit partners 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 residents.

The Department receives four entitlement grants from the U.S. Department of Housing and Urban Development (HUD). They include: 1) the Community Development Block Grant (CDBG); the Home Investment Partnerships Program (HOME); the Emergency Shelter Grant (ESG); and the Housing Opportunities for Persons with AIDS (HOPWA). CDBG funds are used for a variety of initiatives, including, but not limited to providing a host of housing development initiatives that help improve our neighborhoods. These funds are also used to provide comprehensive housing counseling services on a variety of topics, including homeownership, credit counseling, and eviction or foreclosure prevention. 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 are administered by the D.C. Department of Health's HIV/AIDS Administration to help residents that are impacted by this devastating illness.

In addition to our federal resources, the Department receives local funding from the Housing Production Trust Fund (HPTF), which is funded from the District's recordation and transfer taxes generated by home sales. These monies are used for a variety of initiatives to expand the production and preservation of affordable housing in the District. The DHCD is not a market rate investor; however, we will participate in mixed-income community development to help ensure an inclusionary process in a developer's housing strategies.



Ms. America Calderon, Housing Program Manager at the Central American Resource Center (CARECEN)

- ❑ Wards 1 and 4 are undergoing transformations that have resulted in displacement of the immigrant population. The housing is sub-standard and property owners are disinterested in making repairs in the hope that tenants will move out and the buildings converted to luxury condominiums.
- ❑ Most immigrants to the District are low-to-moderate income families and cannot afford to purchase the high-priced units, especially when they lack health insurance, do not speak or understand the language, and do not know where or how to seek help.
- ❑ Urges DHCD to consider the limitations of the Latino population and to plan accordingly.

Nancy Liebermann, president of Cornerstone

- ❑ Cornerstone's mission is to finance housing for people recovering from mental illness that is safe, affordable, and dignified. It is the only special needs housing intermediary in the District and they work directly with DHCD and the Department of Mental Health.
- ❑ Cornerstone supports the Housing Production Trust Fund; however, additional grant dollars are needed to enable organizations to use their rental income to cover operating costs. It would also be helpful if the funds were grant dollars as opposed to recoverable loans.
- ❑ Ms. Liebermann presented a "laundry list" of issues that are especially important for special needs housing: 1) rental subsidies for low-income District residents; 2) additional supportive services for persons with special needs; and 3) better coordination of services between District agencies. Some type of database is needed to track the availability and use of accessible housing. Extra dollars are used to create housing for individuals with physical disabilities, but more and more often, people with physical disabilities do not use that housing, which is a disservice to everyone.

Gail Chow, Executive Director, Green Door

- ❑ The District's Consolidated Plan clearly identifies housing needs, strategies, and priorities for affordable, permanent housing and service for extremely low-income households. Profiles of these households indicate that a sizeable number of people with disabilities can live independently in the community with affordable housing and accessible and available support services.
- ❑ Green Door urged DHCD to play a major role in creating many of the 6,000 units of affordable housing proposed in the "Homeless No More" strategy using not only HPTF dollars, but also rental subsidies. DHCD should coordinate with other District agencies to formulate strategies to accomplish this effort and to finance affordable housing development, as well as, operating costs and the necessary support services.

DHCD's Response:

The Department has enjoyed a mutually beneficial relationship with Green Door and the excellent gains it has achieved in responding to the needs of individuals coping with mental illness. The DHCD will aggressively seek innovative initiatives to help increase the District's affordable housing stock.

Ms. Patricia Wudel, Executive Director of Joseph's Housing

- ❑ Joseph's House is a residence community founded in 1990 in response to the AIDS epidemic toll amongst poor, homeless African American men—many with active addictions and mental illness. Ninety percent of their admissions are directly from hospitals for end-of-life care and most of the clients have no other living arrangement upon completion of the course of their treatment—they lived on the street, in temporary shelters, or were incarcerated prior to hospitalization. Over ninety percent of Joseph's House residents are African American; Latinos, Caucasians, and Asians make up the rest. In June 2005, the organization opened its doors to women dying of end stage HIV disease. Hospitals began asking if the organization would except someone who was homeless, possibly undocumented, uninsured, and dying of cancer, not AIDS
- ❑ The facility is very small—a capacity for nine, maybe ten residents at a time. During the fiscal year, Joseph's House served 44 persons (13 with cancer and 31 with end stage HIV disease). Cornerstone, a six-bed transitional facility, was opened in August 2006 for those who recover their health sufficiently to leave Joseph's House, but still require continuing support to remain clean and sober, and ongoing medical case management to help them manage their HIV disease. The complex needs of Joseph's House residents, at the end of their life are physical, mental, social, emotional, and spiritual. Very few groups or institutions are able, or even want to tackle the range of human needs that their residents embody. Without Joseph's House, the men and woman who go around the revolving door nearly always die alone in the chaos of the emergency room or the indifference of the streets.



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

- ❑ The lack of adequately accessible, affordable, integrated housing forces younger and/or older people with disabilities to remain “warehoused” in nursing homes and other institutions, at much greater expense to tax payers. Yet, many of the city’s emergency, temporary, and transitional housing programs exclude individuals with disabilities--especially households with family members that require wheelchair accessibility.
- ❑ DHCD did not spend \$1.4 million in federal HOME funds allocated to the District around the time it was involved with Katrina victims. Mr. Coward’s organization had to mainstream HCV (this information was via Mr. Coward’s sources). The unused funds could have supplemented tenant-based housing vouchers.

DHCD’s Response:

The Department supports Direct Action and Capitol Area ADAPT and is pleased to collaborate with them to promote community integration of individuals and/or family members with disabilities. Mr. Selman indicated that DHCD has not received any information regarding \$1.4 million in unspent HOME funds and thanked Mr. Coward for bringing the matter to DHCD’s attention. The agency will certainly investigate this matter.

Mr. Cecil Beverly, Secretary, ACCESS Housing, Veteran’s Center, 820 Chesapeake St., SE

- ❑ He has been sober since January 1, 2001, and has been gainfully employed with the Marriot Corporation since November 15, 2002. ACCESS Housing was instrumental in helping him regain control of his life and has assisted many homeless veterans.
- ❑ ACCESS Housing is in the process of expanding its services to female veterans and families and would be extremely grateful for any assistance that DHCD is able to provide.

Mr. Henry Moore, ACCESS Housing

- ❑ ACCESS Housing assists homeless veterans and veterans diagnosed with other medical challenges; it assisted Mr. Moore by providing housing and medical care and was instrumental in helping him regain control of his life.
- ❑ The organization does an excellent job, goes the extra mile for veterans, and is always there to provide help and support.

DHCD’s Response:

The Department provided a substantial amount of funding to the Veterans’ Center within the past year for expansion and is aware of the positive impact the center has on its clients. It can be very challenging to get the wrap-around services our veterans need to order to regain control of their lives and become productive members in their communities. The DHCD supports the center’s initiatives and is committed to helping ensure that the necessary services for our veterans continue. The Department looks forward to its continued working relationship with the Veterans’ Center.

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

- ❑ CFLS is a 37-year old, nonprofit organization that provides the tools to move beyond poverty and homelessness to permanent self-sufficiency. They serve nearly 250 clients a day, primarily in Wards 6, 7, and 8 and provide short-term crisis assistance and empowerment skills to individuals and families to help modify their long-term lifestyles.
- ❑ Additional focus and funding is needed on preventing homelessness, developing and subsidizing a minimum of 6,000 permanent, supportive, affordable housing, and providing wrap-around, mainstream support services fully coordinated with the Continuum of Care programs and special needs housing. CFLS is concerned about the impact on clients if HUD phases out funding for supportive services.

Mr. Eric Sheptock, member, Committee to Save Franklin Shelter.

- ❑ The Franklin Shelter was allowed to deteriorate because it was scheduled to be sold to Western Development, who would then convert the building to a high-end hotel. However, the Committee was able to prevent the sale and thanked all of the parties that helped them to attain their goal. Two representatives from Senator Barack Obama’s office recently visited the shelter and Mayor-elect Fenty has indicated he supports repairs to shelter and the need for better support services. Several public and private organizations are assisting them.



- ❑ A process to identify, segregate, and provide treatment for homeless individuals suffering with mental illness is needed; shelters in the District are not equipped to handle mental health issues.

Mr. Ralph Black, Co-Chairman of the Housing Committee of the Brian White Title 1 Planning Counsel.

- ❑ His committee has received numerous complaints from persons living with AIDS who are having difficulty accessing HOPWA and getting information on eligibility criteria. With the exception of the Gatekeepers Program many case managers throughout the District are unable to direct clients on how to access the program. Clients should be able to transition into a permanent situation within a specific timeframe. If HOPWA is discontinued, when and how will clients be able to transition into more permanent arrangements?
- ❑ DHCD's home ownership programs provide good opportunities to purchase a home and the committee hopes that the Department continues these programs; however, for many individuals, the practicality of purchasing a home, on a fixed-income, is non-existent. It is essential that the District help create more permanent, affordable housing, especially for residents with special needs.
- ❑ Widespread community outreach is desperately needed to ensure that individuals are aware of, and have access to information regarding HOPWA. Many property owners are willing to participate in providing special needs housing; however, they are unable to get information when RFAs will be released, on provider training, etc.

Minister Marcellus Hatsfield, Director, Shallow Deaf and Hard of Hearing Outreach Center.

Housing is available for residents with HIV/AIDS, the homeless, and the disabled; however, there does not appear to be any projects or programs for the homeless that are hearing-impaired. Information is available on how to access housing for individuals or families with HIV/AIDS and disabilities; however, information is not readily available on how to access housing for the hearing-impaired who are also homeless. Desires to work with DHCD to create and implement a plan to address this need.

DHCD's Response:

The Department agrees that this is a serious issue and it falls under the purview of the Department of Human Services (DHS); however, DHCD is prepared to intervene. Ms. Akins told Min. Hatsfield that she would be happy to assist him in reaching the appropriate District government contact.

(Whereupon, the above entitled matter was concluded at 1:49 p.m.)

Thursday, November 2, 2006

6:30 P.M.

ANC Commissioner Marshall Phillips, Edgewood Community Vice-Chair, 5C; founder and director of the Edgewood Youth Development Center.

- ❑ Voiced concern regarding the number of multi-million dollar housing developments under constructed or completed in the District with no provisions for low- and moderate-income applicants. The construction of new and/or rehabilitated housing in the city must be balanced to ensure that everyone is able to take advantage of the economic growth that high-end housing produces. If not, the "working poor" may also become homeless and create additional financial burden for the District.
- ❑ A mandatory requirement of set-aside units for low- and moderate-income residents, in new or rehabilitated housing, needs to be implemented.

DHCD's Response:

All projects funded by DHCD related to the creation or rehabilitation of housing requires developer to provide affordability that meets the needs of individuals between zero and 80 percent of the Area Median Income (AMI). The Department does not provide funding for market rate housing.

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

- ❑ Concerned regarding the absence of “substance abuse” as a special needs population. Special needs populations diagnosed with multiple medical challenges are left unsupported and consequently, unavailable for any type of housing; affordable or otherwise.
- ❑ DHCD needs to move away from the banking mentality that limits its ability to provide financial assistance to property owners who are willing to make their properties available for supportive, transitional, and/or emergency housing, along with the necessary support services. There is a clear need for the expansion of special needs services.
- ❑ In order to meet the goals of the Inter-Agency Task Force to reduce the number of persons evicted by 25,000, by the year 2010, DHCD needs to review and modify its processes in order to effectively partner with organizations to address addiction and other special needs of District residents.

DHCD's Response:

Through DHCD's Request for Proposals (RFP) process, we actively seek projects that will address the housing needs of low-to-moderate income residents, along with the city's special needs populations. The Department recognizes the housing needs of individuals and families recovering from substance abuse, HIV/AIDS, mental illness, etc., and we diligently work with our sister agencies and other organizations that provide these and other supportive services.

Ronald Hunt; client at RAP Inc.

Mr. Hunt related his personal experience in recovering from addiction and voiced his concern of the need for transitional housing and single room occupancy (SRO) units that are safe and capable of addressing the needs of residents recovering from substance abuse. These types of units are critical to the structure needed by individuals under treatment until they become self-sufficient. The facility should also provide the necessary support services to help ensure the success of those struggling to regain control of their lives.

DHCD's Response:

The Department recognizes that clients recovering from substance abuse need the safety and security of stable environments that contribute to their well-being and continued recovery. The DHCD has funded and fully supports these types of facilities and will continue to accept and review all proposals with due diligence to ensure that the needs of these residents are addressed.

Patsy Edwards, client with RAP Inc.

Ms. Edwards is currently homeless, but working on regaining control of her life. She is concerned that special needs housing seems to be located in one specific area and grouped along with the homeless and whatever other groups that fall into the special needs category. She, along with others like her, would like to live in other quadrants of the District that are safer and have good schools for their children; not grouped together in the same type of environment that could jeopardize an individual's recovery.

DHCD's Response:

Locating and acquiring appropriate facilities for special needs populations is a daunting challenge; many residents are in favor of helping as long as these facilities are not located in their communities. Additional outreach and education is needed to inform the public about substance abuse and to help alleviate the fears associated with the public's perception of substance abusers. The Department is available to assist DHCD-funded programs and projects with community outreach to help ensure their viability and success.

Ms. Thomasena Foster; District resident, client of RAP, Inc.

- ❑ Transitional housing is viewed as housing for the homeless; however, it could also address the ongoing needs (mental health care, medications, therapeutic counseling, etc.) of individuals recovering from substance abuse. Transitional housing would also provide the opportunity for residents to regain financial stability to help them become self-sufficient—which is especially true for women, and women with children.
- ❑ DHCD is encouraged to expand its funding for the creation of transitional housing.



DHCD's Response:

As previously stated, DHCD has funded and fully supports the need for transitional housing. The District is committed to assisting these types of facilities that help clients recovering from substance abuse and taking back control of the lives. Again, DHCD's RFP process is an excellent vehicle for developers and nonprofit organizations to use in seeking financial assistance to bring transitional housing projects to fruition.

Earnest Winston, client of RAP Inc.

- ❑ Addressed the challenge of finding affordable housing and the proposed elimination of the Housing Choice Voucher Program (HCVP - formerly known as Section 8). He has been on the HCVP waiting list almost 7 years. Locating a rental unit is not that difficult; however, the majority of property owners want \$700 or more per month for sub-standard units.
- ❑ Is concerned that the HCVP could be eliminated—if that happens, and the minimum wage does not increase, the District will require considerably more affordable housing units to meet that need.

DHCD's Response:

As stated previously, the District is preparing to implement its own locally funded rental assistance program during the coming calendar year. The proposed program title is the "Rental Assistance Program." The program was recently enacted into law by the City Council and there is a congressional review period. The program will be funded from locally generated tax revenue; however, Congress has budget oversight for the District. Although no federal funds will be used, Congress still gets to render their opinion on the District's budget. The District of Columbia Housing Authority (DCHA) will issue draft regulations for review and comment shortly. When that process is completed, the new regulations will be approved and implemented. The program will closely parallel the Housing Choice Voucher Program (formerly known as Section 8), which the DCHA also administers.

Thomas Oliver, resident, Ward 4.

- ❑ During the Williams administration, the widespread opinion appeared to be that building luxury apartments would the District "grow and go." Rentals will continue to spiral out of control, forcing those already at the bottom of the housing market even further down. Without affordable housing, there is no stability, and without stability, individuals and families cannot function properly.
- ❑ Focus should be on helping residents to become self-sufficient by providing the necessary resources—teach them to use a computer to research housing and employment opportunities instead of providing a list of everything for them. Many residents are capable of doing for themselves if given the opportunity.
- ❑ Creative philosophy and strategies, oversight, and follow-up related to affordable housing need to be devised and implemented. This begins with the leadership—from local community organizations to District government officials who need to aggressively market tax incentives to help developers create affordable housing.

DHCD's Response:

That is the reason it is very important for residents to attend and testify at public hearings and meetings held by the Office of Zoning, the City Council and other agencies and organizations related to inclusionary zoning. It is very important to ensure that decision-makers are aware of and take residents' views, recommendations, and suggestions into account regarding this matter.

Mr. Richard Bailey, director of Finankra, a youth-focused organization.

Finankra, a vendor with the Child and Family Services Administration (CFSA), focuses on at-risk youth between the ages of 13 to 21, who are in the foster care system. Many of these children have been in foster care all of their lives and by the time they reach 12 or 13 years of age, the chance of adoption is very low and at 21 years of age, they leave the foster care system. Before that happens, the children go through Finankra's program where school attendance is monitored and they are assisted with employment. Finankra has one, 30-unit building that houses teenage mothers in the foster care system. Many of these mothers have a host of challenges; however, when they reach 21, they are no longer eligible for assistance through CFSA; yet, they are unprepared for the "real" world.

***DHCD's Response:***

The Department is working on several "Demonstration Initiatives"—the kind of projects that do not normally come through the agency's Request for Proposals (RFP) process. One project we are working on is the Foster Children Initiative, basically, for single mothers leaving the foster care system and in need of alternative housing. Presently, the Department is trying to locate a demonstration site. The results of the program will determine how we will proceed beyond the initial phase.

Mr. Oliver:

- ❑ Is currently in a homeless situation and was directed to contact Councilman Fenty's office for emergency assistance (Mr. Oliver was depressed and living on the street). He called and spoke with Doug Anderson, who said he would address the issue and return Mr. Oliver's call. Mr. Oliver called Mr. Fenty's office on two previous occasions and Mr. Anderson never returned his calls. Does not believe the Fenty administration will realistically address residents' concerns or issues, regardless of election promises.
- ❑ Some nonprofit and/or faith-based organizations should be closely monitored by DHCD to measure the outcome of clients served related to housing counseling and housing assistance—"How are clients assisted during housing counseling?"; "How are they motivated to seek housing on their own?"; etc.

DHCD's Response:

Performance measures are included in the Department's contract with community-based organizations funded by DHCD. Quarterly site visits are conducted and an organization's performance is monitored and measured to ensure compliance with federal and local laws and statutes. Complaints received by DHCD regarding any of its funded organizations are investigated.

Mr. Isaiah Jones, native Washingtonian.

The District must look at other revenue sources besides taxes. Additional incentives may be needed to stimulate developers into creating and/or rehabilitating affordable housing, homeless shelters, or transitional housing rather than just hi-rise luxury apartments and condominiums. Large developers should be required to help stimulate affordable and/or transitional housing to benefit all residents.

DHCD's Response:

The Department encourages residents to attend and testify at public hearings and meetings of the Zoning Commission and other groups on inclusionary zoning because that is the vehicle that will require private developers to "give back" for the privilege of building and selling market rate housing products in the District.

Whereupon, the public hearing was concluded at 7:30 p.m. on November 2, 2006.

NOVEMBER 9, 2006

6:30 p.m.

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

- ❑ MHCDO commended the Department's efforts to increase affordable housing opportunities.
- ❑ They also made the following recommendations:
 1. DHCD should look at ways to further increase affordable housing opportunities for individuals and families, especially those that earn below 50 percent of the area median income;
 2. DCHD needs to improve the length of time and efficiency in disbursing Housing Production Trust Fund (HPTF) dollars through recipient agencies;
 3. Vacant residential and commercial properties under DHCD management should be put to use much quicker than in the past;
 4. DHCD should look at how to expand funding opportunities for existing programs that require continued operation costs and funds to provide life skills training;



5. DHCD should implement a mortgage rate buyout program that allows potential homeowners to increase their qualifying amount;
6. DHCD should ensure that capable economic development organizations are better prepared to participate in major developments in their own neighborhoods; and
7. Additional funding be allocated to assist non-profit developers in leveraging financial resources and development projects occurring in their communities. These funds should include dollars to assist small business owners' transition with neighborhood development rather than face the threat of displacement or closure.

DHCD's Response:

The Department truly appreciates the partnership it has enjoyed with the MHCDO over the years and looks forward to continuing the mutually beneficial working relationship we have fostered. The agency is working to create a low interest mortgage product; however, completion is delayed because the District's budget is still under a "continuing resolution." That means that until Congress and the President approves the fiscal year 2007 budget, agencies can only spend as much as they spent the previous year for the same items—you cannot spend money on "new" items. However, the Department will keep MHCDO informed on the project's status.

Ms. Lynn Brantley, Capitol Area Food Bank

- ❑ During its 26-year history, the Food Bank has distributed close to \$500 million worth of food to communities and DHCD's financial assistance has helped to make a difference. The Food Bank has seen a 39% increase of calls to their Hunger Hotline.
- ❑ The organization feeds 2,000 children each day, including weekends, and distributes 1,500 bags to senior citizens each month.
- ❑ The new facility, once renovations are completed, will increase the amount of food the bank will be able store and distribute. DHCD's financial support has helped them to leverage nearly \$10 million and they have raised almost \$17.7 million.
- ❑ The original cost of renovation was estimated at \$13 million. However, construction costs have spiraled out of control since Hurricane Katrina; they are now looking at approximately \$24 million in renovation costs and is requesting an additional \$5 million from DHCD to help bridge the gap.

DHCD's Response:

The Department appreciates the outstanding work that the Food Bank has done and is doing across the metropolitan area, and DHCD looks forward to working with the Food Bank as they come into the agency's next funding cycle.

Ms. Michelle Massey, representing The Campaign for Crummel School

- ❑ Crummel School was constructed in 1810 as the first public school for Black children in the Ivy City-Trinidad area and dedicated to the memory of Alexander Crummel, an outstanding figure in Black history who devoted his life to the abolition of slavery and the social uplift of Black people. Crummel School served as a source of strength in the community and brought people together for a common goal. What once had a vibrant appearance is now a cold and dark witness to all manner of social ills and criminal behavior.
- ❑ The District says the cost of renovating the facility is too high; however, a nearby youth detention facility was renovated and serves as a constant reminder to children that, if you "mess up" this is where you end up. It was the District's decision to let this building go to ruin and now, it is the District's responsibility to renovate it and bring life back to Crummel and the Ivy City community. Establishing it as a multi-use community center with job training, recreation, and senior services will be a great step forward.

DHCD's Response:

Once the organization submits a proposal, they will have to come through DHCD's funding process.

Ms. Dorothy Douglas, ANC Commissioner for 7D03.

- ❑ More funding is needed for affordable housing. There are many homeless families and the process of finding suitable and affordable living arrangements should not require a lot of "red tape"—the same process used for Katrina victims relocated to the District should be used now. These individuals and families should not have to go to several locations when they are homeless in order to have a place to live. The District needs to review that process for efficiency. Foster care homes are usually not large enough



for foster children to thrive, develop, and grow; it is difficult to develop and grow in a two-bedroom unit, without room for expansion.

- ❑ The District needs to have some type of process or program in place to help alleviate or eliminate all of the red tape people have to go through in order to survive.

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

- ❑ In reality, when clients complete the homebuying process, affordable housing is unavailable. Rentals are just as bad with the average two-bedroom unit going for at least \$800-\$900 per month, which is out of reach for the average single parent. DHCD may want to look at increasing the maximum HPAP assistance to \$120,000.
- ❑ New Community projects like Lincoln Heights and Barry Farm, and those in other areas of the city are not cost-effective for residents. The housing market is changing, but the prices are not. The renovation of Mayfair Mansion will result in condominiums that will not be affordable to many residents.
- ❑ The D.C. Housing Authority (DCHA) should be more involved; public housing in Ward 7 lacks community social programs that assist its residents with basic needs and DCHA needs to provide adequate funding to address these issues.
- ❑ Adequate drug treatment programs are needed to assist clients trying to regain control of their lives and additional funding at the social, housing, and economic development levels is also needed.

DHCD's Response:

Major changes to the Home Purchase Assistance Program (HPAP) were needed to "level the playing field" to give everyone the same purchasing power. The challenge then becomes how much money to invest in one person or family? If the Department increased the level to \$120,000, it would only be able to serve half as many applicants.

The Department works to create partnerships and invest in affordable housing projects by collaborating with developers, community-based organizations, and other stakeholders to help create more affordable housing for District residents. It is increasingly difficult to meet this challenge, especially given that the District's entitlement grants are decreasing each year. The agency must be ever diligent in where to invest its dwindling funds to ensure a maximum return on its investment. The reality is that when you factor in the dollars for developing affordable housing, plus the dollars DHCD distributes so that residents are able to purchase a unit, there is just not enough dollars to go around.

The other challenge is that the District is land-locked; there is very limited land available on which to construct additional housing. The Department is looking for and at creative and innovative ideas and opportunities to rehabilitate existing available properties.

Ms. D. Douglas asked why the city does not ask Congress for additional funding, especially now that Democrats are the majority in Congress?

DHCD's Response:

The U. S. Congress and HUD use a formula that determines the amount of funding the District receives annually, however, each year the District's funding dollars have decreased. Last year, DHCD received approximately \$21 million in CDBG funds—this year, we received \$19 million. Last year the agency received \$11 million in HOME funds—this year we received \$8 million.

Every action helps and when residents come out and voice their concerns, comments, and recommendations, these become a part of the public record, which HUD reviews. The DHCD conducts these hearings to ensure that residents and other stakeholders have ample opportunities to make their priorities a part of the public record.

Ms. Bernadine Williams, member, Executive Board, MHCDO; member, People Development Cmte.

- ❑ Developers constructing houses at East Capitol are selling units for \$100,000 more than originally agreed—from \$250,000 to \$350,000, which automatically eliminates applicants under a certain income. Relocated residents believe that they will be able to return; however, they will not be able to afford the new units. The District needs to look into this matter.
- ❑ Seniors are concerned that they may lose their current homes due to appreciation and increased property taxes, not to mention their costs for medications, utilities, etc.



Questions by Ms. Douglas, chairperson for ANC 7D03:

1. Does DHCD provide loans to purchase single-family houses?
2. Are loan repayments made to HUD?
3. How much time do borrowers have to repay the loan?
4. Does DHCD provide assistance for home renovations?

DHCD's Response:

Under DHCD's home purchase assistance programs, qualified applicants receive financial assistance with down payment and/or closing costs. Funding is a mixture of local and federal dollars. Applicants must be able to secure and repay a first trust mortgage with a private lender. Depending on the financial circumstances of the borrower, DHCD loans are deferred or repaid to DHCD over an extended period of time. Homebuying clubs are usually created by community-based or private, nonprofit organizations to help its members move toward home ownership.

The Department also operates a single-family residential rehabilitation program that provides financial assistance to the owners in bringing their property up to District housing code standards.

Ms. Douglas also inquired about the length of time it takes an HPAP recipient to receive a copy of their note/lien once DHCD has been repaid. She has been waiting for two years and wanted to know why it is taking so long? Mr. Mulderig asked Ms. Douglas to meet with him after the hearing to resolve her issue.

Ms. Denise Stanley, resident, Kenilworth Court.

- ☐ Wants to know if there are any plans for the public housing development at Kenilworth Courts?
- ☐ Also, is there any assistance that DHCD provides that could help this area get access to social programs, etc?

DHCD's Response:

The District of Columbia Housing Authority (DCHA) has jurisdiction over the City's public and assisted housing stock. At this time, the Department has not received a funding request from the DCHA for Kenilworth Courts. However, the agency would be happy to research pending funding requests to determine if DCHA has submitted an application. Ms. Stanley was also advised to contact her local community-based organization for information on what assistance may be available to her community.

Ms. Parisa Norouzi, co-director of Empower D. C.

- ☐ There is a great deal of concern regarding the lack of resources:
 1. Public property in the District is a huge asset and Empower DC is very adamant that those properties not be used to promote any type of private, for profit development, as has been the practice for a number of years.
 2. Many historic schools, especially in Ward 6 and the Capitol Hill area, have converted to luxury condominiums; small parcels of land are used by the *Home Again Initiative* to develop market rate housing. Any type of public land is a form of subsidy and should not be used to promote any type of private development; instead, it should be used to promote truly affordable housing for very low-to-moderate income residents.
 3. The District should do everything possible to ensure that schools scheduled closing be used to benefit that community (i.e., youth centers, family support centers, day care centers, etc.).
- ☐ It is no longer in the best interest of the District to dispose of public property to private developers and the policy that allows this practice needs to be revised.

DHCD's Response:

Issues such as these should be brought to the attention of the School Board, your city council representatives, and officials at the offices of Planning and Zoning. Attend the public meetings and hearings regarding the sale of these properties and make certain that your community needs and concerns are heard and addressed.

Whereupon, the above-entitled matter was concluded at 7:44 p.m.



November 14, 2006

6:30 p.m.

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

- ❑ Expressed his thanks to DHCD for recognizing the challenges of residents east of the River and helping to address those challenges.
- ❑ Ambassador Baptist Church is the only 24-hour food distribution center in the metropolitan region, serving nearly 200 persons every Saturday. The church is only able to do this because of the Capitol Area Food Bank.
- ❑ Hopes that DHCD will be able to allocate additional funding for the Food Bank to continue to help some of the District's most vulnerable residents.

Ms. Yavocca Young, District resident, Ward 8.

- ❑ Ward 8's challenges are unemployment, under-employment, and untraceable income, not affordable housing. While the average citywide rental may be approaching \$2,000 per month, the average market rate rent in Ward 8 is not even approaching \$1,000 per month; and thanks to citywide rent control laws, Ward 8 will be perpetually mired with low-income rental properties. The market rental rate in the Ward hovers around \$700 for a non-subsidized, two-bedroom unit, which means Ward 8 is affordable for families earning just 50 percent of the Area Median Income (AMI).
- ❑ At this time, the average Ward 8 resident costs the city \$12,000 and the federal government \$9,000 annually, in subsidies and services and contributes only about \$500 to the District's tax base. The tax dollars of hard working residents are subsidizing above-market rents in the Ward as investors and Section 8 property owners receive rent payments and offsets from the government that they cannot get from the open market.
- ❑ During the city's "housing boom" of 2005, the average home price in Ward 8 was just \$198,000, compared to \$850,000 and \$868,000 in Wards 2 and 3.
- ❑ Ward 8's pending revitalization will remain unfulfilled as long as the government continues to initiate programs and policies that detract from commercial development. Enough money has been invested in poverty and unless people can come home to communities they are proud of, with goods and services that they want, as their incomes increase, they too, will succumb to the elements and move from area homeowner to investor.

DHCD's Response:

The Department's mission is to act as a catalyst for neighborhood revitalization and in doing so, DHCD must adhere to federal statutes, laws, and regulations that govern its use of federal funds and provide the same opportunity for affordable housing to all District residents, regardless of whether those opportunities are rental or ownership initiatives. DHCD has funded several mixed-income, rental and ownership projects that are very successful. When developers are selected for funding, federal regulations require that a percentage of the total units created must be set aside as affordable. In addition, DHCD does not fund these developments at one hundred percent; developers come in with the bulk of their financing through conventional lenders and sometimes, corporations receive direct federal funding for large projects, exclusive of DHCD's competitive process. Therefore, all instances of large, low-income, multi-family developments is not always funded by DHCD.

While the number of low-income developments may have some influence on the Ward's revitalization, it must be recognized that neighborhoods and communities east of the Anacostia River have been underserved for decades and re-stabilization is not going to happen overnight. Furthermore, total community commitment is necessary to market neighborhoods to attract the types of goods and services that residents want and need. Residents must also take an active role to oppose any action that will detract from their community's growth and viability, and attend public meetings, especially at the Alcohol and Beverage Control Board and the Office of Zoning, to voice their opposition to actions detrimental to their community's quality of life.

Ms. Pat Jackson, Director of Resident Services for Covenant House Washington.

- ❑ Covenant House Washington works in affiliation and collaboration with Covenant House International. Covenant House Washington has been at the forefront for over ten years, providing housing and advocating for the housing needs of young people ages 18 to 21. Its residential services component responds to emergency and long-term housing needs of young people who are victims of homelessness due to abandonment, neglect, or eviction. In many instances, youths opt to leave due to abuse or, forced out due to overcrowded living conditions.



- ❑ Since 1997, its transitional living program has served more than 125 parenting and non-parenting youth and approximately 210 children. Many of these youth transitioned into the program from Covenant House's 90-day crisis shelter. Fifty-nine of these youths have successfully completed the program and twenty-six youth who left the program have successfully transitioned to independent living the metropolitan area. In 2007, four additional youths will graduate from the transitional living program and enter Covenant's newly developed rental assistance program. Enrollees will participate in a 16-week home ownership program where they will have an opportunity to realize their dream of homeownership.
- ❑ This year, Covenant House Washington has conducted intake for over 200 homeless youth between ages 18 to 21. Forty percent of these youths present with mental health problems; twenty percent are ex-offenders; ten percent age out of foster care; ten percent were gay, lesbian, bisexual, or transgender; eighty percent were unemployed and uneducated, and forty percent were parenting youth. These figures will increase as winter approaches, especially with the large number of youth that will age out of the foster care system and youth correctional facilities.

DHCD's Response:

The Department is well aware of Covenant House's accomplishments and agrees that more needs to be done to address the challenges facing this population. DHCD looks forward to a mutually beneficial working relationship.

Mr. Cardell Shelton, member, Concerned Citizens.

- ❑ Was extremely disappointed that senior DHCD staff were not in attendance; it reflects the unimportance of Ward 8's issues and concerns by the Department.
- ❑ Voiced his displeasure with the lack of any real accomplishments by the Anacostia Economic Development Corporation; spoke of several instances in which AEDC allegedly abused or squandered several million dollars in government funds and has not produced any tangible, long-term, viable accomplishments to show for it. There are 137 small businesses in Southeast Washington; African-Americans own nineteen. Twelve of those nineteen are beauty and barbershops. AEDC received \$185,000 from DHCD for "small business assistance" and economic development in Anacostia consists of one clothing store, two restaurants, four grocery stores, and four convenience stores. Has very serious concerns regarding DHCD's continued funding to AEDC.
- ❑ Mr. Shelton has asked DHCD for assistance to acquire property in the District to establish a construction trade school to teach Ward 8 youths the skills and disciplines of the construction trade; however, the city has not been very receptive. None of his proposals have been selected.

Mr. Khalid Murrani, concerned citizen.

How does DHCD distribute its funds?

DHCD's Response:

The Department is familiar with Mr. Shelton's project to create a job-training center for Ward 8 youths, to provide construction skills and disciplines to enable them to compete for construction opportunities in the Ward and throughout the city. The structural part of the deal may be possible, but DHCD does not provide facilities—we help to finance them. In addition to locating a facility, this project will require the coordination of several District agencies and people to support it. It includes job training, which falls under the Department of Employment Services (DOES). Other support services may be required, which may come under the Departments of Human Services or Health. The Department of Consumer and Regulatory Affairs would be involved regarding permits, inspections, and code compliances. Public hearings will probably be required, as well as notification to various city officials, and community and civic leaders and organizations that will be impacted by a project of this magnitude in their community. As you can see, more than just property acquisition is involved.

DHCD issues *Request for Proposals* to solicit projects for funding consideration. It is competitive and everyone has the same opportunity. When submitting a proposal for consideration, applicants must follow the requirements of the application package and ensure that all documentation submitted complies with those requirements. DHCD staff is available to provide whatever technical assistance applicants may need and they are encouraged to contact staff for assistance.

Mr. Charles Wilson, concerned citizen.

- ❑ More participants would probably have attended tonight's hearing if the dissemination of information were better coordinated.
- ❑ The types of financing requested this evening—for children, the homeless, the hungry, the lack of quality education, etc.—reflect the needs of a third world country.



Outside providers come into the District and receive funding for programs that, more often than not, provides them with high-end offices and salaries. People are still hungry, still homeless, and still uneducated.

- ❑ District of Columbia neighborhoods are not victims of some catastrophe; they are the victims of neglect. DHCD officials lack real knowledge of what is happening in these underserved areas and should participate in community meetings and talk to residents to get a feel for what a community really needs, instead of just funding programs and projects.

DHCD's Response:

The very purpose of these hearings is to get that feedback from the community--the residents that live in these neighborhoods--on their housing and community development priorities.

The Department maintains a database of all programs and projects that it funds, not only for our use, but also for reporting purposes. The agency can document numerous projects it has funded in Wards 7 and 8, that are helping to transform long neglected areas into development showcases that help to spur affordable home ownership opportunities. Some of those projects include Oxon Creek Townhomes, Hillsdale Homes, Monterey Park, and Danbury Station in Ward 8. There is a new ice skating rink in Ward 7, a Tennis and Learning Center, and THEARC, also in Southeast. There are additional projects, programs, or facilities throughout the District that DHCD has helped to fund that many people may not know about and residents are welcome to contact us for information.

The concerns and recommendations from the hearings helps the Department formulate the plan that will guide the spending cycle. The agency recognizes and agrees that residents are very knowledgeable about what projects and/or initiatives their communities need, and DHCD wants to hear about those concerns and challenges that impact on residents' quality of life. The Department encourages everyone to feel free to express their opinions on what their community requires to restore, improve, and/or maintain its viability.

Elder Jimmy Peterson, Jr.

Elder Peterson has been a minister in the District for 30 years and believes that it is more appropriate to provide shelters for people than to build another church. He is trying to acquire a building at 2900 Rhode Island Ave., NE, for use as emergency housing and a rehabilitation program for substance abusers. The building has been vacant for some time and he had been in discussions with the owner; however, she decided to put it on the market for \$1.5 million. The price was reduced to \$1.2 million and Elder Peterson needs direction on how to prepare a proposal to acquire the property to help the District's homeless. He is able to get a license for this purpose and has a charter with St. Peter's Baptist Church, Inc.

DHCD's Response:

Mr. Thackaberry explained that the Department has received, underwritten, and executed contracts on proposals to acquire a building to serve a specific community need and explained DHCD's competitive *Request for Proposals* (RFP) process. The next RFP will be issued in March or April 2007. Prior to that, a "Notice of Funding Availability" will be published in local and various community newspapers immediately before the RFP materials are available for pick-up. The Notice also provides information on the amount of funding available and the types of eligible projects (i.e., community-based programs, construction assistance (bricks and mortar funding), and acquisition assistance for organizations seeking to do affordable housing or community facilities). The Department conducts a series of pre-proposal meetings where interested parties can ask specific questions and there will be phone lines, hotlines, and an e-mail link that applicants can easily access right up to the closing date to get answers to questions.

ANC Commissioner Braxton Jones; Youth Program Manager for East of the River Clergy/Police Community Partnership.

- ❑ Commissioner Jones would like to create entrepreneurial opportunities for young people through legal vending stations on public housing properties and needs help and information on getting this type of venture started.
- ❑ Are there any programs that provide funding for joint home ownership, whereby different individuals can pool their resources to invest in a property?
- ❑ What type of facilities or activities is available for young people not involved in substance abuse?



DHCD's Response:

Mr. Thackaberry recommended Commissioner Jones to contact the D.C. Department of Employment Services (DOES), given that their mission is job creation and job training. He suggested that Commissioner Jones contact Lydia's House, a community-based organization in far SW/SE, funded by DHCD, for information on its home buying club. They also provide comprehensive housing counseling and work one-on-one with applicants to help them achieve homeownership.

The history on leasing interstate sites opens the door to another set of challenges. Recreation sites that are closest to the communities that they serve is the best option and eliminates the additional travel time needed to reach other sites.

With regard to available land for recreational activities, Commissioner Jones was directed to the D.C. Department of Parks and Recreation (DPR). This is a creative, new idea for a monitored recreation program and many of their facilities are located next to federal land maintained by the National Park Service. The DPR may already have some type of collaboration in place with the Park Service.

The Department administers a *Crime Prevention Program*. The location nearest you is the Anacostia Community Outreach Center, a part of the Woodland Tigers organization. Their goal is to expose the youth to other interests and experiences apart from their communities. It was suggested that Commissioner Jones contact that organization to discuss how his plans might fit with the program's goals and objectives.

[Whereupon, the above-entitled hearing adjourned at 8:19 p.m.]

**November 30, 2006
6:30 p.m.**

Dr. Rafael Siguenza, President, 14th Street Business Association

Concerned about business improvement along the corridor and would like to see the entire area upgraded to attract more businesses. This will help to increase job opportunities and individual incomes to foster home ownership. He is also concerned about quality of life issues, especially public drunkenness. The City is doing an excellent great job of keeping the area clean, but merchants and pedestrians throw trash everywhere; additional education is needed about littering and fines must be assessed and enforced.

Parking is also a primary concern. Two-hour meters appear to work, but one-hour meters are definitely too short, especially for restaurant patrons. Cameras are operational and the Association is working with police regarding the "open air" drug markets; however, the drug dealers just move to another location.

The Association has acquired some funding for façade improvements; however, the group would also like to install banners and signage to help depict the area as a wholesome place to do business.

Robert Moore, President, Development Corporation of Columbia Heights

Columbia Heights is in the midst of economic revitalization. It is representative of where the District is heading in the future. The area is culturally diverse in both residents and businesses. However, if the community and different organizations do not make a commitment to enlarge and focus development activities in the near future, that diversity will be lost.

Columbia Heights must focus on continuing to observe affordable housing directly supportive of job training and enlarge small business revitalization assistance. Each of these issues is a catalyst for the other, and they will ultimately influence the neighborhood's future. The residents and small businesses who call Columbia Heights home are barely able to keep up and often fall behind economically with shrinking housing options. These residents and businesses cannot be forgotten. Local businesses are the driving force in the economy by providing jobs and keeping revenue within the District. As large and national retailers move into Columbia Heights, we must ensure that local businesses are not left out.

Affordable housing should continue to be a high priority. Although affordable units are under construction within the City, there are not enough units



available for existing and future households. Low- and moderate-income households are trapped in under-sized units as household size increases. Many properties, some of which receive federal subsidies, are charging as much as \$950 per month and the government pays \$110 per month in subsidies. Ten years ago, these people would be homeowners. New programs must be designed to initiate "move up" home ownership for these tenants.

As the District continues to develop, residents need life and job skills to secure employment and they need funding to provide increased services geared to teaching these skills to help people improve the quality of their lives. Resident-based organizations and the District Government must address the rising housing and economic problems. We must all be able to see results that are crucial to ensuring that Columbia Heights continues to be a place where homes are for all cultural and economic groups.

DHCD's Response:

Mr. Trent thanked Mr. Moore for the excellent work the DCCH is doing in Columbia Heights and looks forward to continuing to collaborate with them as DHCD moves forward in developing its Action Plan for FY2008. Stan Jackson, Deputy Mayor for Planning and Economic Development and DHCD's interim director arrived and gave remarks.

Mr. Jackson expressed his pleasure at being able to receive the community's input for developing the District's Annual Action Plan for Fiscal Year 2008. The Department looks forward to the creativity expressed at the hearings as the agency moves forward, notwithstanding the fact that the District's federal entitlement grants are decreasing each year. However, DHCD has been innovative in creating ways to leverage its federal funds to offset those shortages and reduce the impact of those decreasing dollars. More importantly, it is critical that DHCD hears from the community in order to plan a strategy to inform and educate our entitlement providers to understand that the needs of the District are great. The city needs as much support as it can garner to address some of the current urgent needs and to ensure that we provide opportunities for the least of us to engage in the quality of life experience available in the District.

Mr. Domingo Arias, resident at 2637-16th Street, NW (Testimony presented via an interpreter).

Mr. Arias is 66 years old and lives in one of eleven buildings sold to The Carmel Company. CARCEN explained to the tenants their rights under the District's First Right to Purchase law, of which they were unaware. The group then formed a tenants association.

The property owner is retaliating against the tenants who fought displacement after a building fire in 1995. Repairs are addressed for new tenants, but not the current ones and the group filed a tenant petition with the Department of Consumer and Regulatory Affairs (DCRA) in June 2006. To date, they have not received a response.

Mr. Arias requests that the City ask the DCRA to expedite a response and take appropriate action against the property owner(s) for housing code

DHCD's Response:

Mr. Jackson was concerned that DCRA had not responded to the group's June 2006 notification of the property owner's failure to notify tenants of his intent to sell. DHCD works with a number of community-based organizations whose function is to provide this education and literacy to the community to ensure they are knowledgeable of their fundamental rights and options in these types of situations. Mr. Arias was instructed to: 1) never wait five or six months for a response. At the minimum, residents should receive acknowledgement that their complaint has been received; and 2) contact DCRA's Office of Tenant Advocacy. Mr. Jackson asked Mr. Arias to leave his contact information and DHCD would follow-up on his complaint.

Mr. Ricardo Vladimir Escobar, District resident, 1490 Tewkesbury Place, NW.

Has been a tenant in the building about 12 years and was unaware that the tenants had rights. The Central American Resource Center (CARECEN) helped the residents to form a tenants' association in order to defend their rights.

The property owner is currently in violation of District laws and does not make needed repairs. Furthermore, the property owner is converting ten (10) units to condominiums without a vote from the tenants. Tenants have received eviction notices related to the conversion. The DCRA is ineffective in helping tenants when property owners want to increase their rents. His property owner continuously gives him "reports" and then he receives a court order—the next date is December 14, 2006; however, the property owner still has not made repairs. Mr. Escobar has threatened to withhold his rent, but if he does not pay, the owner takes him to court.



Mr. Escobar eventually moved from the city, due in part to his inability to get good advice from DCRA staff, who told him: 1) that he had to move; and 2) that DCRA could not help him. He was told that the property owners evicted them, but he does not understand what has happened and DCRA employees cannot or will not explain these processes. The tenant petition process takes too long and Mr. Escobar would like to see a better-trained DCRA and revised or new regulations for abusive property owners.

DHCD's Response:

Several years ago, the District initiated programs to ensure that its various populations are informed of and had access to critical information in their own languages. Based on the testimony heard tonight, for whatever reason, it appears that many District residents are still unaware of their fundamental rights as tenants. It also indicates that the City needs to re-examine its communications strategy to increase awareness and knowledge of tenants' rights. More importantly, we must get identify landlords who are flagrantly violating the law and do what is appropriate from a regulatory standpoint and make sure that does not continue.

Mr. Jackson assured Mr. Escobar that his office will follow-up with him and other tenants about the challenges they are facing in their building.

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

During FY 2006, DHCD's performance in working with LEDC has been fantastic and helped the organization to achieve significant milestones, including the award of four major contracts.

With DHCD's assistance, LEDC successfully launched the D.C. Area Local Business Alliance (DCALBA), a small business consortium that is a spin-off of the Mid-14th Street Business Association. This is another major accomplishment that, to date, includes twenty-five (25) businesses. The massive redevelopment occurring in Columbia Heights has some proprietors questioning what the future will hold for them and LEDC needs to continue providing these comprehensive services.

The Home Purchase Assistance Program (HPAP) is essential to LEDC's clients. The Department is commended for increasing its assistance level, which has had a marked impact on the number of LEDC clients that saw the opportunity and possibility of owning a home.

The Interest Rate Buy-Down Program will be essential in terms of closing the gap between what the financial community is willing to lend and what their clients need. Furthermore, providing interest rate buy-down as a grant rather than second or third trust loans offers lenders a low-risk option to serve LEDC's clients.

Mr. Paul Salditt, District resident; member of the Board of Directors of the Metropolitan Police Boys and Girls Club; member, Northwest One (NW1) Council

Concerned that very few residents west of Rock Creek Park are aware of the affordable housing crisis facing the District.

The District is creating a surge of "villages" (communities) and on behalf on the Boys and Girls Clubs, Mr. Salditt hopes that a full service, after school facility will be a part of each village. A village is the people who live in harmony, regardless of economic advantage; it provides for its poor, its workforce, its youth, and its elders.

DHCD's Response:

Mr. Jackson thanked Mr. Salditt for his passion to and commitment on the Northwest One Council and agreed that the District is well on its way to creating many villages that will soon be homes to many.

Ms. Farrah Fosse, Ward 4 resident; Ward 4 representative of the Tenant Advisory Council; and Director, LEDC's Affordable Housing Preservation Program.

LEDC's Affordable Housing Preservation Program is a fully-funded grant, from DHCD, primarily designed to support tenants facing expiring Section 8 federal subsidies. LEDC's target population is low- and moderate-income residents, particularly Latinos, living in areas of the city that are under pressure due to rising housing costs. Among other activities, the grant allows LEDC to educate tenants on their rights as renters in the District or under the Section 8



program, to organize tenant associations, assist tenants in negotiating with their building owners or management companies to improve conditions and keep the building affordable, and helps tenants purchase to their own buildings when placed on the market. Over the last fiscal year, this grant has allowed LEDC to work with approximately one thousand families, primarily, five Section 8 buildings, one building which the tenants are purchasing, and various other buildings at risk of losing affordability. DHCD has proven a real commitment to preserving Section 8 housing and preventing tenant displacement; no tenants were displaced at any of the buildings that LEDC worked with, and all of the buildings continue to be affordable, many of them through long-term renewal of the Section 8 contracts.

Most Section 8 contracts are expiring, and many owners only will renew for a year at a time, leaving residents in a constant state of insecurity. Furthermore, the buildings are getting older, which often means the need for expensive renovations and expensive ongoing maintenance. However, even, with these challenges, preserving these units is crucial. Section 8 buildings provide stable and affordable housing in neighborhoods across a city that is rapidly becoming unaffordable to low- to moderate-income residents who live and work in the District.

Immigrants, particularly those with limited English, are often displaced since they are unaware of their rights as tenants in the District. LEDC needs at least one additional tenant organizer to more effectively serve its clients—it currently has only two organizers, which makes it difficult when they both must attend every meeting to provide translation, or for safety reasons.

Better communication and coordination of services between District government agencies is required. The District has many great tenant forums; however, they only work when tenants know their rights, how to exercise them, and what to do if their rights are being violated.

LEDC needs additional legal support in addition to the handful of lawyers who work with tenant associations *pro bono*. The tenant purchase program is one of the best tools for preserving affordable housing and creating affordable home ownership units. Additionally, tenants organizing at non-Section 8 buildings need equal technical support. The grant focuses on Section 8 and LEDC believes it is crucial to preserve all affordable housing units.

In regards to the grant, LEDC encourages DHCD to increase flexibility to enable them to be more responsive to the community's needs. The grant now requires LEDC to identify the Section 8 buildings in which they worked; however, that requires them to estimate, months in advance, which buildings are going to fail occupancy inspections, or which buildings will opt out. LEDC has discovered that some owners have committed to long-term renewals; however, the building is still on LEDC's grant. To add a building requires a grant agreement that needs approval. The Urban Institute is developing an on-line program that would benefit LEDC in tracking its properties to ensure they are not duplicating services.

DHCD's Response:

The District has struggled for some time to coordinate a relationship with HUD that would permit a feeder mechanism to alert us to which units are failing rehabilitation. Property owners are very creative and develop ways to appeal the inspection or circumvent the process, and then when they are off the radar, flip back into violations, which becomes a vicious cycle. The biggest challenge is to get the information and to get our fellow partners to work in concert with us. Another challenge is augmenting decreasing federal entitlement funds in order to meet the needs of District residents.

Due to the District's robust economy, no quadrant of the city is exempt from the opportunity for growth. Financial growth often puts us in the cross hairs of our people, so organizations like yours across the city, need to devise a better plan to capture the intelligence so that we can be more proactive and try to eliminate these experiences before they get too far down the pike.

Ms. Judith Ware, President, 1456 O Street Tenant Association.

The property located at 1456 O Street, N.W., is a Section 8 building, which was in jeopardy of its Section 8 contract because the previous owners neglected the building. There were numerous fire code violations, seniors being threatened, open-air drug markets, and all other manner of illegal activities.

LEDC's Affordable Housing Program helped the tenants organize a tenants association and worked with the association, the owner, and other supporters to get the building ready for rehabilitation inspection. The building is under renovation and the owners are planning to sign a long-term (20 years) Section 8 contract. The program provides a critical community service by informing and assisting tenants in understanding their rights and funding for this program should be continued.



DHCD's Response:

The District is a \$51 billion economic entity, which has attracted vast capital investment. Due to the city's robust housing market, the District has found that the "opt out" scenario is used in constructive and creative ways, but some property owners deliberately allow their assets to deteriorate so that HUD can take action to terminate their contract. When that happens, the property owner gets a "get out of jail free" card because he/she is no longer responsible or obligated to improve their assets; it becomes the responsibility of the federal government. This is one of many methods used by property owners to finance their objective—to take advantage of the housing market surge, and the District has attempted to convey this to HUD officials.

The District must continue to be proactive regarding some types of activities to bring to them to the attention of our community service groups and agencies that are responsible for oversight and regulation to keep this activity at bay.

Ms. Natalie LeBeau, Housing Counseling Services, Inc.'s (HCS) Tenant Anti-Displacement Program; board member of the Coalition for Non-Profit Housing and Community Development (CNHCD); and co-chair of the Housing Production Trust Fund (HPTF).

HCS thanked DHCD for funding many of its programs, which has enabled them to provide comprehensive housing counseling and training, outreach and advocacy services to homebuyers, homeowners, and the homeless.

Collectively, HCS worked with more than 5,000 clients last year in DHCD-funded programs alone. The District is one of the most expensive housing markets and the city's low- and moderate-income residents acutely feel this burden as they grapple with increasing housing costs. Almost 70 percent of all renters in the District have low-, very low-, and extremely low-incomes. These renters are at an acute risk of displacement as housing costs rise because there is simply no extra income in these households to spend on rising housing costs. The anti-displacement program works exclusively with low- and moderate-income District renters at risk of displacement due to condominium conversion, building sales, rising rents, building conditions, expiring Section 8 contracts, Section 8 op-out, and other displacement threats resulting from the city's housing boom. Despite the vast protections for tenants in the city, many are unaware of their rights and subsequently, lose the opportunity to live in the city, in an affordable unit.

Through DHCD funding, the program provides technical assistance to lenders, and provides small grants to tenant groups to retain attorneys to assist renters. Last year, 3,531 units of rental housing, in 97 buildings throughout the city were saved to prevent displacement of those renters. However, the program was unable to locate attorneys and developers for the increasing numbers of renters in need of assistance to prevent displacement. If the community does not have sufficient legal aid or other nonprofit legal providers, with the capacity to give free legal assistance to tenant groups, tenants can never effectively fight displacement.

For DHCD dollars to be successful in providing education, outreach, and technical assistance, the program must have partners in the city that can successfully take tenants through the purchase process, negotiate with property owners through a condominium conversion, or properly fight the many ways tenants can be displaced. Nonprofit developers, with the capacity to work with tenant groups to create true housing opportunities, are also needed. Tenant purchase is a strong tool, but as more of these purchases go through the system, there is an increased need for better coordination between city agencies to share sale information, and an increased need for long-term training for residents post-purchase. We must meet this need or newly formed cooperatives and condominiums risk failure.

Also needed is a rehabilitation program like the Single-Family Rehabilitation program, to make repairs and address code problems since many of these newly formed associations cannot afford to finance a new roof without increasing fees and charges that will ultimately result in displacement for some tenants.

DHCD should continue to work with and learn from community organizations and to be responsive to community needs to ensure the success of shared initiatives.

Increased HPAP assistance has resulted in increased applications and Ms. LeBeau hopes that funding and staff will be available to meet this need. They also expect to see mortgage defaults and delinquency rates increase as homebuyers who received "creative mortgage plans" are now facing higher housing costs due to increased mortgage payments, and they are going to need counseling to prevent delinquency and default to predatory lenders.

Finally, the District needs to continue to build the capacity of D.C. residents to know their rights and to make informed housing choices and expand the community's capacity to meet the needs of these newly empowered residents.

***DHCD's Response***

The District is aware of the substantial surge in the foreclosure rate from using these "creative financing" instruments. It serves no purpose for the District to assist someone in acquiring a home and lose it to predatory lenders. Based on the current indices, all economic indicators look as though we are going in the opposite direction in terms of home value and economic stability. The Department's challenge is to ensure that we use all available tools and resources to help stabilize these kinds of experiences. The agency is also working on a new product that can be blended as a lien investment with HPAP so that we can get more money that can be sustainable to give to ownership. DHCD recognizes and understands the correlation between the city's thirty-seven percent illiteracy rate, along with the unemployment and wealth creation challenges; they are relational issues that create tremendous imbalance. For such an undertaking, tremendous dollars are needed to begin interdicting these kinds of issues earlier to create communities that are vibrant and adds to everyone's quality of life.

As the District moves into fiscal year 2008, it will be struggling with reduced funding, not only from its entitlement grants, but locally as well. Therefore, the ability to direct these funds to areas most in need becomes a challenge in itself given the numerous programs and projects that benefit so many. The Department is confident that in working with its partners and other stakeholders, the most vulnerable residents of the District will be served effectively and efficiently.

Ms. Patsy Edwards, District resident; client at RAP, Inc.

Ms. Edwards is concerned about clients that complete drug treatment programs and return to their communities, which usually are in high drug trafficking areas. It would be helpful to have communities that are safe, have good schools, and less access to drugs to reinforce the recovering substance abusers' commitment to living a clean and healthy life style.

She also supports the Housing Choice Voucher Program because it allows clients to move to other areas, unlike project-based vouchers. She also wanted to know if any programs are available to assist tenants that desire to move up to ownership.

DHCD's Response:

This challenge—support services for recovering substance abusers to help them, and their families to continue to lead productive lives—was raised at several of the public hearings. The Department would certainly consider assisting viable proposals or initiatives to address this need and encourages developers consider these types of projects for funding during DHCD's Request for Proposals (RFP) process.

Regarding home ownership opportunities, several families have used the District's housing programs to become homeowners. The D.C. Housing Authority also has a program that helps its tenants move into ownership. DHCD's programs provide financial assistance to eligible, low-to-moderate income, first-time homebuyers. Application intake is provided through several community-based organizations funded by DHCD.

Ms. Thomasina Foster, District resident; client of RAP, Inc.

There is a lack of adequate space, beds and funding to address the transitional housing needs of women struggling with homelessness, substance abuse, and mental health issues. Crime by women is increasing and the rate of recidivism is extreme. Without stability, these women are unable to provide the necessary nurturing to their children, which ultimately affects neighborhoods and communities.

There are approximately four (4) transitional homes in the District for women. Many are privately funded and are unable to meet the transitional housing needs of these women when they complete drug programs. Addressing this issue would benefit these women by providing new behavior and coping skills, helping to address their physical and mental health issues; and providing assistance with developing job skills and finding employment. They would also have access to additional educational skills and learn money management to help them move toward self-sufficiency and becoming productive members of society.

DHCD's Response:

This is a very serious concern and one way or the other, either through incarceration or through additional funding for treatment, the District will bear the financial burden. Helping these women to become productive District residents is a better use of funding, so yes, the city must be proactive, as well as reactive, in dealing with the root causes that lead to negative choices.



We are not prepared to assimilate family members' return to the community from incarceration or substance abuse programs because the challenges that led to that lifestyle are still present; lack of housing, easy access to drugs, crime, lack of sustainable employment, a safe environment, etc. The District has many programs available and certainly, new viewpoints and/or strategies are always welcome to ensure that these programs and initiatives are effective. Again, this type of initiative could be submitted for consideration during DHCD's funding cycle. We must remember that one source of funding is never enough—additional resources need be identified and sought after to ensure adequate dollars will be in place to fund the necessary support services.

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

Thanked DHCD, DCRA, and other District government agencies that worked so hard with the tenants association and the Northwest One Council on the *New Communities Initiative* to provide the opportunity for 211 residents to keep their homes. Temple Courts was at risk of losing its Section 8 contract due to the owner's failure to maintain the property. To date, the District government has worked closely with HUD, DCRA, tenants' associations, and the Northwest One Council, to improve their living conditions and quality of life.

Homelessness must be addressed to improve the District's vision for the future. A state-of-the-art facility, in each Ward would go a long way to help alleviate the problem. Transitional housing is also needed for ex-offenders who are also trying to reclaim their lives and returning to their old neighborhoods is not always the best solution.

DHCD's Response:

The Department is and will continue to work closely with each New Community project to ensure that the residents are involved in the planning and implementation of their "new" community. The District's "Homeless No More" initiative hopes to eliminate homelessness in the District within the next ten years. This initiative will require coordination of social service organizations and local and federal government agencies to implement the strategies developed to ensure success.

Based on the testimonies from all of the public hearings, the needs of District residents are great and with dwindling federal funds, we must be diligent in our use of those resources to ensure that those dollars reach and benefit as many residents as possible. New and innovative strategies must be developed and implemented to help address the housing and support service needs of District residents. Organizations and developers will also be challenged to seek out other resources to help fund their programs and projects; the District is not be able to fund every project that is submitted and this is where a network of funding resources is needed to help address these needs.

The Department will continue to seek and welcome opinions, suggestions, and recommendations from our residents and other stakeholders on how to maximize our funding dollars and what "best practices" may be helpful in helping us to reach our goals.

Whereupon, the above-entitled matter was concluded at 8:17 p.m.



Public Hearing for the FY2008 Consolidated Annual Action Plan for the District of Columbia

Wednesday, March 14, 2007
6:30 p.m.

Mr. Robert Trent, Chief of Staff, at the Department of Housing and Community Development (DHCD), called the hearing to Order at 6:37 p.m. Mr. Trent stated that the hearing was to receive final comments on the District of Columbia's **Draft** Fiscal Year 2008 Consolidated Annual Action Plan. He then introduced DHCD managers in attendance:

- ☐ Vanessa Akins, Deputy Director for the Office of Strategy and Communications
- ☐ Jim Thackaberry, Interim Manager for the Development Finance Division
- ☐ Michelle Christopher, Compliance Officer
- ☐ Robert Mulderig, Deputy Director for Residential and Community Services

Mr. Trent went on to explain that the Department has conducted a series of these public hearings to afford residents and other DHCD stakeholders to voice their concerns and recommendations regarding the District's **Draft** Fiscal Year (FY) 2008 Consolidated Annual Action Plan. The feedback received during those hearings helped DHCD to craft the Annual Action Plan, which provides information on the Department's planned for FY2008.

Before calling the first witness, Mr. Trent provided an overview of the Department's mission, funding sources, and how those funds are used. First, the agency's mission is to be a catalyst in neighborhood revitalization, by strategically leveraging public funds with private and non-profit partners. This is done in order to: 1) preserve, rehabilitate, and promote the development of affordable housing; 2) to increase home ownership opportunities; and 3) support community and commercial initiatives that benefit low-to-moderate income households.

DHCD receives its funding from the U.S. Department of Housing and Urban Development (HUD) in the form of entitlement grants. These grants include: 1) the Community Development Block Grant, better known as CDBG; 2) the Home Investment Partnership Funds, better known as HOME; 3) the Emergency Shelter Grant, better known as the ESG grant; and 4) Housing Opportunities for Persons With AIDS (HOPWA). HOPWA funds pass through to the D.C. Department of Health's HIV/AIDS Administration to assist residents impacted by this devastating illness and ESG funds are used to help prevent homelessness in the District of Columbia.

In addition to these resources, we also receive local funds from the Housing Production Trust Fund (HPTF). This program is funded from Deed, recordation, and transfer taxes generated by home sales in the District of Columbia. These monies fund a variety of initiatives that expand the production and preservation of affordable housing in the District. The DHCD is not a market rate investor; however, we will participate in mixed-income communities to help ensure an inclusionary process in its development strategies.

The final draft of the FY2008 Consolidated Annual Action Plan will be submitted to the Mayor and the City Council for review and comment prior to submission to HUD for final approval. Your participation in this process is very important to us and we look forward to your participation.

George Rothman, MANNA.

- ☐ The Action Plan, as proposed by the Department, is well thought out and comprehensive and MANNA supports its overall objectives.
- ☐ From DHCD's "Anti-Poverty Strategy," MANNA would like the agency's support of "lifting families out of poverty and providing them with stable lodging and a



means to build equity for the future." Providing opportunities for lower income D.C. residents to build assets and share in the City's prosperity is a primary and sustainable way to create a long-term healthy city, with a mix of incomes and diverse population.

- ❑ DHCD's commitment to fund tenant purchases is commendable and crucial. Without it, thousands of long-time, low-income residents would be displaced, and many of MANNA's projects would have become up-scale housing.
- ❑ Likes DHCD's commitment to "Continue to support...improving programs and processes to make project funding easier and faster" and appreciates DHCD's understanding of their needs.
- ❑ MANNA also supports DHCD's issuance of two RFPs per year and the "Home Again Initiative's" move into DHCD. This is appropriate to ensure its successful implementation because of its relationship to other DHCD programs.
- ❑ MANNA supports recapture provisions in general, as a fair way to fund the future of affordable housing. They also support short-term resale restrictions on affordable, single-family and multi-family ownership units, but nothing longer than Federal regulations require. Their concern is that some of the resale requirements already in effect do not ensure a fair return because they do not take into account interest rate changes and other uncontrollable variables; in addition, from their experience, sometimes proposed resale restrictions have been arbitrary.
- ❑ MANNA touts the excellence of DHCD's home ownership programs in other parts of country whenever the opportunity presents itself. The HPAP program remains a consistently effective and important tool to expand home ownership to low-income persons.

DHCD's Response:

Mr. Trent thanked Mr. Rothman for his testimony and expressed the Department's appreciation regarding MANNA's commendations on improvements the agency has implemented. The DHCD will continue to strive to improve its operations and looks forward to its continued partnership with MANNA to help improve the quality of life for the District's low-to-moderate income populations.

Registered witness Robert Pohlman, Executive Director of the Coalition for Non-Profit Housing Development had not arrived and Mr. Trent opened the hearing to anyone present that wished to present testimony.

Michael Watts, President and CEO of the Marshall Heights Community Development Organization.

- ❑ Marshall Heights is a non-profit community development corporation that has undertaken comprehensive community development activities in Ward 7 since 1979. Their goal is to *help grow Ward 7 into the District of Columbia's most welcoming, prospering, livable community for everyone*. MHCDO engages in housing and economic development activities and provides a variety of education, training, and assistance programs. Their success, in part, is due to the great relationship they have maintained with the Office of the Deputy Mayor for Economic Development and the Department of Housing and Community Development.
- ❑ MHCDO supports the Draft FY2008 Action Plan. The priorities identified by DHCD are consistent with the needs of the residents seeking affordable rental and purchasing opportunities. As DHCD receives comments on the proposed activities for the third year of the five-year action plan, this is a perfect opportunity to consider some mid-stream adjustments that may lead to more effective and meaningful service delivery:
 - 1) Home buyer counseling; and 2) Neighborhood Economic Revitalization.
- ❑ MHCDO provides a host of housing counseling services to a wide array of residents east of the Anacostia River, including but not limited to assistance with home buying challenges and credit and budget counseling, along with educational services, job training, and job referral. We have found that there is a need to initiate homebuyer counseling earlier and in a more aggressive fashion than usually offered--just as yearly annual physicals serve as a preventive health care purpose, early homebuyer counseling can have the same impact. This becomes increasingly important as we strive to create more affordable home ownership opportunities. Designing homebuyer outreach and education services in conjunction with other services may allow us to enhance a resident's ability to purchase. Adding a financial literacy component to the job training programming in the District would be a major enhancement. Combining this effort with the District's summer youth program may plant a seed that removes many barriers to home purchases that are likely to develop once young people complete high school. In order to make sure that the stock of affordable housing is fully utilized, residents must be prepared for the purchasing process.
- ❑ DHCD should further consider additional funding for neighborhood revitalization. MHCDO applauds the great work that is underway to preserve, renovate, and develop new affordable housing units; however, these efforts must be balanced with preservation, renovation, and development efforts that improve the retail and neighborhood businesses in and around affordable housing clusters. It has been communicated repeatedly that there are over 100,000 residents east of the river



but not one “white table cloth” restaurant; over 100,000 residents served by businesses with aged and worn façades and shopping centers that are not inviting and in some cases unsafe.

- ❑ DHCD alone certainly cannot correct the many issues that have left a void in viable retail and commercial opportunities in Wards 7 and 8, but the Action Plan can certainly be an impetus for improvement. More strategic recruitment of beneficial neighborhood and community serving businesses and retailers would include things such as health clubs for areas of the City that have some of the most severe health challenges.

DHCD’s Response:

Marshall Heights was the first community development organization that came to DHCD several years ago requesting that our programs for business technical assistance and commercial corridor development be expanded to include a mix of businesses and services. MHCDO’s current program with DHCD is one of the first that has emphasized using some of our funds to attract businesses that will enhance the quality of life in Wards 7 and 8 and the Department very much supports that.

The DHCD has expanded homeownership, homebuyer, and housing counseling over the past several years and that budget line has substantially increased. The agency understands that the need is extremely great and this year’s Action Plan reflects that need; however, there is much to be done with dwindling funds, but DHCD will continue to try to expand counseling for all stages of housing situations, at all times.

With regarding to neighborhood revitalization, MHCDO successfully participated in DHCD’s façade program, for two, large-scale projects, in close proximity to its headquarters. However, MHCDO’s staff learned as DHCD did, that it is a very challenging program when rehabilitation is done on property that is not owned by the recipient of the loan. The Department is seeking additional projects given that the number of community organization vendors is fairly small. The Department plans to issue another Request for Proposals within the next six months and encourages MHCDO to participate. This is a very important project, which the agency would like to expand.

Ms. Akins wanted to explore MHCDO’s initiative of working with young people to understand financial responsibility and requested to meet with Mr. Watts to discuss how to collaborate on this initiative.

Mr. Trent adjourned the hearing at 6:55 p.m.



Summary of Mailed/Hand-Delivered Testimony

Theresa E. Pinkard

- ❑ Ms. Pinkard is researching information on establishing a multi-faceted non-profit, with affordable housing in the program, along with accommodations for the homeless.
- ❑ Will consider rehab project to relocate home senior, the disabled and homeless, and pregnant women into permanent.
- ❑ Would like to construct generous-sized studios, with a full, private bath, full kitchen, living room/dining room, and a study/lobby nook. Murphy beds would be more practical and economical than day beds and associated accessories.
- ❑ Ms. Pinkard provided additional details on the types of projects she is interested in pursuing once her organization becomes operational.

Gail Chow, Housing Director for “Green Door”

- ❑ Thanked DHCD for financing Green Door’s projects and looks forward to continuing the partnership to increase housing opportunities.
- ❑ The need for affordable, permanent housing and services for low-income, disabled households continues to challenge the District of Columbia.
- ❑ Profiles indicate that a sizeable number of persons with disabilities are able to live in communities independently if affordable housing and support services are available. However, the lack of affordable housing has relegated many people with disabilities to shelter, expensive institutions, and other inappropriate living situations.
- ❑ Green Door strongly encourages DHCD to:
 1. Take an active role in coordinating with other District and federal agencies so that developers of supportive housing have access to operating, development, and support services financing, simultaneously. These are critical resources to ensure the success of assisting the lowest-income District residents to obtain affordable housing.
 2. Continue to streamline the underwriting process (i.e., meeting deadlines, etc.) to expedite the loan settlement process and providing customers with advance assistance to resolve underwriting concerns.
 3. Provide grants to projects as supportive housing when essential for the success of the project.

Robert Pohlman, Executive Director, Coalition for Nonprofit Housing & Economic Development

- ❑ Thanked DHCD for responding to some of its past recommendations, including a \$10 million set-aside for tenant purchase in FY2007; an increase in the tenant purchase technical assistance contract; and the commitment to hire additional staff to assist with tenant purchase financing.
- ❑ Appreciates DHCD’s ongoing cooperation in streamlining its underwriting process and commended the Department for its new, quarterly Housing Production Trust Fund (HPTF) report—a vast improvement over past quarterly reports.
- ❑ Provided comments on other areas for improvement:

Underwriting Policies and Practices

1. Irrespective of unforeseen challenges that may delay the underwriting process, the Coalition believes that having clearly defined, published underwriting principles and procedures that applicants can rely upon would help to reduce delays due to disagreements, changes in instructions, or simple miscommunications between the applicant and DHCD staff.
2. The Coalition would like to see a more proactive approach by the Department to ensure that deals are processed in a timely manner, and closer monitoring and supervision of staff assigned to processing financial applications. Given the timeline adopted by DHCD, top management should know the status of every deal that is going through the underwriting process.

Authority to Issue Grants and Defer Repayment of Loans

A recurring issue is the Department’s stance, based on advice from the Office of the Attorney General (OAG), that it cannot give grants from the HPTF, except where explicitly authorized by Trust Fund legislation. This interpretation has meant that HPTF dollars are virtually always a loan and no part of the financing



can be a grant. The Coalition has had discussions with DHCD senior management about modifying the legislation to permit grants. There have been enough instances where the interpretation of the law has caused unnecessary challenges with financing from the HPTF; and the time has come to change the Statute to remove this difficulty. The Coalition would like to work with DHCD and the OAG to accomplish this.

Enhancements to the Tenant Purchase Process

Attached to Mr. Pohlman's testimony is a two-page set of recommendations for improving the tenant purchase process that was submitted to DHCD's director last August. The Coalition is pleased that DHCD is working with them on these recommendations, and believes that completing the hiring process for two additional tenant purchase financing staff is of great urgency.

Strengthening "Home Again" Program

The Coalition is pleased that the "Home Again Initiative" is being transferred to DHCD to administer. In an attached copy of the Coalition's recommendations to then Mayor-Elect Fenty, the following were noted:

"A Home Again Initiative which produces at least 70% of units affordable to household at or below 80% area median income (AMI), with market rate unit production, as needed, to subsidize those affordable units.

To achieve this we recommend the following:

- ☐ *Award bonus points for nonprofit participation similar to that used in scoring DHCD RFP applications.*
- ☐ *Subsidize more affordability of Home Again units through reduced/waived acquisition costs. Ensure that additional subsidy is available for financially challenging projects. Allow market rate housing sales only when needed to subsidize affordable units, up to a maximum of 30% of all units sold.*
- ☐ *Restructure the program to ensure that all properties are free and clear of liens; issue more frequent RFPs; improve coordination with other city agencies such as DCRA, so that projects are expedited.*
- ☐ *Track and enforce performance standard for developers. Give more projects to high performing developers and enforce time limits. Penalize non-performance with the loss of qualification for future projects and/or the repossession and re-bidding of their properties.*

Appendix I HOPWA FY2008 Action Plan

DISTRICT OF COLUMBIA EMA

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

CONSOLIDATED PLAN
(Fiscal-Year 2008)
AND
FY2008 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





PART I. INTRODUCTION

A. Lead Agency and EMA Jurisdictions

DHCD is the HOPWA Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMA). The District's, Department of Health, Administration for HIV Policy and Programs (AHPP) is the sub-recipient of the HOPWA funds received by the District. The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA). Funds are distributed through HAA's various program.

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.



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, permanent 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.



Map of the Washington D. C. Eligible Metropolitan Statistical Area (EMSA)

District of Columbia

Suburban Maryland

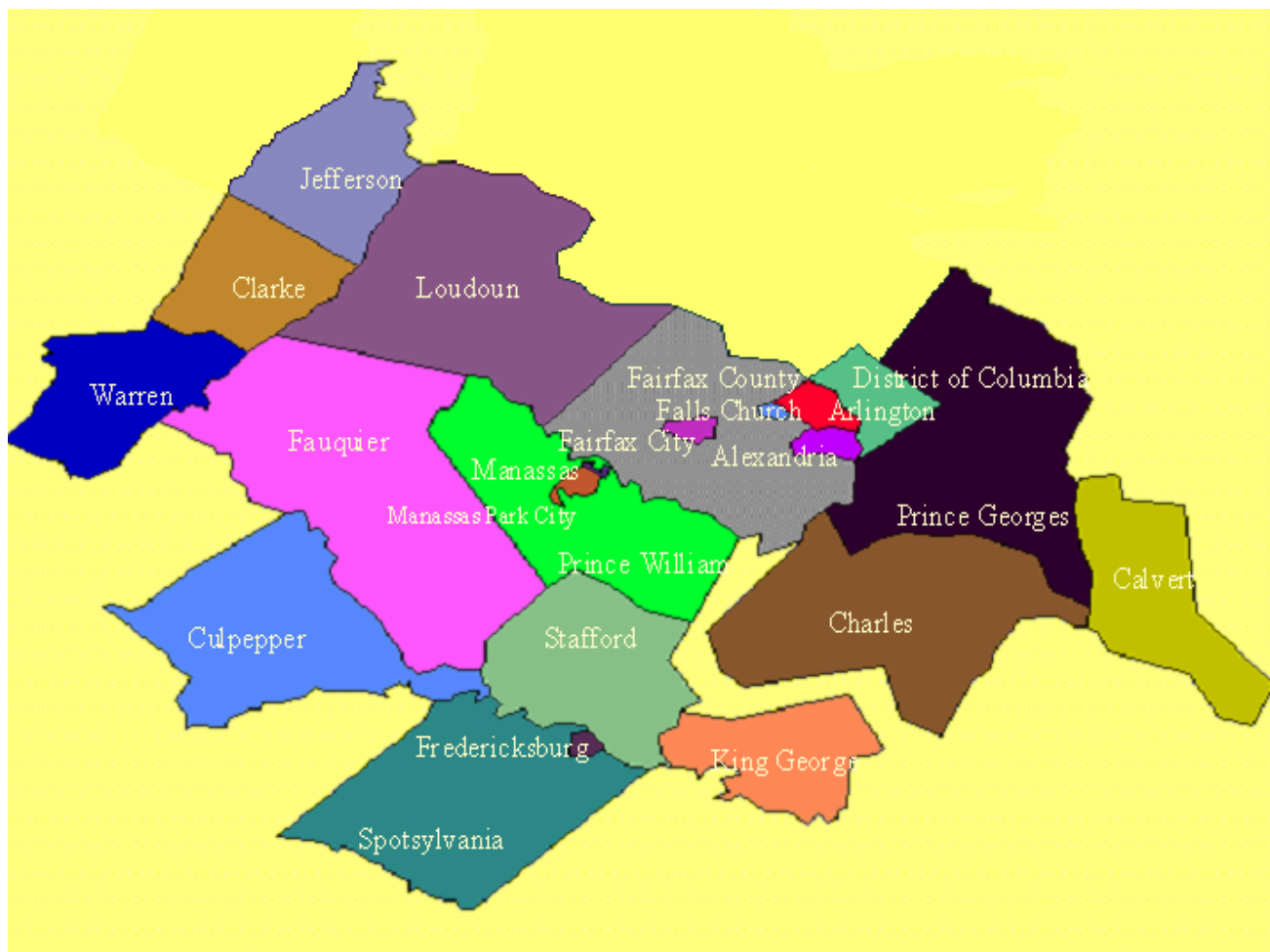
Calvert County
Charles County
Prince Georges County

West Virginia

Jefferson County

Virginia

Alexandria City	Manassas City
Arlington County	Manassas Park City
Clarke County	Prince William County
Culpepper County	Spotsylvania County
Fairfax City	Stafford County
Fairfax County	Warren County
Falls Church City	
Fauquier County	
Fredricksburg City	
King George County	
Loudoun County	





PART II. SUPPORTIVE SERVICES

The Washington, DC EMSA will address the needs of Persons living with HIV/AIDS (PWA's) who are not homeless, but required supportive services by continuing to implement the following services:

Home Purchase Readiness Empowerment Program (Home PREP)

Housing Counseling Services will offer homebuyer education classes that will cover budgeting; maintaining a good credit rating; the basics of the home buying process; how to obtain financing; and saving for a down payment. The goal is to work with an organization to address the housing needs of low- to moderate-income PWAs and their families, with the main objectives of financial security and dignity.

Housing Case Management

Provision of specific housing related case management services to PWAs receiving housing assistance (HOPWA) to facilitate the transition to permanent housing within a three (3) year time frame where possible. These services include, but are not limited to:

1. Ensure housing assessments are completed for all PWAs residing in HOPWA or S+C funded housing. The assessment at minimum shall include:
 - a. Client's appropriate housing type;
 - b. Current and potential income;
 - c. Credit and rental histories;
 - d. Health status;
 - e. Substance abuse and mental health history; and
 - f. Familial, social and community support; and any other factors needs consideration or disqualifier from certain types of housing assistance in the community.
2. Conduct monthly home visits and inspections.
3. Submit monthly home visit reports to the Housing provider and Gatekeeper.
4. Develop an integrated service plan including housing goals and objectives in collaboration with the primary case manager and client.
5. Conduct reassessment of client's housing needs every 6 months.
6. Conduct housing plan updates every 6 months.
7. Housing case manager must meet with the primary case manager monthly and document in client's file.

Job Readiness

HAA has identified two (2) qualified providers to design/administer a Job Readiness Initiative to HAA funded housing program clients. The purpose of the program is to increase access to existing District, Federal, and private sector job training and placement programs. In addition to improving linkage to existing job training and placement programs, this program will provide career planning, resume writing, interview preparation, and post-employment placement support.

The job readiness services include, but are not limited to:



1. establishing linkages with existing local and federal job training and placement programs;
2. establishing MOUs with the Gatekeeper and HAA funded housing providers for referrals;
3. developing or utilizing the Gatekeeper Individual Service Plan for employment objectives;
4. responsibility for the following components: job readiness, job training, placement, transportation stipends, childcare, and clothing referrals /clothing vouchers (the individualized plan for employment will include employment outcomes, needed vocational rehabilitation services and referral to providers of employment services);
5. conducting a survey and needs assessment of job training and placement service needs to persons with HIV/AIDS;
6. providing for a third party evaluation of the program; and
7. developing outcome measures to indicate the success of the program in serving the PWA target population in linkages to job readiness, training, and eventually job placement.

Re-Entry PWA Job Training

Stable housing promotes improved health status, sobriety or the decreased substance abuse, and the ability for some persons with HIV/AIDS to undertake productive work activities. Even though stable housing is a necessary link to supportive services, PWAs must also be provided the opportunity to quickly enter, or re-enter, the job market and earn higher salaries and better benefits than would otherwise be possible.

The number of "engageable" Re-entry PWAs is increasing and many of those generally have lower educational levels, less work experience and a higher degree of physical and mental health problems than those who have become employed. The HIV/AIDS Administration's plan provides Re-entry PWAs to be assessed and an employability plan to be prepared based on the outcome of the assessment with appropriate job training assignment.

Assessments will be comprehensive and performed by trained professionals. Those who perform the assessments will be provided with a model assessment tool that helps Re-entry PWAs residing in emergency and/or transitional housing to identify their skills, aptitudes and personality type and also be required to screen, identify, and address the following needs: mental health services, substance abuse & medical treatment, domestic violence services, education/ training, English as a second language classes, transportation, child care, cultural concerns and housing assistance. Because the quality of assessments is the key first step to moving recipients onto a path to a job, persons who perform assessments will also receive specialized training to help them to identify less obvious barriers not directly disclosed by the recipient.

The provider will further demonstrate the ability and capacity, to provide the target population with specific disciplines for job training.

Multi-Service Day Treatment

HAA will continue to fund Multi-Service Day Treatment Services to provide PWAs linkages to health care, housing, intensive case management services, and improved self-sufficiency and stabilization.



PART III. METHOD OF SELECTING SPONORS

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 permanent 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 through a legally sanctioned and overseen competitive grant application process. Once the determination is made of the amount of available funds as well as priority areas and services, notice is published in legal registers as well as community based media outlets. a pre-application conference takes place in order to clarify and facilitate the application process as well as to encourage the participation of previously unfunded 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.

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 FY2008, 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.


PART IV. FY2008 ANNUAL GOALS

HOPWA Performance Charts 1 (planned goal) and 2 (actual)		Outputs Households				Funding		
		HOPWA Assistance		Non-HOPWA				
		a.	b.	c.	d.	e.	f.	g.
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
1.	Tenant-based Rental Assistance	780						
2.	Units in facilities supported with operating costs: <u>Number of households supported</u>	258						
3.	Units in facilities developed with capital funds and placed in service during the program year: <u>Number of households supported</u>	0						
4.	Short-term Rent, Mortgage and Utility payments	495						
	Housing Development (Construction and Stewardship of facility based housing)	Output Units						
5.	Units in facilities being developed with capital funding but not yet opened (show units of housing planned)							
6.	Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to 3- or 10- year use agreements							
7.	Adjustment to eliminate duplication (i.e., moving between types of housing)							
	Total unduplicated number of households/units of housing assisted							
	Supportive Services	Output Households						
8.	i) Supportive Services in conjunction with <u>HOPWA</u> housing activities ¹	1795						
	ii) Supportive Services <u>NOT</u> in conjunction with <u>HOPWA</u> housing activities ²							
9.	Adjustment to eliminate duplication							
	Total Supportive Services	1795						
	Housing Placement Assistance³							
10.	Housing Information Services	1850						
11.	Permanent Housing Placement Services	120						
	Total Housing Placement Assistance	1970						
	Housing Development, Administration, and Management Services							
12.	Resource Identification to establish, coordinate and develop housing assistance resources							
13.	Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)							
14.	Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)							
	Total costs for program year							

**PART V. ASSESSMENT****Existing Housing Resources – EMSA**

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
- ☐ 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 are HOPWA community partners:

- ❑ Community Networks (member of WV Coalition for People with HIV/AIDS)

Strategies and Objectives EMSA

To meet its needs to serve Persons with HIV/AIDS, the EMSA will employ the following strategies:

- ❑ Continued implementation and review of the EMSA'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 16, 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 EMSA;
- ❑ Provide housing mediation services for tenants and landlords; and
- ❑ Provide HUD Quality Standard Inspections and Environmental Reviews for tenants.



PART VI. JURISDICTIONAL PRIORITIES AND PLANS

DC Priorities –FY2008

The District of Columbia utilizes its HOPWA funds to support emergency housing, supportive housing, permanent 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.

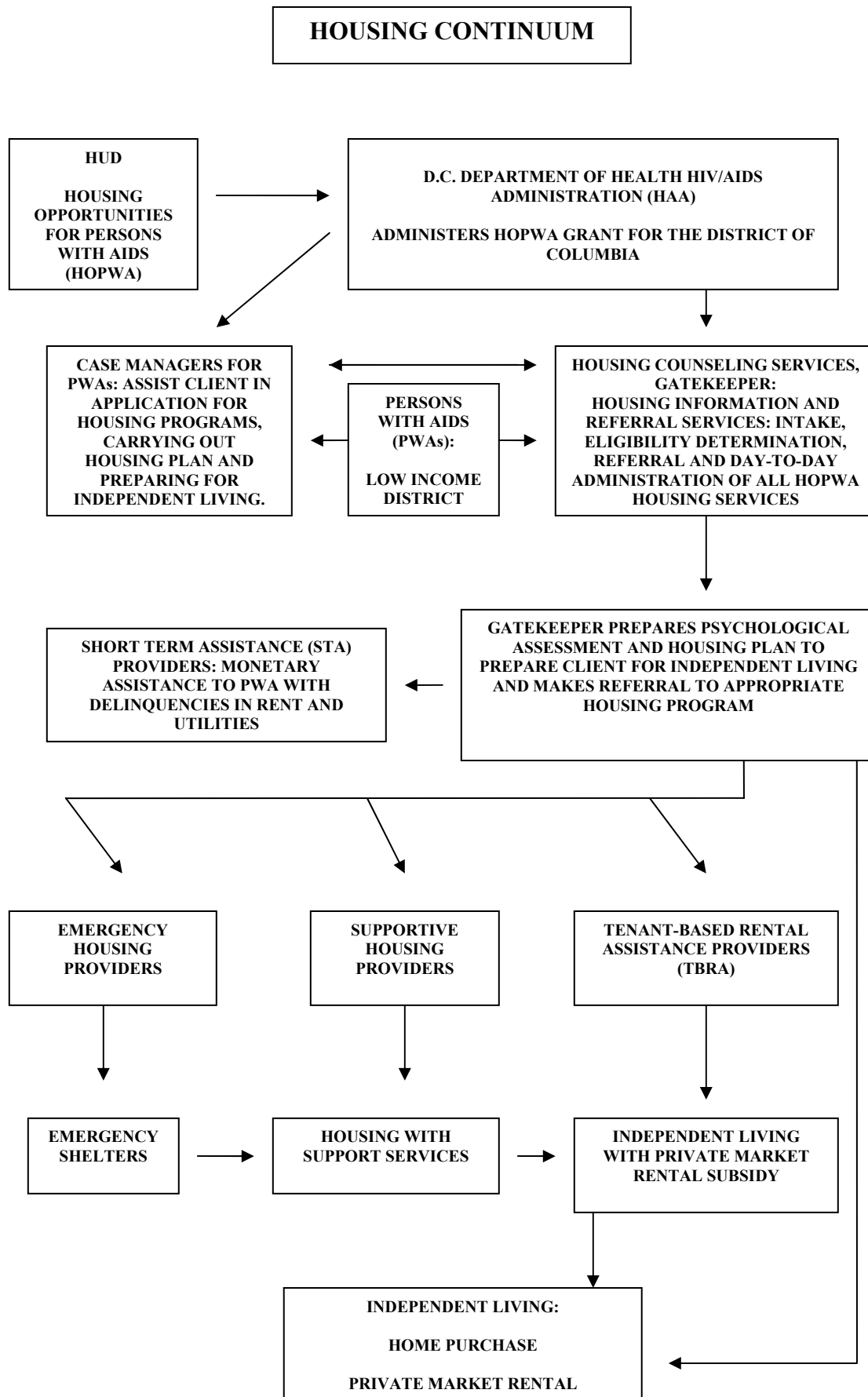
The HOPWA eligible activities funded in the District of Columbia Action Plan Table will maintain and support the existing diverse housing continuum.

During FY2008, HAA District of Columbia priorities are to:

- ❑ 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.

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, 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.





HOPWA ACTION PLAN 2008



PART VII. CONSOLIDATED PLANS

The total HOPWA formula grant for the Washington, D.C. EMSA HOPWA Year 16 or Federal FY2008 is \$11,118,000. 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 16, FY2008 will be distributed as follows:

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 EMSA'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 EMSA.

HOPWA YEAR 16 FORMULA

	100%	58.90%	3%	97%	100%
D.C.	\$11,118,000.00	\$6,548,502.00	\$196,455.06	\$6,352,046.94	\$6,548,502.00
MARYLAND		23.53%	3%	97%	100%
Prince George Co.		\$2,616,065.40	\$78,481.96	\$2,537,583.44	\$2,616,065.40
VIRGINIA		16.57%	3%	97%	100%
NVRC		\$1,842,252.60	\$55,267.58	1,786,985.02	\$1,842,252.60
WEST VIRGINIA		1%	3%	97%	100%
AIDS Network		\$111,180	\$3,335.40	\$107,844.60	\$111,180.00
		100%			
		\$11,118,000	\$333,540	\$10,784,460	\$11,118,000
SUBTOTAL		\$10,784,460			
REGIONAL GRANTEE		\$333,540			
EMSA TOTAL		\$11,118,000			

**District of Columbia EMSA– FY 2008 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	1800	\$350,000
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		\$250,000
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	258	\$1,100,000
5b. Tenant-based Rental Assistance - <i>24 CFR 574.300.b.5</i>	EMSA	790	\$6,411,617.50
6. Short-term rent, Mortgage, and Utility payments - <i>24 CFR 574.300.b.6</i>	EMSA	495	\$524,688
7. Supportive Services – <i>24 CFR 574.300.b.7</i>	EMSA	1795	\$1,277,606
8. Operating Costs – <i>24 CFR 574.300.b.8</i>	District of Columbia N. Virginia	8	\$10,500
9. Technical Assistance – <i>24 CFR 574.300.b.9</i>	District of Columbia		\$50,000
10a. Admin. Expenses - 7% cap – <i>24 CFR 574.300.b.10</i>	EMSA		\$747,363.00
10b. Admin. Expenses – Grantee 3% off the top - <i>24 CFR 574.300.b.10</i>	EMSA		\$333,540.00
Total		5,146	\$11,118,000

The number projected in this table is an estimate based on current AIDS cases. The District begins its HIV reporting in FY2007 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.

DC EMSA FY2008 Action Plan: Major Goals and Activities :

- Provide 1,800 units of housing information and referral services for PWAs
- Provide and maintain 790 tenant-based rental assistance slots for PWAs
- Provide 258 PWAs with supportive/permanent housing services;
- Provide 495 PWAs with short-term rent, mortgage and utility assistance; and
- Increase the availability and/or utilization of support services for 1795 persons.

**AP Table 3 District of Columbia – FY2008 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	900	\$350,000
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		\$250,000
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	250	\$1,100,000
5b. Tenant-based Rental Assistance - <i>24 CFR 574.300.b.5</i>	District of Columbia	336	\$3,049,528
6. Short-term rent, Mortgage, and Utility payments - <i>24 CFR 574.300.b.6</i>	District of Columbia	220	\$250,000
7. Supportive Services – <i>24 CFR 574.300.b.7</i>	District of Columbia	1570	\$857,876
8. Operating Costs – <i>24 CFR 574.300.b.8</i>	District of Columbia		
9. Technical Assistance – <i>24 CFR 574.300.b.9</i>	District of Columbia		50,000
10a. Admin. Expenses - 7% cap – <i>24 CFR 574.300.b.10</i>	District of Columbia		\$444,643.29
10b. Admin. Expenses – Grantee 3% off the top - <i>24 CFR 574.300.b.10</i>	District of Columbia		\$196,455.06
Total		3,279	\$6,548,502

Major Goals toward implementing the FY2008 Action Plan in the District of Columbia are to:

- ❑ Provide tenant-based rental assistance for about 336 PWAs;
- ❑ Provide project-based rental assistance for approximately 250PWAs;
- ❑ Provide supportive services to about 1570 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
- ❑ Ensure that each HOPWA agency will continue to assist participants move toward self-sufficiency by providing referrals to job training and other rehabilitation programs.

**AP Table 4 Suburban Maryland – FY2008 Action Plan**

HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served	Costs
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	\$2,237,455
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. a. Administrative Expenses – Project Sponsors 7% 24 CFR 574.300.b.10			\$177,630.80
10. Administrative Expenses – Project Sponsors 3% 24 CFR 574.300.b.10			\$78,481.96
TOTAL		320	\$2,616,065.40

Major goals and activities toward accomplishing the Suburban Maryland FY2008 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; and
- ☐ Ensure that each HOPWA agency will assist participants move toward self-sufficiency by providing referrals to job training and rehabilitation programs.



Suburban Virginia Action Plan Table – 2008 Northern Virginia Regional Commission – Year 16 HOPWA

HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served	Costs
1. Housing Information Services 24 CFR 574.300 b.1	Suburban Virginia	900	\$62,686.60
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	Suburban Virginia	176	\$1,084,634.50
6. Short-term Rent, Mortgage, and Utility payments 24 CFR 574.300.b.6	Suburban Virginia	200	\$140,000
7. Supportive Services 24 CFR 574.300.b.7	Suburban Virginia	200	\$364,075
8. Operating Costs 24 CFR 574.300.b.8	Northern Virginia	12	\$10,500
9. Technical Assistance 24 CFR 574.300.b.9			
10. a Administrative Expenses - Project Sponsors 7% 24 CFR 574.300.b.10	Suburban Virginia		\$125,088.96
10. a Administrative Expenses - Project Sponsors 3% 24 CFR 574.300.b.10	Suburban Virginia		\$56,520.27
TOTAL		1488	\$1,842,009

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 16/FY2008, 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 in year 15;
- ❑ Provide short-term housing assistance to approximately 200 persons living with HIV/AIDS in year 16;
- ❑ Provide information and referral services to over 900 persons a year 16;
- ❑ Provide support services to 200 persons in year 16;



- ❑ 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.

AP Table 6 West Virginia, FY2008 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Client Target	Budget
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	\$55,655
Administrative/Indirect 24 CFR 574.300.b.10	Jefferson County	N/A	\$3,335.40
Total		25	\$111,180

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; and
- ❑ Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.

Grantee Administrative Agencies:

District of Columbia (Grantee):
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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