



FY 2009 ANNUAL ACTION PLAN District of Columbia





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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
CASD	Rental Conversion and Sale Division
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	Homebuyer 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
HRA	Housing Regulation Administration
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
QAP	Qualified Allocation Plan
RAD	Rental Accommodations Division
RCS	DHCD's Residential and Community Services Division
RFA	Request for Applications
RFP	Request for Proposals
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, 2008		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: <u>801 North Capitol Street, NE</u> Street 2: <u>Suite 8000</u> *City: <u>Washington</u> *State: <u>D.C.</u> *Country: _____ *Zip / Postal Code <u>20002</u>		
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: <u>Ms.</u> *First Name: <u>Michelle</u> Middle Name: <u>Y.</u> *Last Name: <u>Christopher</u>		
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: FDAN: CFDA Title: 14-218 Community Development Block Grant (CDBG) 14-239 HOME Investment Partnership Act Grant (HOME) 14-231 Emergency Shelter Grant (ESG) 14-241 Housing Opportunities for Persons with AIDS (HOPWA)	
*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: *a. Applicant: District of Columbia *b. Program/Project: DC - all	



A. APPLICATION FOR FEDERAL ASSISTANCE (SF 424)

17. Proposed Project:

*a. Start Date: **10/01/2008***b. End Date: **09/30/2009**

18. Estimated Funding (\$):

	CDBG	HOME	ESG	HOPWA	LOCAL
*a. Federal	\$18,033,221	\$8,452,914	\$808,603	11,541,000	0
*b. Applicant	0	0	0	0	0
*c. State	0	0	0	0	0
*d. Local	0	0	0	0	\$86,058,504
*e. Other(Fund Balance)	20,303,563	7,215,906	0	0	60,145,287
*f. Program Income	8,000,000	1,000,000	0	0	0
*g. TOTAL	\$46,336,784	\$16,668,820	\$808,603	\$11,541,000	\$146,203,791

*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 2009 (FY2009) will mark the fourth 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 FY2009, along with the Consolidated Plan, is designed to guide housing, community development, homeless, and special population activities within the District of Columbia through the year 2009. The Action Plan is a collaborative process whereby a community establishes a unified vision for housing and community development during FY2009. 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 FY2009 Action Plan is not only an application to the U.S. Department of Housing and Urban Development (HUD) for federal fiscal year 2008 funding; it is also a statement of the strategic activities that DHCD, as the District's designated program administrator, intends to undertake during FY2009 to implement the strategic goals set forth in the Five Year Consolidated Plan. The District will receive direct federal funding of over \$38 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 2009 Federal Funding

Community Development Block Grant (CDBG) Allocation	\$18,033,221
HOME Investment Partnerships (HOME) Allocation	8,452,914
Emergency Shelter Grant (ESG) Allocation	808,603
Housing Opportunities for Persons with AIDS (HOPWA) Allocation	<u>11,541,000</u>
Total:	\$38,835,738

The majority of the identified programs and projects to be undertaken in FY2009 will be funded through the use of CDBG funds. CDBG funding total, including the FY2009 allocation, anticipated program income, and FY2008 fund balance, is \$46,336,784.



Several projects will be funded through the use of HOME funds and anticipated program income, in the amount of \$16,668,820. Thirty-six percent of the HOME funds and all of the American Dream Down-payment Initiative (ADDI) funds are to be used for DHCD's "Homebuyer Assistance Programs (HAP)", which provides down-payment and closing cost assistance to qualified households. The remaining projects will be funded through the ESG program with an allocation of \$808,603 and the HOPWA program with an allocation of \$11,541,000. 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 18,000 residents, assisting 500 residents in becoming homeowners, providing 1,500 businesses with technical assistance and/or façade improvements, and preserving or creating more than 2,500 units of affordable housing for low-to-moderate income residents.

Evaluation of Past Performance

During the first three years of the Five-Year Consolidated Plan period that began in FY2006, DHCD subsidized thousands of units of affordable housing, homebuyer education and outreach, expanded homeownership opportunities to the District's increasingly 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 lead-based paint hazard control and replacement of lead water pipes.

Over the past three 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 2006 through 2008 in addressing the priorities set by the community.

**Table 1: Accomplishments 2006-2008**

Key Performance Indicators	FY2006	FY2007	FY2008 6/31/08	Total
1. Total affordable housing units funded	3,124	2,773	2,593	8,490
2. Total special needs housing units funded	134	196	188	518
3. Total new ownership units and households funded	1,033	1,247	968	3,248
4. Number of first-time homebuyers funded by the Home Purchase Assistance Program (HPAP)	278	513	500 ¹	1,291
5. First Right Purchase Assistance Program (Tenant Purchase) units funded	173	149	178	500
6. Total affordable housing units rehabilitated	1,839	1,369	1,349	4,557
7. Number of loans or grants by the Single Family Rehab Program	86	125	121	332
8. Percentage of affordable housing units completed or in development that are highly sustainable and meet the Green Communities criteria	n/a	n/a	0%	0%
9. Number of technical assistance services provided to small businesses	1,205	3,292	2,109	6,606
10. Number of storefront façades improved	31	25	80	136

¹ As of September 24, 2008



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

FY2009 is the thirty-fourth year (CD-34) of the CDBG Program. The Community Planning Division of HUD provided preliminary notice to DHCD that its FY2009 formula entitlement grant allocations were a little over \$38 million. (DHCD also anticipates an additional \$9 million in program income from these entitlements to be available in FY2009.) The net available federal funds from these entitlement grants for FY2009 are shown in Table 2.

Table 2: FY2009 Federal Entitlement Grant Allocations

	CDBG	HOME	ESG	HOPWA
Allocation	\$18,033,221	\$8,452,914*	\$808,603	\$11,541,000
Program Income (anticipated)	\$8,000,000	\$1,000,000	\$0	\$0
FY2008 Fund Balance	\$20,303,563	\$7,215,906	\$0	\$0
Net available federal funds	\$46,336,784	\$16,668,820	\$808,603	\$11,541,000

*Includes ADDI funds administered under HOME

Note: These estimated fund balances 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.

Program Income

There is a total of \$8,000,000 in program income dollars projected to be collected for the CDBG program and \$1,000,000 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, known as the Housing Choice Voucher Program (HCVP). DCHA estimates that its budget for the HCVP program will be \$155.4 million, a 4% increase over the FY2008



budget of \$149.4 million. 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 may be used by low-income families to obtain affordable housing in projects funded by DHCD.

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 FY2009 is \$836,481. The LIHTC total, including the FY2009 revenue and FY2008 fund balance, is \$857,427.

Section 108

Section 108 is a loan guarantee provision of the Community Development Block Grant (CDBG) program. Section 108 loans are a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Such public investment is often needed to inspire private economic activity, providing the initial resources or simply the confidence that private firms and individuals may need to invest in distressed areas. Section 108 loans are secured by the future CDBG allocations.

In 2009, DHCD will coordinate with HUD officials to establish a Section 108 Loan program to support economic development activities and fund community facilities. Since Section 108 loans are secure with future CDBG funds, the Department will use conservative rating, selection and underwriting criteria in evaluating requests for the district's concurrence and Pledge of Grants.



Local Resources

According to the Mayor's FY2009 proposed baseline budget, the funds projected from local resources total \$146,203,791. Appropriated and local funds are broken down in Table 3.

Table 3: FY2009 Proposed Local/Other Funds Allocations

	Housing Production Trust Fund	Local Appropriation	Loan Repayments	Other*
FY2009 Revenue	\$53,439,000	\$32,858,731	\$0	\$0
Fund Balance	55,241,538	0	2,332,308	2,333,214
Net available local funds	\$108,679,538	\$32,858,731	\$2,332,308	\$2,333,214

* "Other" consists of Land Acquisition and Housing Development Organization (LAHDO); Intra District Revenue; 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 appropriations and repayments on loans originally funded with local dollars, for its Home Purchase Assistance Program, which it uses to make more homebuyer assistance loans. Under Other Funds, there will be an estimated \$623,000 in Land Acquisition and Housing Development Organization (LAHDO) funds; \$836,000 in Low Income Housing Tax Credit (LIHTC); \$264,000 in Intra District revenue; and \$110,000 from the "Portal Site", which is revenue generated from District-owned parking lots and the



disposition of District-owned property. The Portal Site revenue is a pass-through to the District and is budgeted for miscellaneous administrative expenses related to these activities. Finally, in FY2009, the Home Again Program which was taken over by DHCD in FY2008, with funding in the amount of \$500,000.

Private Funds and Leveraging

The grant award criteria for the District's housing and community development programs require the maximum use of private financial resources. Because DHCD uses its funds to "close the gap" of needed financing for its selected projects, the private financing sector provides the bulk of each project's funds. Banks and savings and loan institutions serve as the primary financing sources of all housing production, rehabilitation, or capital improvements and ongoing operations. Many banks have special community lending operations, partly in response to the provisions of the Community Reinvestment Act, which encourages local lenders to invest in affordable housing and other community support projects. Several local banks have been active in supporting nonprofit affordable housing development. The District's public dollars leverage these private funds. DHCD also works in tandem with 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

Two HUD programs require matching funds: HOME and ESG. 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 FY2009 contribution will not be less than 25 percent of our non-administrative HOME draws.

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 FY2009, the Department's HPTF budget is \$108,679,538. 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. To specifically match the ESG funds provided, the DC Department of Human Services 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 \$866,000 which is counted toward the ESG match requirement.



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Table 4: Outcome Performance Measurements (FY06 – FY10)

OBJECTIVE: SUITABLE LIVING ENVIRONMENT	FY06		FY07		FY08		FY09		FY10		5-Year Goal		5-Year Total		5-Year % of Total	
	Expected	Actual	Expected	Actual	Expected	Actual	Expected	Actual	Expected	Actual	5-Year Goal	5-Year Total	5-Year % of Total			
Outcome: Availability/Accessibility																
Support homeless families.	55	103	45	76	60		70		75		315	179	56.83%			
Promote home ownership through the reclamation of abandoned properties.	5	5	6	27	10		15		20		56	32	57.14%			
Outcome: Sustainability																
Foster job growth for local residents.	2000	3547	2000	3499	2000		3000		3000		12000	7046	58.72%			
Support property management	94	34	75	187	75		100		150		495	221	44.65%			
Enhance function and apperance of business facilities to strengthen commercial corridors.	100	120	50	25	175		100		100		480	145	30.21%			
Conduct program monitoring activities	60	90	68	73	70		75		80		350	163	46.57%			

*FY2008 Actual Numbers will be available in October 2008.

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		5-Year Total		5-Year % of Total	
	Outcome: Sustainability																									
	Support retention and growth of local neighborhood businesses.																									
	1500		1205		1500		3292		1500				2000				2000				8500		4497		52.91%	

*FY2008 Actual Numbers will be available in October 2008.



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	5-Year Total	5-Year % of Total
Outcome: Availability/Accessibility													
Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement.	1883	1637	3000	4782	1800		2500		2500		11683	6419	54.94%
Provide housing information services to persons living with HIV/AIDS.	1450	2173	1850	5844	1850		3200		3000		11350	8017	70.63%
Provide supportive services to HOPWA assisted housing	2000	3170	2098	3695	2000		2000		2000		10098	6865	67.98%
Provide operating support to housing for persons living with HIV/AIDS.	30	38	478	305	400		400		350		1658	343	20.69%
Provide Comprehensive housing counseling services to low/moderate income households	7992	15528	15000	19079	15000		15000		15000		67992	34607	50.90%
Outcome: Affordability													
Preserve and increase rental housing supply for low-moderate income, extremely low and very low-income residents.	1800	1402	1800	1526	1800		1700		1700		8800	2928	33.27%
Increase supply of new single and multi-family ownership housing units.	200	1178	200	1247	200		1000		1000		2600	2425	93.27%
Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	1700	9657	1700	2688	1700		2000		2500		9600	12345	128.59%
Increase homeownership opportunities for first time low-moderate income residents	240	278	250	513	450		500		525		1965	791	40.25%
Preserve and Increase homeownership opportunities for very low and low-income residents who are HOME income eligible.	25	59	38	100	30		40		45		178	159	89.33%
Preserve existing homeownership through assistance with rehabilitation to code.	60	86	60	125	60		70		75		325	211	64.92%
Assist conversion of rental units to condominium / co-op ownership units.	150	691	150	149	250		200		200		950	840	88.42%
Prevent increases in homelessness	190	220	176	232	200		200		200		966	452	46.79%
Provide TBRA rental subsidies to person with HIV/AIDS	739	563	817	616	790		700		700		3746	1179	31.47%
Provide short-term rental, mortgage and utility assistance to persons with AIDS.	600	996	500	386	500		500		500		2600	1382	53.15%
Acquisition, rehabilitation, conversion, lease, and repair of facilities.	30	0	30	0	30		30		30		150	0	0.00%

*FY2008 Actual Numbers will be available in October 2008.



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Table 5: Summary of Specific FY2009 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. 	70	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. 	N/A	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 	3,200	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 	1,800	DH-2
2.3	Provide supportive services to HOPWA-assisted housing	HOPWA	<ul style="list-style-type: none"> No. of persons assisted 	2,500	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 	450	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 	1,700	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 	2,000	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 	2,500	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 	500	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 	70	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 	1,000	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 	200	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 	15	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 	2,000	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. 	15,000	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 	N/A	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	N/A	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 	100	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 	100	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 67. As noted in previous sections of this Action Plan, DHCD anticipates receiving \$9,000,000 in program income during FY2009, 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 63. 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 FY2009 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



E. DESCRIPTION OF ACTIVITIES

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.

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 March 17, 2008 are as follows:

House Size	1 family	2-family	3-family	4-family
203(b) Limit	\$729,750	\$934,200	\$1,129,250	\$1,403,400

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 FY2009 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 FY2009, the ESG 2008 (FY 2009) 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 **113 families** at an average cost of \$1,800 each, as well as an average of **55 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 2008 (DHCD FY 2009) 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, HIV/AIDS Administration (HAA) 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”s that describes each of DHCD’s programs and activities. The Tables 3 are grouped according to the District’s major uses of HUD funds:

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



E. DESCRIPTION OF ACTIVITIES

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 FY2009 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 10/1/2008	Completion Date 9/30/2009
Performance Indicator Housing units funded	Annual Units 500
Local ID 6010	Units Upon Completion 500

Funding Sources:

CDBG	\$1,569,405
CDBG Program Income	\$7,000,000
ESG	0
HOME (includes ADDI)	\$5,725,194
HOPWA	0
Total Formula	\$14,569,405
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$20,729,405
Other Funding – private	0
Total	\$35,024,004

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
Residential Rehabilitation Programs

Project Description

This project includes two program functional units: The Single Family Residential Rehabilitation Program and the Multifamily Lead-Safe Program.

The Single Family Residential Rehabilitation Program provides low-cost financing for the rehabilitation of owner-occupied single-family housing. Eligible home improvements include: (1) items to correct building code violations (items necessary to ensure that the home is decent, safe and sanitary); (2) modifications needed to make the home accessible to residents with mobility impairments (through the Handicapped Accessibility Improvement Program, or HAIP); and grant funding to control lead hazards related to lead-based paint and lead water service lines. The program provides low- or no-interest amortized or deferred loans, or grant funds, depending on the financial circumstances of the borrower and the amount and type of rehabilitation required. Single Family Rehab loans made to senior citizens have the first \$10,000 of assistance routinely deferred. HAIP provides up to \$30,000 in grant funding for improvements for handicapped accessibility. Grant funds are also available for lead-based paint hazard remediation, replacement of lead water service lines, and emergency roof repair.

The Multifamily Lead Safe Program provides grant funds to property owners to render their housing units (both owner-occupied and rental) safe from lead-based paint hazards.

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

Location
Community-wide

Objective Number 4.3	Project ID FY2009 SFRRP	
HUD Matrix Code 14A & 14B	CDBG Citation 570.202	HOME Citation 92.205(a)(1)
Type of Recipient Individuals	CDBG National Objective LMH	
Start Date 10/1/2008	Completion Date 9/30/2009	
Performance Indicator Housing Units Assisted	Annual Units 70	
Local ID 6040	Units Upon Completion 70	

Funding Sources:

CDBG	\$1,922,917
ESG	0
HOME	30,000
HOPWA	0
Total Formula	\$1,952,917
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$9,469,593
Other Funding – private	0
Total	\$11,412,510

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 FY2009 PADD
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 10/1/2008	Completion Date 9/30/2009
Performance Indicator Housing units funded	Annual Units 15
Local ID 6030	Units Upon Completion 15

Funding Sources:

CDBG	\$748,698
ESG	0
HOME	0
HOPWA	0
Total Formula	\$748,698
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$500,000
Other Funding – private	0
Total	\$1,248,698

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 FY2009 (HUD 2008) 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 is shown in Table 9. When they complete underwriting, many of these projects will be executed and funded during FY2009. Other project activities will be funded from the RFP being released in Spring 2008.

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

Location

Community-wide

Objective Number 4.3	Project ID FY2009 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 10/1/2008	Completion Date 9/30/2009
Performance Indicator Housing units acquired	Annual Units 660
Local ID 2010	Units Upon Completion 660

Funding Sources:

CDBG	\$7,088,071
ESG	0
HOME	\$3,034,909
HOME Program Income	0
HOPWA	0
Total Formula	\$10,122,980
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$31,565,718
Other Funding – private ±	0
Total	\$41,688,698

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 2009 (HUD2008) provides low-cost project financing for the rehabilitation and 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 9. Many of these projects, when they complete underwriting, will be executed and funded during FY2009. Other project activities will be funded from the RFP being released in Spring 2008.

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

Location
Community-wide

Objective Number 3.1	Project ID FY2009 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 10/1/2008	Completion Date 9/30/2009
Performance Indicator Housing Units Financed	Annual Units 1340
Local ID 2010	Units Upon Completion 1340

Funding Sources:	
CDBG	\$2,575,873
CDBG Program Income	1,000,000
ESG	0
HOME	4,982,664
HOME Program Income	1,000,000
HOPWA	0
Total Formula	\$9,607,938
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$47,348,578
Other Funding – private ±	0
Total	\$56,907,115

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 FY2009 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 10/1/2008	Completion Date 9/30/2009
Performance Indicator Housing units served	Annual Units 1700
Local ID 2020	Units Upon Completion 1700

Funding Sources:

CDBG	\$930,000
ESG	0
HOME	0
HOPWA	0
Total Formula	\$930,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	\$20,250,575
Other Funding – private	0
Total	\$21,180,575

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 FY2009, 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 FY2009 NBA - CP
HUD Matrix Code 05I	CDBG Citation 570.201(e)
Type of Recipient Non-profit organization	CDBG National Objective LMC
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator People Assisted	Annual Units 1,500 persons served
Local ID 3000	Units Upon Completion 1,500 persons served

Funding Sources:

CDBG	\$1,039,071
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,039,071
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,039,071

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



Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia

Priority Need
Economic Development

Project Title
Neighborhood Based Activities – Storefront 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 Storefront 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 FY2009 NBA NFD
HUD Matrix Code 14E, 14H	CDBG Citation 570.202
Type of Recipient Non-profit organization	CDBG National Objective LMA
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Businesses assisted	Annual Units 50
Local ID 3000	Units Upon Completion 50

Funding Sources:

CDBG	\$1,578,857
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,578,857
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,578,857

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 FY2009 NBA HC
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective LMC
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator People/households	Annual Units 15,000
Local ID 3000	Units Upon Completion 15,000

Funding Sources:	
CDBG	\$2,337,643
ESG	0
HOME	0
HOPWA	0
Total Formula	\$2,337,643
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$2,337,643

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 FY2009 NBA CCSBD
HUD Matrix Code 18B	CDBG Citation 570.203(3)
Type of Recipient Non-profit organization	CDBG National Objective LMA
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Businesses assisted	Annual Units 1,500 businesses
Local ID 3000	Units Upon Completion 1,500 businesses

Funding Sources:

CDBG	\$1,998,214
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,998,214
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,998,214

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 FY2009 NBA AHP
HUD Matrix Code 05K	CDBG Citation 570.201(e)
Type of Recipient Non-profit organization	CDBG National Objective LMC
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator People Households	Annual Units 3,500
Local ID 3000	Units Upon Completion 3,500

Funding Sources:	
CDBG	\$1,039,072
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,039,072
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,039,072

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 FY2009 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 10/1/2008	Completion Date 9/30/2009
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

Economic Development – DMPED

Project Title

Special Economic Development Activities (Skyland Shopping Center)

Project Description

DMPED will provide staff and services to support the redevelopment of the Skyland Shopping Center consistent with approved plans for the area. The revitalization of the site is expected to provide over 300,000 square feet of retail. Activities may include, but are not limited to, acquisition of property, property maintenance pending redevelopment, demolition and clearance, environmental remediation, and relocation of existing businesses and commercial tenants.

Objective category

☐ Suitable Living Environment

☐ Decent Housing

☒ Economic Opportunity

Outcome category

☐ Availability/Accessibility

☐ Affordability

☒ Sustainability

Location

Good Hope Road at Naylor Road and Alabama Avenue, SE (Ward 7)

Objective Number 5.1	Project ID FY2009 DMPED
HUD Matrix Code 14E, 18A, 18B, 18C	CDBG Citation 570.202; 570.203(b)
Type of Recipient Unit of Local Government	CDBG National Objective LMA, LMJ
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Businesses/individuals assisted	Annual Units TBD
Local ID 5030	Units Upon Completion TBD

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

Public Facilities & Infrastructure - DMPED

Project Title

Public Facilities & Improvements

Project Description

DMPED plans to use CDBG funds to make public improvements and provide public facilities in support of redevelopment. The projects may include, but are not limited to, improvements to or construction of streets, sidewalks, curbs and gutters, parks, playgrounds, water and sewer lines, flood and drainage systems, parking lots, and utility lines. Funds may also be used to enhance the aesthetics of public properties by providing such things as trees, sculptures, fountains, or works of art. This project may also include investments in public facilities that are either publicly owned (or traditionally provided by the government), or owned by a nonprofit, and operated for use by the general public.

Specific projects on which Public Improvements/Public Facilities funds may be expended include, but are not limited to: Marvin Gaye Park; Poplar Point; Diamond Teague Park; Ward Seven Waterfront; the Anacostia Riverwalk Trail; Southwest Waterfront; and Canal Park.

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

Location

Community-wide

Objective Number	Project ID
9.1	FY2009 DMPED
HUD Matrix Code	CDBG Citation
03	570.201(c)
Type of Recipient	CDBG National Objective
Unit of Local Government	LMA
Start Date	Completion Date
10/1/2008	9/30/2009
Performance Indicator	Annually
People assisted	TBD
Local ID	Units Upon Completion
5030	TBD

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



E. DESCRIPTION OF ACTIVITIES

Table 3
Consolidated Plan Listing of Projects

Applicant's Name

District of Columbia

Priority Need

Economic Development – DMPED

Project Title

Economic Redevelopment and Revitalization

Project Description

The Economic Redevelopment and Revitalization Project is used to acquire property and to provide services related to the disposition, management, demolition, and clearance of District-owned properties in support of planned economic development projects or programs. The funds pay for services, analyses, and other work product including, but not limited to, appraisals, property maintenance and management, legal services, financial consulting services, architectural and engineering services, demolition and clearance services, surveys, environmental reviews and remediation, property acquisitions, preparation of requests for proposals, and marketing associated with the disposition and redevelopment of the property. Specific redevelopment projects on which Economic Redevelopment and Revitalization funds may be expended include, but are not limited to: New Communities Initiative projects in the Barry Farm, Lincoln Heights, Northwest One, and Park Morton communities; Parcel 33 (the Broadcast Center One disposition and redevelopment at 7th and S Streets, NW); the Old Wax Museum (the City Vista disposition and redevelopment project at 5th and L Streets, NW); the redevelopment of the Southwest Waterfront; the redevelopment of Poplar Point; and the Parkside redevelopment project in Southeast.

Activities under this project may include the following:

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, and 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 FY2009 DMPED
HUD Matrix Code 02, 04, 07, 08	CDBG Citation 570.201(a) (d) (h) (i); 570.205
Type of Recipient Unit of Local Government	CDBG National Objective LMA
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Properties assisted	Annual Units TBD
Local ID 5030	Units Upon Completion TBD

Funding Sources:

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

E. DESCRIPTION OF ACTIVITIES

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 FY2009 ADM	
HUD Matrix Code 21A	CDBG Citation 570.206	HOME Citation 92.207
Type of Recipient Government	CDBG National Objective N/A	
Start Date 10/1/2008	Completion Date 9/30/2009	
Performance Indicator Various	Annual Units Various	
Local ID 1000	Units Upon Completion Various	

Funding Sources:

CDBG	\$3,990,087
ESG	0
HOME	\$214,778
HOPWA	0
Total Formula	\$4,204,865
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$1,238,385
Other Funding – private	0
Total	\$5,443,250

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

Project Title
Program Monitoring and Compliance / Portfolio Management

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.

The Portfolio Management Division monitors the Low Income Housing Tax Credit allocations and compliance requirements and activities; it will also compile the DHCD expenditures to identify loans and grants created by the expenditures. The unit will compile and maintain an inventory of assets created by the DHCD expenditures from the Housing Production Trust Fund, CDBG funds, HOME funds, and other DHCD funds. The Unit will also be responsible for monitoring the recipients of the loans and grants for compliance with the terms and conditions of the transactions.

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 FY2009 PMC
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Site visits / reports	Annual Units 68
Local ID 7000	Units Upon Completion 68

Funding Sources:

CDBG	\$1,216,557
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,216,557
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	851,072
Other Funding – private	0
Total	\$2,067,629

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.

Objective category

☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity

Outcome category

☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location

Community-wide

Objective Number 4.4	Project ID FY2009 NBA AHD
HUD Matrix Code 21I	HOME Citation 92.208
Type of Recipient Non-profit organization	National Objective LMH
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Housing units assisted	Annual Units 50
Local ID 3000	Units Upon Completion 50

Funding Sources:

CDBG	0
ESG	0
HOME	\$420,000
HOPWA	0
Total Formula	\$420,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	0
Other Funding – private	0
Total	\$420,000

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 FY2009 CHDO
HUD Matrix Code 12	HOME Citation 92.300
Type of Recipient Non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Housing units financed	Annual Units N/A
Local ID 3000	Units Upon Completion N/A

Funding Sources:

CDBG	0
ESG	0
HOME	\$1,261,274
HOPWA	0
Total Formula	\$1,261,274
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	0
Other Funding – private	0
Total	\$1,261,274

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.



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 2008 (FY 09) funds for Prevention and Emergency Assistance activity will provide emergency assistance (i.e. to defray rent and utility arrearages) for approximately **113 families** at an average cost of \$1,500 each, as well as an average of **55 individuals** at an average cost of \$1,325 each. ESG 2008 funds will not necessarily be spent during FY2009.

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 FY2009 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 10/1/2008	Completion Date 9/30/2009
Performance Indicator People Assisted	Annual Units: 168
Local ID 4000	Units Upon Completion 168

Funding Sources:

CDBG	0
ESG	\$ 242,400
HOME	0
HOPWA	0
Total Formula	\$ 242,400
Prior Year Funds	
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$242,400

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 2008 (FY 09) shelter operations funds will support the cost of operations at the Park Road Emergency Family Shelter. ESG 2008 funds will not necessarily be spent during FY2009.

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 FY2009 ESG - ESSO
HUD Matrix Code 03T	ESG Citation 576.21(a)(3)
Type of Recipient Homeless families	CDBG National Objective LMC
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Families sheltered	Annual Units 45Units
Local ID 4000	Units Upon Completion 45 units

Funding Sources:

CDBG	0
ESG	\$375,773
HOME	0
HOPWA	0
Total Formula	\$375,773
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$375,773

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 2008 (FY 09) 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 2008 funds will not necessarily be spent during FY2009.

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

Location
Community-wide

Objective Number 1.3	Project ID FY2009 ESG RR
HUD Matrix Code 03C	ESG Citation 576.21(a)(1)
Type of Recipient Shelter residents.	CDBG National Objective LMC
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Public Facilities renovated	Annual Units To be determined
Local ID 4000	Units Upon Completion To be determined

Funding Sources:

CDBG	0
ESG	150,000
HOME	0
HOPWA	0
Total Formula	150,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$150,000

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
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 \$40,430 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 2008 funds will not necessarily be spent during FY2009.

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 FY2009 ESG - SO
HUD Matrix Code 21A	ESG Citation 576.21(a)(5)
Type of Recipient Nonprofit	CDBG National Objective N/A
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator N/A	Annual Units N/A
Local ID 4000	Units Upon Completion N/A

Funding Sources:

CDBG	0
ESG	\$40,430
HOME	0
HOPWA	0
Total Formula	40,430
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$40,430

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



E. DESCRIPTION OF ACTIVITIES

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 2009 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
10/1/2008	9/30/2009
Performance Indicator	People Served
Persons counseled	3,200
Local ID	Served Upon Completion
3000	3,200

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$419,829
Total Formula	\$419,829
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$419,829

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



E. DESCRIPTION OF ACTIVITIES

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 80 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 FY2009 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 10/1/2008	Completion Date 9/30/2009
Performance Indicator Sub-grantees assisted	Annual Units 5
Local ID 3000	Units Upon Completion 5

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$254,327
Total Formula	\$254,327
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$254,327

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 2009 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 10/1/2008	Completion Date 9/30/2009
Performance Indicator Persons housed	Annual Units 258
Local ID 3000	Units Upon Completion 258

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$1,119,038
Total Formula	\$1,119,038
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,119,038

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 FY2009 HOPWA TBRA
HUD Matrix Code 31	HOPWA Citation 574.300(b)(5)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Vouchers generated	Annual Units 829
Local ID 3000	Units Upon Completion 829

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$6,656,312
Total Formula	\$6,656,312
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$6,656,312

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 FY2009 HOPWA - ST
HUD Matrix Code 31	HOPWA Citation 574.300(b)(7)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Persons served	Annual Units 386
Local ID 3000	Units Upon Completion 386

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$576,129
Total Formula	\$576,129
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$576,129

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 FY2009 HOPWA SS
HUD Matrix Code 31	HOPWA Citation 574.300(b)(7)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2008	Completion Date 9/30/2009
Performance Indicator Persons served	Annual Units 2,500
Local ID 3000	Units Upon Completion 2,500

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$1,299,718
Total Formula	\$1,299,718
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,299,718

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 FY2009 HOPWA OC
HUD Matrix Code 31	HOPWA Citation 574.300(b)(8)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2008	Completion Date 9/30/2009
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	\$10,682
Total Formula	\$10,682
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$10,682

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 FY2009 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 10/1/2008	Completion Date 9/30/2009
Performance Indicator Sub-grantees assisted	Annual Units 8
Local ID 3000	Units Upon Completion 8

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$50,865
Total Formula	\$50,865
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$50,865

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 FY2009 HOPWA SAE
HUD Matrix Code 31D	HOPWA Citation 574.300(b)(10)
Type of Recipient Subrecipient	CDBG National Objective N/A
Start Date 10/1/2008	Completion Date 9/30/2009
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	\$807,870
Total Formula	\$807,870
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$807,870

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 FY2009 HOPWA GAE
HUD Matrix Code 31B	HOPWA Citation 574.300(b)(10)
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2008	Completion Date 9/30/2009
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	\$346,230
Total Formula	\$346,230
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$346,230

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 chart below 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/moderate 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 500 HPAP; 30 ADDI, annually.)
Economic Opportunity Through <i>sustainability</i>	Small and local businesses provided with technical and other assistance to succeed, remain and/or expand services and job opportunities.	Neighborhood-Based Activity; Commercial Corridor Development and Technical Assistance	<i>Sustainability:</i> <i>Small businesses in expanding commercial corridors are retained and become more competitive by receiving assistance in developing marketing efforts, business plans, certifications, physical improvements, etc,</i>	Approximately 1500 small businesses assisted annually to remain in their site, improve operations and provide services to residents; and or new business enabled to enter into neighborhood.



F. PERFORMANCE AND OUTCOME MEASURES

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
Suitable Living Environment Through <i>accessibility</i>	Households are assisted with a range of housing counseling to improve their housing situations.	Neighborhood –Based Activity: Housing Counseling Program	<i>Accessibility:</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 FY2009, 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 2010.²

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;

² For the purposes of describing its investments and activities, DHCD cannot identify the exact location of activities to be undertaken, but specifies the target area (in compliance with HUD guidelines); DHCD will not have made its development awards for FY2008 funding prior to the first quarter of the fiscal year.



- 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 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 FY2008, DHCD released the RFPs for the same fiscal year's funding for development projects. DHCD intends to continue this expansion of access to funds in FY2009 to increase its development of affordable housing. The results of the competitive process for FY2009 funding will be known and budgeted in the first quarter of the District's fiscal year, which runs from October 1, 2008 to September 30, 2009.

If the specific projects selected to be further underwritten in FY2009 are known from the 2008 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 being considered for underwriting in our first round of the RFP process. Many of these projects that complete underwriting and are executed **may start fund disbursement in the first part of FY2009.**

Table 9: Possible Projects to be funded in FY2009

Project	Category	Affordable Units	Funding Request
The Heights on Georgia Avenue	Rental	67	\$300,000
Webster Gardens	Rental	52	\$4,750,000
Terrace Manor	Rental	60	\$2,544,544
W Street Condos/Hayes and Gay Street	Homeownership	17	\$1,183,200
Stanton View Town Homes	Homeownership	31	\$4,000,000



G. ALLOCATION PRIORITIES AND GEOGRAPHIC DISTRIBUTION

Project	Category	Affordable Units	Funding Request
Delta Towers Senior Community	Elderly	150	\$475,000
Sarah's Circle	Elderly	34	\$2,661,624
Parkside View Senior Apartments	Elderly	98	\$7,650,000
BCI - Dix Street Mixed-Use/Senior Housing Initiative	Elderly	104	\$7,000,000
South Capitol Street	PHFH	51	\$1,797,130
Texas Avenue Project	PHFH	48	\$1,653,000
Total		710	\$35,811,628

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. Permanent supportive housing for the chronically homeless
2. Preservation of expiring, federally subsidized, affordable rental housing
3. Special needs housing
4. Elderly housing
5. New construction of affordable rental or for-sale housing
6. Substantial rehabilitation of affordable rental or for-sale housing
7. Mixed income housing, that may include permanent supportive housing units
8. Community and Commercial Facilities

Priorities:

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

- Create permanent housing opportunities, with supportive services, for individuals and families who are homeless or at risk of becoming homeless and/or are DMH consumers;
- Provide housing for elderly persons;
- Provide housing for persons with special needs;
- Preserve existing subsidized housing where federal subsidies are set to expire; and
- Stabilize neighborhoods by providing homeownership opportunities for low and moderate-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.



H. FY2009 GOALS AND PROJECTIONS

Table 10: FY2009 CDBG Proposed Program (CD-32) Budget

		Served*	Table 3 Page #
1. Homeownership and Home Rehabilitation Assistance			
a. Home Purchase Assistance Program (HPAP)	8,569,405	275	25
b. Residential Rehabilitation Programs	1,922,917	68	26
Subtotal	10,492,322		
2. Affordable Housing/Real Estate Development			
a. Property Acquisition and Disposition	748,698	15	27
b. Development Finance Division Project Funding	10,663,944	800	28-29
c. Tenant Purchase Technical Assistance	930,000	1,700	30
Subtotal	12,342,642		
3. Neighborhood Investment			
a. Public Safety and Crime Prevention	1,039,071	1,500	31
b. Storefront Façade Development	1,578,857	50	32
c. Housing Counseling	2,337,643	15,000	33
d. Commercial Corridor/Small Business Development	1,998,214	1,500	34
e. Affordable Housing Preservation – Tenant Intervention	1,039,072	3,500	35
Subtotal	7,992,857		
4. Economic and Commercial Development			
a. Economic Development	200,000		36
b. Real Estate & Property Management	102,320	23	37
c. DMPED	10,000,000		38-40
Subtotal	10,302,320		
5. Agency Management and Financial Operations	3,990,087		41
6. Program Monitoring and Compliance	1,216,557		42
Total CDBG Program	46,336,785	24,431	

*Served includes person, households, and businesses

Table 11: FY2009 Proposed HOME Program Budget

		Served	Table 3 Page #
1. Homeownership and Home Rehab Assistance			
a. Home Purchase Assistance Program (including ADDI)	5,725,194	225	25
b. Residential Rehabilitation Programs	30,000	2	26
Subtotal	5,755,194		
2. Affordable Housing/Real Estate Development			
a. DFD Project Financing	9,017,573	1,200	28-29
b. Community Housing Development Organization	1,261,274		44
Subtotal	10,278,847		
3. Neighborhood Investment			
a. CHDO Operating Grants	420,000		43
Subtotal	420,000		
4. Agency Management Program	214,778		41
TOTAL HOME Program	16,668,820	1,427	

*Served includes person, households, and businesses

**Table 12: FY2009 Proposed Emergency Shelter Grant Budget**

ESG Eligible Activity		Served	Table 3 Page #
1. Homeless Prevention	\$242,400	168	45
2. Shelter Operations	375,773	45	46
3. Renovation and Rehabilitation	150,000	108	47
4. Administrative Costs	40,430		48
TOTAL ESG Program	\$808,603	321	

*Served includes person, households, and families

Table 13: FY2009 Proposed Housing for Persons with AIDS Program Budget

HOPWA Eligible Activity		Served	Table 3 Page #
1. Housing Information Services	\$419,829	3200	49
2. Resource Identification	0		
3. Acquisition, Rehab., Conversion, Lease, and Repair of Facilities	254,327		50
4. New Construction, Dwellings and Community Residences	0		
5. Project-based Rental Assistance	1,119,038	258	51
6. Tenant-based Rental Assistance	6,656,312	829	52
7. Short-Term Rent, Mortgage, and Utility Payments	576,129	386	53
8. Supportive Services	1,299,718	2,500	54
9. Operating Costs	10,682		55
10. Technical Assistance	50,865	8	56
11. Administrative Expenses – 7% Cap	807,870		57
12. Administrative Expenses/Grantee 3% Off the Top Total HOPWA Formula Award	346,230		58
TOTAL HOPWA Program	11,541,000	7,181	

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

**Served includes person, households, shelters and families



I. HOMELESS AND OTHER SPECIAL POPULATIONS

In 2007, more than 5,700 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 40 percent 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 FY2009, 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 2008 (FY2009) funds.

Homeless Prevention



I. HOMELESS AND OTHER SPECIAL POPULATIONS

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 FY2009, 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.

The Mayor has also announced plans to provide 300 units of permanent supportive housing for the exclusive use of DMH consumers. In this plan, DMH will provide \$14 million to DHCD for financing the acquisition, construction or rehabilitation of 300 units of supportive housing for persons who are eligible to receive mental health services or support from DMH. DHCD will leverage these funds by working with other government entities, community development corporations, faith-based organizations and others to develop the housing units. Funding will be provided as grants.

The agreement with DHCD will increase the number of residents receiving housing support by 50 percent. DHCD will approve funding for 150 supportive units in the first year, with DMH consumers able to take up residence by May 2009. The funding for the remaining 150 units will be put in place within two years, allowing DMH clients to occupy those units within 36 months.



I. HOMELESS AND OTHER SPECIAL POPULATIONS

There are currently six projects planned by DHCD located throughout the District in Wards 3,4,5,7 and 8. These projects will yield approximately 230 units of affordable housing, with 97 units reserved for DMH consumers as part of the agreement.

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 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, HIV/AIDS Administration (HAA) 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.

HAA 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 last phase of the project is currently being built.

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 two apartment towers (Capital View Plaza and 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. DCHA is now proceeding with the redevelopment of the two towers.

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 - site infrastructure funds expended
2. Arthur Capper HOPE VI - \$500,000 – site infrastructure funds expended
3. Oak Street Apartments Rehab - \$1,000,000 – pre-development expenses being expended in 2008
4. Williston Apartments Rehab - \$500,000 - pre-development expenses being expended in 2008
5. Highland Dwellings Redevelopment - \$500,000. – pre-development expenses being expended in 2008

Spending on these five projects is proceeding throughout DHCD's FY 2008 as shown above and will continue into FY2009 if not completed in FY 2008. The last of the Capital Improvement Program (CIP) spending authorized for the projects will occur at the beginning of DHCD's FY2009.

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.

The District of Columbia Housing Authority (DCHA) has just received a \$20 million HOPE VI Grant from the US Department of Housing and Urban Development (HUD) to redevelop the now vacant Sheridan Terrace public housing site. The effort is projected to produce more than \$107 million in total investment into the community. This is DCHA's seventh HOPE VI revitalization grant, making the authority the second largest recipient in the country. DCHA is partnering with William C. Smith & Co. to leverage the grant with \$87.7 million in public and private resources to develop the 9.8 acre site with 70 stacked townhouse units; 110 family townhouses; 56 manor home units; and a 100-unit family and senior apartment building in a mixed-income community.

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, along with other agencies, has played a major roll in the District's direct efforts to reduce poverty, and the HUD entitlement program funds administered by DHCD is one of many sources of funds for anti-poverty activity by the District. 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 FY2009, 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 more than 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 District's Department of the Environment (DDOE) reviews the particular project and issues a Certification of Lead-Based Paint Compliance to the property owner.

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.

In March 2008, DHCD completed production requirements under its grant for Lead Hazard Reduction Demonstration (175 units cleared for lead safety). At this writing, 64 units have been cleared for lead safety under the Lead Hazard Control Grant, with an additional 46 units currently under Notice to Proceed/construction; the full production complement under that grant is 225 units. HUD's Office of Healthy Homes and Lead Hazard Control (OHHLHC) has committed to an extension in the Lead Hazard Control grant through March 31, 2009, which is sufficient time to complete all production requirements under this second federal lead hazard grant.



DHCD is working in partnership with the District's Departments of Health (DOH), Environment (DDOE), and Consumer and Regulatory Affairs (DCRA), as well as with the enforcement activities of the Office of the attorney General, 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. Since August 2006, the Mayor of the District of Columbia has ensured that there is a single coordinator for all District programs dealing with lead-based paint hazards. That coordination has been instrumental in facilitating the development of seamless actions across the District agencies noted above.

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.

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.



M. OTHER ACTIONS

In FY2009, 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

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
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

Affirmatively Furthering Fair Housing

As an entitlement jurisdiction and a recipient of federal funding through the U.S. Department of Housing and Urban Development (HUD), the District of Columbia must adhere to Section 808(e)(5) of the Fair Housing Act which provides for Affirmatively Further Fair Housing (AFFH). DHCD is the local entity responsible for implementing HUD's consolidated planning requirements and is equally committed to promoting fair housing choice for all residents of the District. Further, DHCD must conduct an Analysis of Impediments to Fair Housing Choice (AI) on a five-year interval as mandated by regulation. According to the HUD Fair Housing Planning Guide, an analysis of impediments to fair housing choice should include a comprehensive review of the District's "rules, regulations, business practices, administrative policies practices, and procedures, laws, legislation, and other factors created by the private and government sectors" which could directly or indirectly affect or create an impediment to "fair housing choice" in the District of Columbia. In addition, Section 104 of the Housing and Community Development Act of 1974 (24CFR Part 570.496(a) requires that each state to certify that it will *affirmatively further fair housing*.

Actions Taken to Affirmatively Further Fair Housing

To Affirmatively Further Fair Housing, the District is required to: (1) Conduct an analysis to identify impediments (AI) to fair housing choice within the jurisdiction; (2) take appropriate actions to overcome the adverse effects of any impediments identified through the analysis; and (3) maintain records reflecting the analysis and actions taken in this regard.

In December 2005, DHCD completed the most recent AI. This analysis looked at private and government sectors' actions, omissions, or decisions that may have an ultimate effect of restricting housing choice. The AI also provided recommendations for the District to combat the impediments noted. In 2007, DHCD added a supplement to the 2005 AI by providing further guidance on the



implementation of recommendations thus assisting DHCD to increase fair housing choice among the city's residents, such as:

To create greater housing opportunities for person with disabilities.

- In October 2007, DHCD established an MOU with DMH to produce 300 affordable housing for DMH residents requiring mental health services over a two year period.
- In Spring 2008, DHCD partnered with DMH on a Special Needs RFP to produce supportive housing for the rehab of two properties owned by Department of Human Services.
- During FY2008, DHCD developed a policy to target 75% of the tax credits to special needs and demonstration projects by revising the LIHTC Qualified Allocation Plan (QAP) to focus on special needs populations and demonstration projects. The QAP has been published on the Department's website.

To partner with Community Based Organizations and other institutions to implement an integrated legal assistance, housing counseling and financial assistance program.

- DHCD met with a consortium of lenders and nonprofit intermediaries working to offer responsible and safe home financing products to lower income households.
- DHCD surveyed all housing counseling agencies under service agreement to the Department in order to have the complete portfolio of foreclosure prevention services available to District homebuyers.
- DHCD worked with national organizations to ensure their low-/moderate-income services to homebuyers are fully accessible to District residents.
- DHCD met with the Department of Insurance, Securities, and Banking on that agency's roll-out of services to assist homeowners with potentially troubled mortgages.
- DHCD identified high interest first trust loans in its portfolio and proactively worked with these borrowers to avoid foreclosure. Names were forwarded to a housing counseling agency to contact and counsel homeowners, in an effort to prevent default.

Affirmative Marketing

As a recipient of HUD funding, DHCD follows HUD's regulations for the Affirmative Fair Housing Marketing Plan (AFHMP). DHCD has instituted and continues to enforce a certification process for all of its housing projects (new construction and rehabilitation) as well as acquisition. The certification process ensures compliance with federal and local laws and regulations and ensures that housing construction projects and programs are affirmatively marketed and accessible to all protected populations. The process of certifying projects and programs is educational to the subrecipient, as their knowledge of fair housing compliance is enhanced thereby affirmatively furthering fair housing.

DHCD aims to ensure that prospective buyers or tenants in the housing market area, regardless of their protected category -- racial or ethnic groups— are given an opportunity to be informed about prospective housing development(s) across the city and feel welcome to apply. Through the AFHMP, DHCD 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.

DHCD has also instituted a certification process for all its program and service grants. The certification process for programs, singular in the metropolitan area, ensures that non-housing activities associated with new construction and rehabilitation projects, and programs providing services also abide by the affirmative marketing principle. As such, DHCD requests completion of an 'Affirmative Marketing Plan (AMP)' certification form for those types of projects. For housing projects, the AFHMP certification is submitted 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.

Language Access Act

The Language Access Act of 2004 (LAC) is designed to provide greater access and participation by Limited or No-English Proficiency (LEP/NEP) communities to public services, programs, and activities. The District's implementation and monitoring of the LAC supports the Fair Housing Act's affirmatively furthering fair housing by ensuring equal opportunity and accessibility of program and services to all District residents.

Since 2001, DHCD has partnered with both the Mayor's Office on Latino Affairs and the Mayor's Office on Asian and Pacific Islander Affairs, and subsequently with the Mayor's Office of African Affairs to ensure the agency's programs of concern to these communities were available in the appropriate language.

The agency has implemented the approved 2006 bi-annual Language Access Action Plan (2007-2008) by adhering to the LAC's five action objectives, these are: (1) a thorough review of each agency's mechanisms for data collection in order to design better outreach programs for target LEP communities; (2) the use of oral language (interpretation) services to ensure agency's message on how to access the programs and services is reaching and understood by these communities; (3) the translation of vital documents in the appropriate language of the community targeted which depicts agency information on how services are acquired or vital information which could have a direct impact to health or safety; (4) ensure cultural competency, awareness and sensitivity training is provided to staff; and (5) create targeted LEP/NEP community educational outreach material to ensure language barriers do not impede District residents from accessing programs and services. Each District agency reports on its LAC advances to the Office of Human Rights (OHR) on a quarterly basis. These results are analyzed yearly and are the basis for the agency's bi-annual plans and changes as recommended by OHR.

DHCD holds an annual diversity training to ensure its public contact personnel as well apprised of the law and compliance measures. For the past two years, the Agency has partnered with the D.C. Office to Planning to offer this training to its combined staff.

As of today, DHCD ensures that all LEP/NEP Communities have the agency's information through its subrecipients and directly through the agency's website where a fact sheet about the pertinent programs can be found for easy download. The program information is available in Amharic, Chinese, Spanish, and Vietnamese. DHCD has also ensured that a bilingual interpreter is available at its public hearings.



The Housing Regulation Administration formerly located within the D.C. Department of Consumer Regulatory Affairs (DCRA) has been added to DHCD. This addition brings new opportunities to further engage and do outreach to the LEP community on DHCD programs and housing services.

Section 3

Section 3 of the Housing and Urban Development Act of 1968 requires that recipients of the US Department of Housing and Urban Development (HUD) funds (and their contractors and subcontractors), to the greatest extent feasible, provide job and other economic opportunities to low and very-low income persons (Section 3 residents) and Section 3 Business Concerns.

The Section 3 program helps in creating employment opportunities for Section 3 residents and provides contracting opportunities for businesses that are owned by low-income persons or that provide employment to low-income persons.

DHCD, as a recipient of HUD funding, must ensure that all its sub-grantees, and the contractors that they hire, provide employment opportunities to low and very-low income or public housing residents. At least 30 percent of the permanent, full-time employees should be Section 3 residents. A business can also qualify under Section 3 requirements if at least 51 percent or more of the business is owned by low or very-low income residents, or if there is evidence of a commitment to subcontract in excess of 25 percent of the dollar award to all contracts to a Section 3-qualified business.

To ensure that job opportunities are provided to low and very-low income residents, DHCD has:

- ♦ Partnered with the DC Department of Employment Services to ensure its apprenticeship program clients are utilized by DHCD grantees in order to fulfill the Section 3 requirement;
- ♦ Partnered with HUD headquarters and the HUD's Fair Housing and Equal Opportunity Washington, DC field office to provide Section 3 training to the business community;
- ♦ Created an internal certification process to ensure that DHCD grantees have a list of businesses (i.e. contractors) that qualify under Section 3 requirements; and
- ♦ Attended job fairs targeting construction businesses in order to recruit new Section 3-certified businesses.

The District will submit all Section 3 information required under 24 CFR 135 to HUD Headquarters on or before January 10, 2008 in order to assist in meeting reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. The data will indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing.

Impediments Identified in the Analysis



The District continues to address the four (4) major areas of impediments to fair housing choice found in the 2005 AI. These were:

1. Lack of compliance of fair housing laws by the real estate and housing industry (real estate, lending/mortgaging, insurance/appraisals, etc.).
2. Decreasing number of affordable housing units for low and moderate-income households and special needs residents in target neighborhoods already experiencing a shrinking market.
3. Information on full range of housing available across many District neighborhoods offering affordable housing is not made available to individuals and families seeking homes due to segregated residential patterns.
4. Low levels of home buying literacy among particular protected classes and a high degree of home seekers with no or blemished credit history.

In the past year, the housing market has taken a sharp spiral downward turn in large part due to subprime mortgages targeted to lower income and immigrant individuals and families. The Center for Responsible Lending (The Center), a national non-profit organizations headquartered in the District, has gathered data regarding the foreclosure rates in the Washington Metropolitan area as a result of mortgage loans made under unethical and misleading terms. Though many financial experts allege that the blame lies with the homebuyer for getting into a loan they could not often repay, the Center and fair housing advocates hold that unscrupulous real estate and mortgage brokers used persuasive and coercive tactics to lead many immigrants LEP and elderly African American communities with substantial equity on their homes, into a predatory loan.

Efforts to Remove Barriers to Affordable Housing

In 2008, the Housing Regulations Administration which houses the Rental Accommodations Division, the Rental Conversion and Sale Division and the Rental Housing Commission-- formerly located in the D.C. Department of Consumer and Regulatory Affairs was moved to DHCD. This was part of the effort by the District to reduce barriers to fair housing, by providing quicker response to apartment building conversion concerns which can affect low income and disenfranchised tenants. Tenants were oftentimes not advised of the real estate transaction impacting their building, this caused substantial displacement of District residents from their homes, disproportionately a majority Latinos and other immigrants in high market areas.

DHCD has improved processes in its Neighborhood Based Activities programs to effectively address underserved needs. It also continues to provide an annual training program for staff and funding recipients on fair housing, accessibility compliance for construction projects. As well, DHCD continues to monitor all its sub-recipients to ensure compliance with fair housing and equal opportunity laws and regulations. Fair Housing staff members are also available as a resource for constituents and service providers.

Fair Housing Symposium: The District' held its Seventh Annual Fair Housing Symposium in April 2008. This year, DHCD commemorated the 40th Anniversary of the passage of the FHA. As such, DHCD with its partners the DC Office of Human Rights and the National Fair Housing Alliance held a celebration of the milestones gained up until now. One key highlight was the presentation of the first fair housing case filed by the Department of Justice after passage of the law. The case was filed in the District of Columbia for race discrimination.



Request for Proposals (RFPs): The Department uses RFPs to solicit proposals from for profit and non-profit developers interested in creating affordable housing or community development projects. During this process, DHCD holds several community meetings to educate the developers about providing equal access opportunity to housing and building housing that is accessible to person with mobility disabilities.

Education and Outreach: The Department partners with non-profit and private sector housing advocates and practitioners to affirmatively further fair housing and provide greater education coverage of housing and fair housing issues to a diverse community. One method is to fund community based organizations to provide outreach and education for tenants on purchase programs, comprehensive homeownership and housing counseling, and assistance for relocation and location of apartments. DHCD has contracted with Marshall Heights Community Development Organization, University Legal Services, Latino Economic Development Corporation, Lydia's House, among others, to provide these services.

Accessibility Education and Enforcement: DHCD continues to hold an annual mandatory Section 504 accessibility compliance training program for all subrecipients. The training covers practical and regulatory actions concerning accessible housing according to local building codes and its parallels to federal regulations and laws, multifamily projects compliance with the Sec. 504 accessibility rules and regulations of the Rehabilitation Act of 1973 and the Fair Housing Act as Amended.

The District provides funding to the non-profit sector to provide outreach and education to residents victimized or at risk of a home foreclosure. Foreclosure prevention is an educational tool highly utilized during as this housing crisis continues to evolve. DHCD provides funding to seven community-based organizations to provide foreclosure prevention training: the Latino Economic Development Corporation, Marshall Heights Community Development Corporation, Housing Counseling Services, Inc., Lydia's House, Manna, Inc., University Legal Services, Inc., and the Central American Resource Center. The Housing Counseling Services training, provided in English and Spanish, seeks to provide individualized counseling, assess the delinquency status, and provide options and a work plan to alleviate the situation.

Likewise, other housing agencies and non-profit community development corporation also offer tools for assisting first time homebuyers and person in crisis. The D.C. Housing Finance Agency has a Home Resource Center dedicated to education and training to first time homebuyers on homeownership opportunities; Manna, Inc. a non-profit housing corporation which builds affordable housing also has its own first time home buyer training program and mortgage assistance program, through a sister organization, for low and moderate income residents citywide.



N. CITIZEN PARTICIPATION

The District of Columbia has an approved Citizen Participation Plan, dated August 2003, 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 FY2009 Action Plan was published in the D.C. Register and local newspapers on or about October 1, 2008 (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 FY2009 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 FY2009 Consolidated Annual Action Plan was published in the DC Register on February 11, 2008 and in local newspapers the week of February 15, 2008 (See Appendix G). The plan was made available to the public for review and comment on February 18, 2008. 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 FY2009 Action Plan is submitted to the U.S. Department of Housing and Urban Development (HUD) no later than August 15, 2008.

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
Wednesday, Oct. 10 th @ 12:30 p.m.	DHCD, 801 N. Capitol St. NE (Homeless & Special Needs Meeting)
Thursday, Oct. 18 th @ 6:30 PM	Thurgood Marshall Public Charter School, 2427 Martin Luther King Jr., Avenue, SE
Monday, Oct. 22 nd @ 6:30 PM	Marshall Heights Community Development Org., 3939 Benning Road, NE
Monday, Oct. 29 th @ 6:30 PM	Atlas Theatre, 1333 H Street, NE, Lab Theatre Two
Wednesday, Nov 7 th @ 6:30 PM	Greater Mount Calvary Holy Church Family Life Center, 605 Rhode Island Avenue, NE
Wednesday, Nov 14 th @ 6:30 PM	Emory Beacon of Light, Inc., 6100 Georgia Avenue, NW
Thursday, Nov 29 th @ 6:30 PM	Greater Washington Urban League, 2901 14th Street, NW

Public hearings

- March 19, 2008- DHCD Action Plan /Budget Hearings
- April 19, 2008- Council Budget Hearing,
- June 13, 2008- Council Roundtable on FY2009 Action Plan



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;
9. 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:

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



O. CERTIFICATIONS

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



O. CERTIFICATIONS

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

Signature/Authorized Official

Date

Senior Deputy Director, HAA

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 FY2009, 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 FY2009. 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 loans to qualified District residents to enable them to purchase homes, condominiums, or cooperatives. 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) mortgage qualification levels anticipated for different levels of household income; Assistance provided to any individual household is further subject to a 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 down payment assistance, matching fund grants for closing costs, and credits toward District property and income taxes.

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. This program and related portfolio and obligations has been incorporated into DHCD's Property Acquisition and Disposition division.

Residential Rehabilitation Programs: This program area includes two functional units: The Single Family Residential Rehabilitation Program and the Multifamily Lead-Safe Program.

The Single Family Residential Rehabilitation Program provides low-cost financing for the rehabilitation of owner-occupied single-family housing. Eligible home improvements include: (1) items to correct building code violations (items necessary to ensure that the home is decent, safe and sanitary); (2) modifications needed to make the home accessible to residents with mobility impairments (through the Handicapped Accessibility Improvement Program, or HAIP); and grant funding to control lead hazards related to lead-based paint and lead water service lines. The program provides low- or no-interest amortized or deferred loans, or grant funds, depending on the financial circumstances of the borrower and the amount and type of rehabilitation required. Single Family Rehab loans made to senior citizens have the first \$10,000 of assistance routinely deferred. HAIP provides up to \$30,000 in grant funding for improvements for handicapped accessibility. Grant funds are also available for lead-based paint hazard remediation, replacement of lead water service lines, and emergency roof repair.



The Multifamily Lead Safe Program provides grant funds to property owners to render their housing units (both owner-occupied and rental) safe from lead-based paint hazards.

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.

Home Again Program: The Home Again Program's goal is to transform vacant and abandoned residential properties into single-family homeownership opportunities for residents. By increasing homeownership and eliminating blight, Home Again helps to stabilize neighborhoods and contribute to local economic sustainability. This program and related portfolio and obligations has been incorporated into DHCD's Property Acquisition and Disposition division.

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 DMPED in its management of 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.

PROGRAMS/ACTIVITIES FOR RENTAL PROPERTY SERVICES

The Housing Regulation Administration: The Housing Regulation Administration operates under the Department of Housing and Community Development, or DHCD. HRA is comprised of two divisions: the Rental Conversion and Sale Division, or CASD, and the Rental Accommodations Division, or RAD. HRA operations also include the Housing Service Center where residents receive assistance with rental housing and condominium conversion and sale issues. In addition, DHCD, through HRA, provides administrative and staffing support the Rental Housing Commission, however, the Commission will remain an independent body.

The Rental Accommodations Division: The Rental Accommodations Division administers the Rental Housing Act of 1985. RAD's responsibilities include registering and licensing rental housing, administering rent adjustments procedures, accepting landlord and tenant petitions, providing conciliation services, and acting as a repository for notices to vacate. Further, the division conducts investigations and initiates show cause proceedings, holds regular meetings with housing providers, tenant and legal service provider stakeholders, and conducts outreach sessions on rental housing issues for associations and special interest groups. The division also prepares, stores, and maintains case files and property records ensuring access for public inspection and requests for information or evidentiary documents.

The Rental Conversion and Sale Division: The Rental Conversion and Sale Division administers the Rental Housing Conversion and Sale Act of 1980. The division's responsibilities include processing notices of sale for residential rental housing, conducting tenant elections, and overseeing tenant opportunity to purchase and first right of refusal procedures. CASD also regulates the conversion of property to condominiums and cooperatives, and administers the relocation assistance program for tenants displaced by rental housing accommodation conversions. Additionally, the division regulates condominium formation under the Condominium Act of 1976 Technical and Clarifying Amendment Act.

The Rental Housing Commission: The Rental Housing Commission operates as an independent body, hearing and deciding appeals of written decisions and orders issued by the Rent Administrator or the Office of Administrative Hearings. The Rental Housing Commission also establishes rules and regulations for administration of the Rental Housing Act of 1985. The Department of Housing and Community Development provides administrative support responsibility for the Commission, including staffing several positions.



Appendix B Income Levels

DISTRICT OF COLUMBIA 2008 MEDIAN INCOME TABLES Effective February 13, 2008

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
\$20,650	\$23,600	\$26,550	\$29,500	\$31,850	\$34,200	\$36,600	\$38,950

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
\$34,450	\$39,350	\$44,300	\$49,200	\$53,150	\$57,050	\$61,000	\$64,950

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
\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200

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 \$99,000 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.

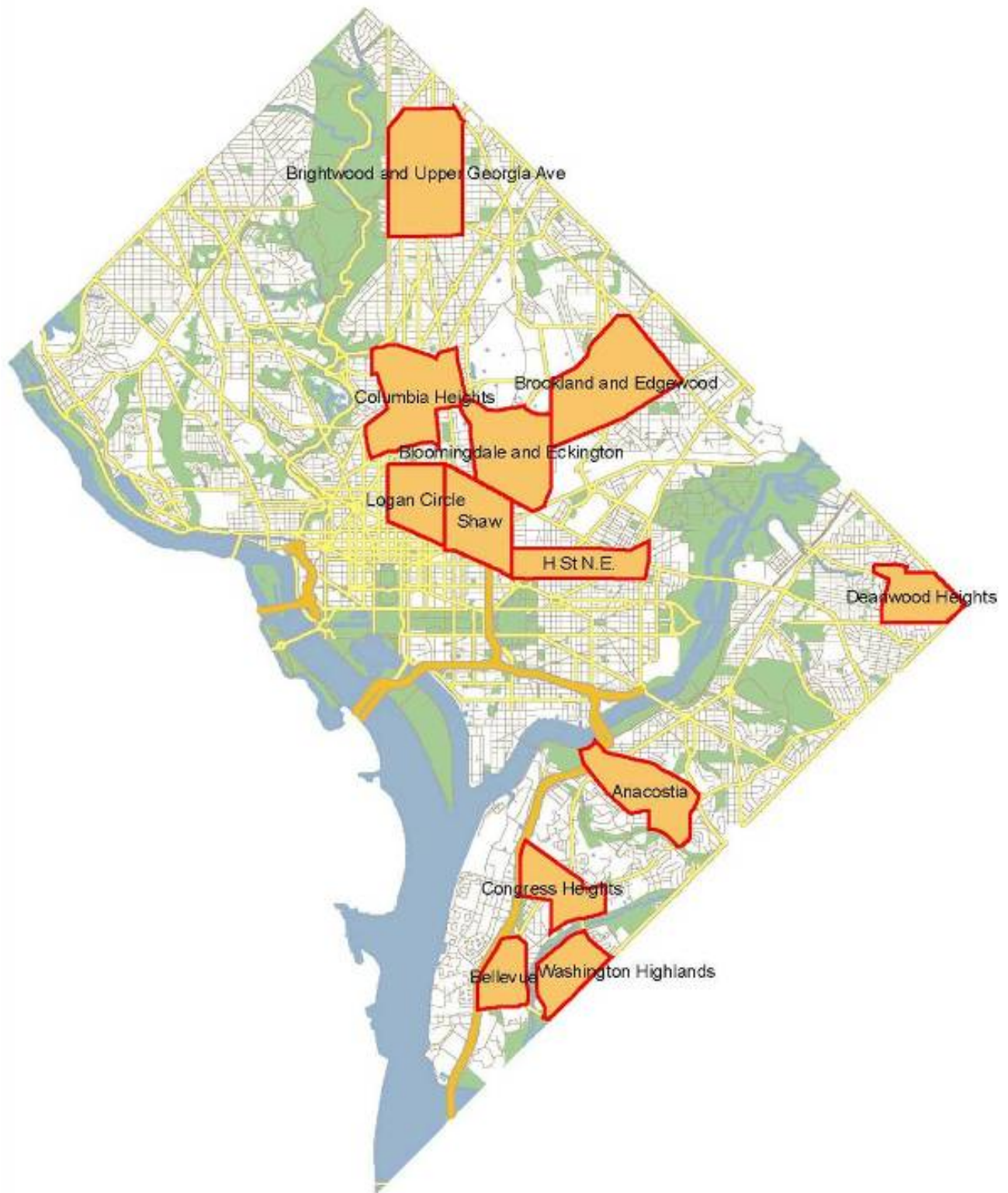
The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.



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).

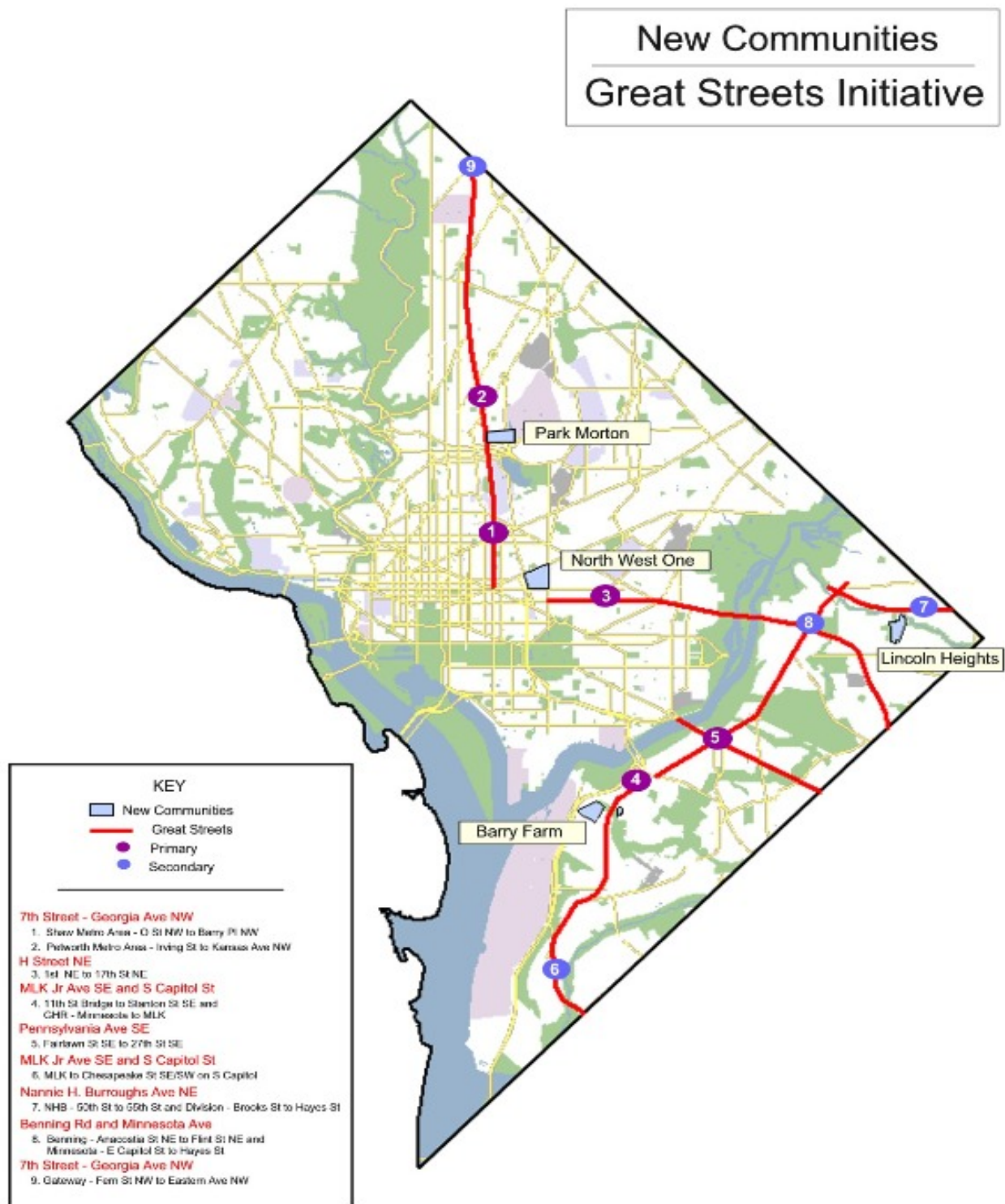


Appendix D Neighborhood Investment Fund Target Areas





Appendix E New Communities and Great Streets Initiative Map





Appendix F Public Notice

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

**Notice of Public Hearing
on the
“Draft Fiscal Year 2009 Consolidated Annual Action Plan for the District of Columbia”
Wednesday, March 19, 2008
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 2009 Consolidated Annual Action Plan for the District of Columbia” (“the Plan”). The hearing will begin at 6:30 p.m., on Wednesday, March 19, 2008, 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 FY2009**. 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 Tuesday, February 19, 2008, 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 DHCDEVENTS@DC.GOV, not later than close of business Monday, March 17, 2008. 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 21, 2008. Written statements may be mailed to: Lelia Finucane Edmonds, 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
Leila Finucane Edmonds, Director, Department of Housing and Community Development
www.dhcd.dc.gov





Appendix G Summary of Public Comments

Public "NEEDS" Hearing for the FY2009 Consolidated Annual Action Plan for the District of Columbia

The following are excerpts of testimony from the seven (7) public "NEEDS" hearings conducted by the Department of Housing and Community Development (DHCD), in the development of its Fiscal Year 2009 Consolidated Annual Action Plan. The number of hearings and witnesses are too voluminous to detail; these excerpts highlight testimony from some of the witnesses. ***Copies of complete transcripts are available, via e-mail, at DHCDEvents@dc.gov.***

DHCD's mission, a brief overview of its funding sources, the purpose of the hearings was explained at the beginning of each session (see summary below):

The mission of the Department is to provide opportunities to create and preserve affordable housing and economic development and to revitalize under-served communities in the District of Columbia. This is achieved through the use of federal and local dollars. DHCD receives four (4) entitlement grants from the U.S. Department of Housing and Urban Development (HUD): 1) Community Development Block Grant (CDBG) program; 2) HOME Investment Partnerships (HOME) program; 3) the Emergency Shelter Grant (ESG) program; and 4) Housing Opportunities for Persons With AIDS (HOPWA). These funding sources are used for a variety of activities and initiatives including: single-family and multi-family housing development; neighborhood improvements; and comprehensive housing counseling (i.e., home ownership, credit, how to establish and use a budget, and eviction and foreclosure prevention). The funds also provide assistance to prevent homelessness in the District and help to provide housing for people living with HIV/AIDS. Each year, the Department, as mandated by HUD, must prepare a Consolidated Annual Action Plan to detail how the District's entitlement funds will be spent.

DHCD's local funding source, the Housing Production Trust Fund (HPTF), is funded through the District's recordation and transfer taxes. These funds provide assistance for the production and preservation of affordable housing in the District.

The District must provide an opportunity for community participation in helping to develop the city's housing and community development needs. Today's session "kicks off" the Department's public "NEEDS" hearings, which provide District residents and other stakeholders with several opportunities to voice their recommendations and concerns regarding the District's housing and community development priorities for Fiscal Year (FY) 2009, which begins October 1, 2008.

The feedback from these hearings will help DHCD in developing its *Draft* Consolidated Action Plan for FY '09 and assess DHCD's overall activities in meeting the needs of District neighborhoods and communities.

Clarisse Wilkins, Program Director, National Association of Former Foster Care Children of America, Inc., 5505 5th Street, N.W., D.C.

◆ Ms. Wilkins has been a social worker for over 30 years. Her expertise is foster care children, including helping mothers to reunite with their



children through substance abuse treatment.

- ◆ The real crisis for these youth occurs when they emancipate or, as often called, “age out” of the system. Without permanent housing, this population faces higher risks of homelessness, early pregnancy, dropping out of school, lack of employment, and criminal activity.
- ◆ Community collaboratives provide immediate assistance upon emancipation, if the client is employed and pays a portion of their rent for up to one year (approximately \$4,000 per youth). This arrangement is inadequate for many, in that, they have not been able to save funds to sustain the transition of the lease for total accountability at the end of the year. They are unable to reunite with their biological families for housing. And in many instances, not even emotional support.
- ◆ It is imperative that we, as professionals working with this population and those having the authority within the District government, begin developing strategies to address this issue with the goal of creating long term plans of implementation, follow-up and continued community support. These young people are the future but they have been victims in the child welfare system at no fault of their own.

Lakeisha Harper, former foster client.

- ◆ The District needs to focus on young people who are aging out of the foster care system into homelessness.
- ◆ Many are purposely becoming pregnant in order to qualify for housing assistance.
- ◆ By assisting this population with affordable housing, the District will also help to curb the rate of early pregnancy.

Joshua Burch, former foster care client.

- ◆ The District’s foster care system does not prepare its clients to become contributing members of society. He entered the military to serve his country, but also to have a place to live—it was his only real choice at the time.
- ◆ The National Association of Former Foster Care Children of America, Inc. (NAFFCCA) was definitely instrumental in assisting him and the organization is progressing. NAFFCCA is a great resource and provided very good skills training. Mr. Burch now works for U. S. Airways and flew in today to testify about a situation that he has great passion for.
- ◆ He does not have a detailed plan to rectify this particular need; however, he is aware that something needs to be done about this particular situation.

Kevin Rhodes, former foster care client.

- ◆ Entered the system due to abuse and neglect, yet life in the foster care system was not too much different. At age twenty-one, he aged out of the system and began taking the necessary steps to become self-sufficient and a productive member of society.
- ◆ He believes that those in positions of power sometimes forget about the struggles and sacrifices they encountered in attaining their goals and fail to reach back and help the next one.
- ◆ Now, at twenty-seven, he is unable to afford to live in the city of his birth, and the following generations will encounter the same situation. The District is in desperate need of affordable housing and this should be DHCD’s major focus.

DHCD’s Response:

The Department is taking action to address some of these issues. A pilot program has been developed to create housing for emancipated youths, especially those with children. In the coming years, the DHCD hopes to step up production of this type of housing.

Nancy Liebermann, president of Cornerstone, a community development financial institution (CDFI)



- ◆ Cornerstone, established in 1991, was created because concerned government officials and other experts in mental health and housing understood that private sector entities are effective government partners and bring significant benefit to what government can provide.
- ◆ Private financial institutions and foundations recognize that intermediaries have local expertise and experience. In Cornerstone's case, they are experts on funding supportive housing; as such, lenders will leverage their dollars with intermediaries' knowledge of the local market as a way to give back to the community, consistent with their missions and in furtherance of community reinvestment. Bank of America, City First Bank, Wachovia, Calvert Foundation, and a list of others are all Cornerstone investors.
- ◆ There is an urgent need to allocate a portion of FY '09 funds for renovating properties with current, long-term restrictions and not just on new construction, along with developing a consolidated Request for Proposals (RFP) that leverages both government and private sector resources.
- ◆ Cornerstone was recently designated a CDFI and received \$860,000.00 in CDFI funding through a competitive bidding process. It was able to compete for these funds because it could leverage their retained earnings over the last three years.
- ◆ Many projects that benefit special needs housing (handicapped, transitional, etc.) are not financially feasible without significant government investment. Cornerstone has been successful as an intermediary because it has successfully leveraged capital from the city's Department of Mental Health's investment in housing.
- ◆ Non-profits like Cornerstone can act more efficiently than government—the processes can be streamlined easier; decisions can be made more quickly and funding guidelines can be more flexible (i.e., Cornerstone can convene its loan committee on a fast track to approve funding for a down payment or a bridge loan). It can easily distribute small grants for pre-development fees, inspections, closing costs, etc., with less paperwork and less levels of approvals. Documents can be circulated in advance of a transaction. Paperwork can be recorded expeditiously. Cornerstone can take risks that government cannot due to its ability to easily and more quickly monitor projects and be in constant communication. In its 12-year history, Cornerstone's loan loss is less than .01 percent of its portfolio.

DHCD's Response:

The Department has enjoyed its working relationship with Cornerstone and looks forward to a continuing partnership.

Jean-Michael Giraud, executive director, Community Council for the Homeless at Friendship Place (CCHFP).

- ◆ CCHFP serves nearly 500 clients a year in upper Northwest through street outreach, case management, medical and psychiatric services, transitional housing provided by our congressional partners, and permanent housing in group homes and efficiency apartments for 38 people. Their network also includes two hypothermia shelters.
- ◆ Over seventy percent (70%) of their clients psychiatric diagnoses (nearly three times the regional average quoted in the 2007 Point-In-Time Study). Thirty-five percent (35%) have substance abuse or co-occurring disorders that are slightly higher than the regional average. With more than 5,700 homeless persons in the District each night and growing concerns about the housing market makes solutions to these issues a priority.
- ◆ Homeless services organizations offering a full array of services from street outreach to permanent housing attract people who, due to their own level of readiness, often do not mainstream into the other systems that well. These providers represent low-barrier entry points into the system for a majority of clients who otherwise may not accept services from traditional providers. Successful engagement is achieved through flexible techniques that help meet each individual at his or her own level of readiness.
- ◆ Homeless services providers lower the need for services in publicly funded care systems since they provide effective and individually tailored services to people who are often eligible for these in the other systems. The need to fund these services within an alternative and parallel system of care, offering comprehensive supported services without funding from traditional sources like medical assistance, constitutes a significant challenge for CCHFP and other homeless services providers.
- ◆ CCHFP is requesting that the District establish a reliable and sustainable system of funding for supportive services provided by homeless service



organizations.

Andy Silver, law clerk< The Washington Legal Clinic for the Homeless.

- ◆ The clinic is very supportive of the Mayor's plan to transform homeless services from a system that focuses almost exclusively on emergency shelter to one that embraces a "housing first" philosophy and develops the necessary affordable housing to meet the needs of District's homeless population. This group has straight forward needs; affordable, permanent housing—some with and some without support services, along with quality emergency shelter while awaiting permanent housing.
- ◆ The District's emergency shelter system is failing—the shelters for individuals are warehouse-like facilities located in old buildings without adequate heat, a/c, proper lighting, and functioning plumbing. The buildings are usually infested with bugs and rodents and clients are crammed into bunk beds spaced a few feet apart that resemble storage facilities rather than sleeping quarters.
- ◆ These shelters are not conducive to a quick transition to housing, nor are they conducive to attaining employment. Furthermore, they are inhuman. Yet, despite these conditions, shelters remain over-capacity during winter months, and sometimes—even during the warmer months as well.
- ◆ The closure of D. C. Village means that the District must create additional family shelter units to meet that void. The remaining ninety-three (93) units in the family shelter system is grossly inadequate to meet the current demand, particularly during hypothermia. The District's emergency shelters must be transformed if the city is to transition its entire continuum of care into a housing first system.

Recommendations:

1. The District needs to create additional permanent, affordable housing units.
2. The District should begin to develop emergency shelters that can be transformed into permanent housing when the need for emergency shelter diminishes. The City should build efficiency-style shelters that men and women can access in an emergency and where they can receive services until permanent resolution of their homelessness situation is addressed.
3. In 2009, the clinic requests the creation of one hundred units of efficiency-style shelter for individuals and one hundred units of apartment-style shelter for families. These units should be in small buildings scattered throughout the District and the facilities should be either new or rehabilitated to the point where the condition of the buildings do not pose health or safety risks to the D.C. residents within.

Marcy Dunlap, staff attorney, Washington Legal Clinic for the Homeless.

- ◆ Thanked DHCD for including permanent supportive housing in its last Request for Proposals (RFP). It was consistent with Mayor Fenty's promise to provide 2500 units of permanent supportive housing and implement the ***"Homeless No More Initiative."*** Two thousand of the 2,500 units will be for individuals and 500 units will be for families.
- ◆ Recommends that DHCD produce 500 units of permanent housing per year beginning with FY '09, in order to achieve the goal of 2500 units the end of the 10-year Plan.
- ◆ Implementation of the ***"Homeless No More Initiative"*** should ensure the availability of quality housing for everyone--whether it is improving the current shelter system so that people better transition into permanent housing, creating additional affordable housing, or providing low-barrier, supportive housing for those who have been chronically homeless.
- ◆ The Clinic advocates a "Housing First" approach to permanent supportive housing, which is embraced by Mayor Fenty. The goal of Housing First in the District is to provide housing to chronically homeless individuals and families, along with support services to address their substance abuse and/or mental health issues on a voluntary basis.



- ◆ Recommends that DHCD use a consolidated RFP to create the policy for permanent supportive housing, preferably a “housing first” policy. Also recommends that DHCD create standards for the program, a system to monitor the program to ensure that participants are well served.
- ◆ Encourages DHCD to advocate for “housing first” and permanent supportive housing programs with an inter- agency council. Several agencies will be involved in creating permanent supportive housing and DHCD is in the position to ensure that there is consistency throughout the various agencies.

DHCD's Response:

The DHCD is definitely focused on coordinating with other District agencies and is already considering a consolidated RFP for August 2008.

Marva Williams, resident, vice-president of Wingate Garden Apartments' Senior Association, 4660 Martin Luther King, Jr., Avenue, SW.

- ◆ Units are supposed to be affordable, yet the benefit to tenants cannot be determined; they are paying 10 percent increase across the board each year for rent. Is it possible to waive the ten percent increase for senior and/or disabled tenants?
- ◆ Affordable housing units and programs units are sorely needed in Far SE/SW because nothing exists in these areas for seniors. There is abundant vacant property across from The Wingate, but affordable housing creation does not appear to be included in that area's development plan.
- ◆ Seniors did not have the opportunity to sign up for housing vouchers; however, they did sign documents for Section 42A to continue living at their current residence.

DHCD's Response:

The use of housing vouchers fall under the administration of the D. C. Housing Authority and DHCD will be happy to speak with the executive director, as well as the executive director of the D.C. Housing Finance Agency, with respect to the tax credit situation.

Bernice Liverpool, resident, Wingate Towers and Garden Apartments.

- ◆ The most pressing needs are affordable housing, help with homelessness, and community services. There is money available for new stadiums, new retail ventures, development of waterfront properties and the like, yet, funding is difficult to obtain for the creation and/or retention of affordable housing.
- ◆ There does not appear to be a coordinated effort with regard to assisting the homelessness. Many agencies are involved, however, each one appears to operate independently of each other. Hearings, meetings, and agendas on the issue never seem to move forward.
- ◆ The Department should have a process in place to monitor the recipient(s) of these funds to ensure compliance with established contracts, scope of services, etc.
- ◆ With baby boomers about to retire, the District should also ensure that the growing senior population will have affordable housing in which to maintain a safe and secure quality of life.

DHCD's Response:

The Fenty Administration is taking a very proactive stance on homelessness, particularly with respect to the D. C. Village closing. The Department recently formed a portfolio management division that will monitor property owners that receive DHCD funding to ensure that rent levels are consistent with the levels that were promised, as well as ensure that the quality of the units provided comply with the required standards under the program.



Frances Mellon, resident, Wingate Towers and Apartments.

- ◆ What is the definition of “affordable” housing?
- ◆ There are numerous problems at The Wingate, especially the number of evictions. The Landlord/Tenant Court is backlogged with Wingate cases and the frustrating part is that the management office does not have detailed records regarding the payments of rent, or lack thereof. There are also issues with vermin and rodents. Given the amount of money the complex received from the government for rehabilitation, someone should investigate how those funds are, or were, used and how tenants’ payment records are maintained.

DHCD’s Response:

The Department will certainly be looking into these complaints.

Lucius Mangrum, co-president of Project Action.

- ◆ Project Action is a coalition of persons who are mentally and/or physically disabled. The organization serves the District, Maryland, and some parts of Virginia.
- ◆ Apartment buildings with accessible entrances located in the rear often do not comply with local laws. Those entrances sometimes cannot accommodate wheelchairs, ramps are not always free of trash and debris, and at times, lighting is inadequate, which makes the areas unsafe for those most vulnerable. Additionally, when entering or leaving through the rear of a building, there will be trashcans or dumpsters in the way and most times, you may have to fight a rodent or two. Additionally, most of these rear entrances are locked. How can it be accessible if disabled persons are unable to enter or leave, especially in an emergency?
- ◆ New housing units are usually non-accessible (townhouses, duplexes, etc.), as well as most apartment units. Additional affordable housing units must also include handicap accessibility.
- ◆ All government buildings should also be accessible.

DHCD’s Response:

The DHCD will certainly reach out to the Department of Public Works on some of those challenges you mentioned.

Projects funded by DHCD require that five percent of the total units be fully accessible. DHCD’s standards for accessibility require access entrances must be as near to the main entrance as possible, thereby affording the same courtesies and opportunities to all property residents. The same holds true for older buildings and those with difficult terrain; we try to incorporate access as near to the front entrance as possible. In addition to the 5 percent of accessible units, DHCD also requires that an additional 2 percent (apart from the 5 percent), be accessible for the hearing-impaired. Many of our developers are exceeding that and going to a higher number of accessible units. Actually, there’s a developing school of design called, “Universal Design”, where, units that normally would not be intended for mobility-impaired people, would be designed with the universal standard that would have wider doors and allow conversion of bathrooms and kitchens to serve handicapped, mobility-impaired residents, should the need arise. The Department does not have any influence with private developers in the District; we can only speak to projects funded by DHCD.

The Department also administers two rehabilitation programs: 1) the Single-Family Residential Rehabilitation (SFR); and 2) the Handicap Accessibility (HAP). The SFR program assists homeowners in bringing their property into compliance with the District’s housing codes and the HAP assists homeowners in making modifications to their residence to permit barrier-free accessibility. This fiscal year, the DHCD is looking to make the



HAP available for rental properties, which is somewhat more complicated because the property owner must initiate the application. It is done in other jurisdictions and DHCD is confident that it will work in the District also. The Department will also increase its outreach efforts to ensure that information regarding these programs is distributed not only to homeowners, but also to property owners and managers of tenant properties.

Lori White, project manager, Inclusion Research Institute.

- ◆ District of Columbia residents with mobility related disabilities face formidable barriers in low-income housing that is wheel chair accessible. It is extremely difficult to locate accessible housing in the District. The DHCD needs to work with its multi-unit housing developers to ensure that they comply with the Fair Housing Act, as amended, in 1988. Unfortunately, many housing providers fail to understand their obligations under this legislation. In fact, in 2005, a Housing and Urban Development Study on housing discrimination against persons with disabilities found that only slightly more than half of Americans know that it is illegal for landlords to refuse to make reasonable accommodations for persons with disabilities or to prevent reasonable modification to a housing unit. Many housing providers and tenants fail to realize that there are federal laws that govern these matters.
- ◆ Housing options are limited due to the age of the city's housing stock. Persons with physical disabilities are often forced into nursing homes because affordable, accessible housing is not available in our communities. The Department of Health's Medical Assistance Administration is facing the imminent closure of two nursing homes totaling 651 beds—a twenty-two percent reduction in the District's nursing home beds. Many of these displaced residents could be better served at home or in a lease restrictive setting. Providing housing that is both affordable and accessible will be key to ensuring that some of these District residents do not become homeless.
- ◆ DHCD should also expand and publicize its programs that offer loans to low-income households to accommodate the needs of family members with disabilities.

DHCD's Response:

If you are aware of any circumstances where reasonable accommodations (ramps, railings, etc.) have been denied, the tenant can file a complaint at HUD's Fair Housing and Equal Opportunity Office and see justice served. Once a developer receives DHCD funds for a project, they are informed that the housing is subject to the Fair Housing and Section 504 requirements, and that they must make reasonable accommodations for the tenants who need them, so, the Department does educate the developers up front.

Anthony Gray, Parent Watch.

- ◆ Residents are still waiting for the twenty percent of affordable housing for low-to-moderate income individuals and families, as promised with the development of the District's Downtown area. From what Mr. Gray has been able to determine, low- and moderate-income persons cannot afford to occupy the housing created in the downtown area. And those that may be able to qualify are unaware of the available programs.
- ◆ DHCD should consider some of its target audiences' reading and comprehension abilities and adjust their outreach campaigns accordingly and/or consider a partnership with organizations that deal with literacy, etc. The Department needs to make a concerted effort to ensure that information on its programs is distributed throughout the District so that residents can take advantage of these services.

DHCD's Response:

DHCD is developing additional strategies to increase its outreach efforts; for example, we have increased the number of these "NEEDS" hearings and are conducting them throughout the District of Columbia to afford all residents the opportunity to voice their concerns and recommendations to



improve housing and community development that help to stabilize their neighborhoods and communities. Pamela Hillsman-Johnson, DHCD's community development resource specialist is here and will gladly provide a schedule of upcoming hearings.

Robert Pohlman, executive director of the Coalition for Non-Profit Housing and Economic Development.

- ◆ Producing or preserving affordable housing of any kind in the District today is a challenge. But to produce housing affordable to extremely low-income households operated on the rents that those households can pay, and provide needed supportive services is rarely possible without government assistance in all three areas: production, operation, and supportive services.
- ◆ The District government is facing a growing crisis in housing its low-income population, especially, if they require additional services. The D.C. Housing Authority has over 40,000 households on wait lists for public and assisted housing, excluding many other households not on those lists that have special needs.
- ◆ This is the time for government agencies, with responsibility for housing persons with special needs, to come together to offer a streamlined, consolidated funding approach for this kind of housing. The funding stream should include development subsidies in the form of prioritized grants and loans from DHCD, nine percent tax credits from DHCD, bond financing, four percent tax credits from DHCD, discounted or donated land from the city, and capital grants from the city's capital budget and from social service agencies. Operating subsidies are needed to match production subsidies so that as new units are created, the rent from extremely low-income residents can be supplemented to provide sufficient income to operate the project.
- ◆ Closer coordination of our local rent supplement programs, project-based and sponsor-based component, is needed with DHCD's development financing to ensure that the requirements of each program work together seamlessly. There needs to be some kind of assurance that recipients of development financing will receive rent supplement when needed and vice versa.
- ◆ Supportive service funding from social services agencies is the third element that needs to be coordinated. To do this requires an inventory of available resources and a process for connecting those resources to production and operating funding for projects.
- ◆ A coherent and comprehensive strategy and plan committing specific amounts of each of these resources to addressing these challenges is needed.
- ◆ The Coalition is pleased to hear that DHCD is moving toward a more coordinated approach to funding supportive and special needs housing and expects to have a consolidated RFP by next year. As DHCD and other District agencies move in the direction of a coordinated approach, the Coalition requests that primary emphasis be placed on the importance of consumer choice to meet a variety of consumer needs.
- ◆ One size does not fit all in housing types, length of stay, and service models that are available. The District needs to address a range of special needs using a combination of approaches. Those that have proven successful in the past, as well as, new approaches that show promise.
- ◆ The Coalition encourages DHCD to include its in upcoming RFPs, ample funding for permanent housing for the chronically homeless, as well as, for other special needs allowing for a variety of approaches that will meet the varied needs of our residents.
- ◆ CNHED looks forward to working with the Department and other city agencies to develop an efficient and effective system for providing special needs housing and urges the Mayor and city council to significantly increase the resources devoted to this purpose so that the effort does not drain funding from other affordable housing initiatives including tenant purchase, home ownership, and the preservation of rental housing. Requests DHCD's partnership to ensure that future Department RFPs include adequate funding for special needs that allows for a variety of approaches to meeting the need.

Bobby Coward, deputy director of Direct Action and Chairman of Capitol Area ADAPT.

- ◆ Both organizations promote independent living options for people with disabilities and alternative service to alternative settings to institutional living.
- ◆ Seeking more integrated, wheelchair accessible, subsidized housing for low-income D.C. residents with disabilities. When a nursing home closes,



many District residents are sent to out-of-State facilities despite their desire to live in a District community with the support services they are entitled to receive.

- ◆ D.C. recently received a major five-year federal grant titled, “Money Follows A Person,” an incredible opportunity to receive a higher Medicaid reimbursement—an eighty-five percent federal match for every nursing home and ICF-MR. Before benefits from the program are realized, the District must adopt a housing option for people to transition back into the community.
- ◆ Seeking the use of HOME funds to help subsidize these types of units.

Dan Hall, director, Housing Development for Catholic Community Services of the Archdiocese or Catholic Charities of the Archdiocese of Washington.

- ◆ Catholic Charities is engaged in one of its most significant initiatives to date--the development of permanent supportive housing. Through this ambitious initiative we seek to become an integral player in the fight against chronic homelessness in the District of Columbia. It is our desire to create permanent supportive housing for the hundreds of men and women who currently use our shelter system as permanent housing.
- ◆ The reduction of sheltered beds can only come through the collaboration with the Department of Housing Community Development to provide the capital dollars needed to create the housing; the DC Housing Authority to provide the rent subsidies and other project based and unit based vouchers; and agencies like the Department of Mental Health and the Department of Human Services to provide the ongoing support necessary to end this cycle of homelessness.
- ◆ It is our desire to create large scale developments of 40 to 70 units of supportive housing. However, we honor and recognize that other models such as the scattered site approach, as well as, those that seek to tie individual tenancy to the services and programs have value for some of this population. We need to have a multitude of approaches to building and providing housing resources to end the cycle of homelessness.
- ◆ With the release of the November RFP, we firmly believe that the ongoing supportive service components of this RFP must be designed to help clients maintain a physical and emotional health. The RFP needs to include capital funding, rent subsidies, and service funding. As DHCD considers funding, attention must be given to the chronically homeless individuals, families, and those with dual diagnosis as well as homeless youth.
- ◆ Higher scoring should be paid to those who specifically target the chronically homeless. With DHCD's release of the RFP this fall, we believe that there should be a definition of supportive housing. At its most basic, supportive housing means tenants have individual or shared apartment units. Tenants hold leases for lengths of stay as up to the individual or family. There is no limitation, as long as, the tenant is in lease compliance. Housing affordability is ensured through a rent subsidy or rents are set at levels affordable to the target population. The tenant has access to flexible array of comprehensive services including medical services and wellness support, mental health, substance abuse management and recovery, vocational employment services, money management, coordinated support, life skills, household establishment, and tenant advocacy. There's a working partnership that includes ongoing communication between the supportive service providers, property owners, and property management entities.
- ◆ Parties may include both individuals and families with special needs and individuals and families without such needs. Where tenancy is mixed in a single site, project sponsors may allow all tenants access to onsite services regardless of whether or not they have identified special needs.

Robert Milsom, District resident.

- ◆ Resides at Freedom House, an organization run by So Others Might Eat (SOME). Is currently in a substance abuse recovery program and wanted to comment on how affordable housing is an integral component of a substance abuser's recovery.



- ◆ Mr. Milsom is very appreciative of the assistance provided by SOME and DHCD in helping substance abusers reclaim their lives and become productive members of the community.

David Pirtle, “Until We’re Home”.

- ◆ An organization of current and formerly homeless men and women from various shelters and transitional housing facilities throughout the city.
- ◆ Advocates for improvements in emergency shelter facilities; however, could not add much to what was already supplied by Andy Silver of the Washington Legal Clinic for the Homeless.
- ◆ The two and one-half years that he spent on the streets and in District shelters was an eye-opening experience. His assumptions about shelters had nothing to do with the realities that he discovered.
- ◆ The experience of someone who is mentally ill in a shelter is a nightmare. You don't have the ability to get yourself out of that situation and you cannot advocate for yourself, which puts you at the mercy of the system.
- ◆ The government did nothing to keep drug dealers out of District shelters until a resident was stabbed, then the Franklin Shelter began locking its gate.
- ◆ Two weeks after a new soup kitchen opened not far from One Judiciary Square, drug dealers were out front selling to the people and hopes that something can be done to help those that are unable to help themselves.

Charmane Falls, shelter resident.

- ◆ Ms. Falls is disabled, has been living in a shelter for approximately eight months, and is disappointed it is taking so long for her to get housing.
- ◆ There should be some guidelines or regulations implemented regarding shelters, especially as it related to school.
- ◆ Something must be done to improve the facilities and ensure one's safety.

Gladys Banks, current shelter resident.

- ◆ Has been attacked and threatened several times at her current shelter residence.
- ◆ Has been unable to meet with the Mayor since May (?) although she indicated that the Mayor told her to contact him.
- ◆ Regulations need to be implemented and enforced to ensure the safety of shelter residents.

Connie Cameron, homeless resident, with a fifteen (15) year-old daughter.

- ◆ Would like to find housing for herself and her daughter. Has some difficulty completing residency forms given that she does not have a permanent address. She and her daughter have been homeless approximately 4 years. During that time, they have lived in hotels, motels, shelters, family members and others, but never anything permanent. Is still waiting to hear from the D. C. Housing Authority regarding housing.
- ◆ Both mother and daughter have medical challenges that are exacerbated by their living conditions.
- ◆ Would really like to find housing in order to have a stable environment for her daughter to be able to attend school, etc.

Hannah M. Hawkins, native Washingtonian, director of Children of Mine Center, and DC Monitor.

- ◆ Remembers a gentler time in the District of Columbia when: 1) public housing was for the working class, the military, civil servants, teachers, firemen, and police officers; 2) goods and services were all located within walking distance of your home; 3) sleeping in the park was loitering and loitering was against the law; and 4) there was standing room only on the streetcars because everyone was on their way to work.
- ◆ The District government needs to take responsibility for the money that is being given to the landlords; it needs to be more involved in the



screening of the tenants; it needs to respond and take action when residents in Section 8 properties make complaints. Section 8 should be a program for people who want a better life, who want to rehabilitate themselves. It should not be for people who want to destroy an entire neighborhood and move on to the next like a bunch of locusts. We need to stop talking, meeting, planning, and studying, and just do the job that has got to be done. Stop tearing down forty units of public housing and replacing them with two unaffordable houses. Let's get down to the basics, let's stop looking at what may or may not work for other states and go back to what we had that did work for Washington, DC.

Robert James, Chairman of the Ward 8 Business Council

- ◆ There are many community resident facilities (CRF) quietly tucked away in Ward 8 and there will always be a need for this special housing. However, he believes that there is a need to pay the CRF operators to match the other areas under the same level of care in Maryland and Virginia. The special need housing dollars should include more facilities for adult daycare as well. These kind of programs are desperately needed to keep residents engaged and also to train some of the more functional ones to enter the workforce. Secondly, there is a need for more shelters throughout the city for the homeless. In light of all the gentrification in the District of Columbia, the incidence of homelessness is likely to increase due to the displacement of families.
- ◆ Homeless facilities should be designed to provide shelter and service so that the family moves toward self-sufficiency rather than ceremonial temporary housing. These families are caught up in a vicious cycle that unintentionally perpetuates homelessness.
- ◆ The DHCD has an opportunity to create a national model under the Fenty administration that embraces permanent re-entry into the community. Families, as well as the system must be held accountable; we have to look beyond the bricks and mortar and determine a way to help these families to transform into solid working citizens who can become homeowners and good neighbors.
- ◆ It would be helpful to create and implement a policy that mandates quality standards and principles of living in shelters. For example, all adults and parents should be required to leave the shelter five days a week to go to school, training, or to work. This will ultimately help to change the mind-set of entitlement and promote a sense of permanent independence from government.

DHCD's Response:

The Department will be certain to discuss your recommendations with the departments of Health and Mental Health. Thank you for taking the time to come out and share your comments.

James Bunn, executive director, Ward 8 Business Council.

- ◆ There is grave concern, especially in Ward 8, about the shrinking availability of affordable housing.
- ◆ It is incumbent that DHCD does everything possible to ensure that affordable housing is preserved. While the Ward 8 Business Council is a strong proponent of economic development, it does not want to see it happen at the expense of displacing longtime Ward 8 residents.
- ◆ Ward 8 is beginning an oasis for the elite, who seldom live in harmony with the disadvantaged. It is our responsibility to figure out how to insure that those citizens who have survived all the drugs and violence are afforded an opportunity to enjoy the peace and quiet, as well as the new retail restaurants that are coming. Something has to be done to encourage residents to be good neighbors; some move in quiet, settled neighborhoods and create havoc, without any accountability for living responsibly

DHCD's Response:

The Department is aware of the community's concerns regarding affordable housing and economic development. The DHCD is looking at ways to ensure that Ward 8 residents are aware of the jobs and others opportunities that these projects bring into the community.



Candace Reynolds, senior business development specialist, Anacostia Economic Development Center (AEDC)

- ◆ The AEDC supports DHCD's use of the CDBG program.
- ◆ Over the past two years, AEDC has engaged over twenty-five structures in the DHCD facade improvement program, and during this current year, AEDC's Small Business Development Center has been able to provide training and technical assistance to over 200 small businesses located in the District of Columbia.
- ◆ AEDC believes that CDBG funds are an important resource in the revitalization of our neighborhoods and that DHCD is a most capable District of Columbia agency.

Michael Watts, Jr., President and Chief Executive Officer, Marshall Heights Community Development Organization (MHCDO)

- ◆ Marshall Heights is a nonprofit community development organization that has undertaken comprehensive community development activities in the Ward since 1979. Our mission is to help grow Ward 7 into the District of Columbia's most welcoming, prospering and livable community for everyone. To accomplish this goal, we engage in housing and economic development activities, and provide a variety of education, training, and assistance programs.
- ◆ Its 28-year legacy of service has been realized through strong support received over the years from collaborative partners such as DHCD. A community-building visionary such as its founder, Lloyd D. Smith, and Chairman Emeritus, Richard Hamilton, forged this long-standing relationship between the city and Marshall Heights and the organization looks forward to continuing a winning partnership with DHCD.
- ◆ In Fiscal Year '07, Marshall Heights executed a variety of projects involving nearly 800,000 grants made available through DHCD, which includes their our land intake program to provide land intake services to 125 residents to address issues related to the use of land and residential environment.
- ◆ ***Housing counseling services*** -- Marshall Heights was charged to provide housing counseling services to 1400 residents. They are proud to have exceeded that target goal, with services provided pertaining to pre-purchasing counseling, credit counseling and home ownership workshops. More than 140 persons were registered for the Home Buyers Club and more than 385 applications were processed. As a result of these diligent efforts, 34 persons received foreclosure prevention services, and 70 people became first-time home buyers via services offered by Marshall Heights, our capable staff of housing counselors.
- ◆ ***Crime prevention*** -- Residents of Lincoln Heights and Richardson Dwellings (both Ward 7 public housing communities are slated for re-development under the city's ***New Communities Initiative***) participated in crime prevention leadership academy. In advance of implementation of these programs, residents were engaged in planning sessions and instruction courses using the Restorative Justice Model to build the capacity to relate to the environment and skills and to advocate for themselves and become better neighbors.
- ◆ In small business development, technical assistance provided through Ward 7 and Ward 8 businesses, this much anticipated directory, Soul of the City, is due to published in November 2007. Marshall Heights provided education training to 20 Ward 7 and Ward 8 LSDBE-certified businesses and contractors.
- ◆ With over 200 years of housing and development, Marshall Heights is the largest developer of affordable housing of any kind in Ward 7. Projects include Mayfair Mansion -- which is as you know an historic opportunity for our residents here, which we're quite proud of and worked very hard with you and our other partners to make that happen -- Hilltop Terrace II, and Phase II of the development property located at Hannah Place, S.E., in Fort Dupont, where about 14 units of housing in Hamilton's Landing, which is being located in the historic Deanwood community.
- ◆ MHCDO appreciates DHCD's support and anticipate even greater heights of achievement through our continued partnerships.



Rebecca Lee. I'm a youth at Covenant House Washington.

- ◆ There is a great need for affordable housing the D.C. area. One cannot afford housing earning minimum wage; the minimum rent for most apartments in the region is \$740 per month for an efficiency or one-bedroom unit, excluding utilities.
- ◆ Affordable housing will provide a better opportunity for single parent, low-income households and afford young people somewhere to call home. If you cannot afford to pay rent, you have to stay with family or friends, or you end up homeless on the street or in the shelter.
- ◆ According to the U.S. Department of Housing and Urban Development's Homes and Communities website, the basic definition of affordability is where a household pays no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.
- ◆ The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their basic needs such as nutrition and health care or saving for their future and that of their family.
- ◆ Ms. Lee is current homeless and living in a shelter, therefore, homelessness is a big issue for her. The District's current shelter system and process is inadequate to provide any real assist to persons trying to become stable. In closing, homelessness and affordable housing goes hand in hand—if cannot afford to live somewhere, you may end up homeless.

Julian Taylor, real estate agent, Fairfax Realty, Georgetown office.

- ◆ Is heartened and saddened that most District residents are unaware of DHCD's home ownership opportunities.
- ◆ He is trying to market these programs to clients and has met some resistance, especially from apartment owners selling their buildings. It appears that some owners and /or agents do not want tenants to know that they have a right to first refusal when an apartment building is put on the market.
- ◆ Mr. Taylor is very enthusiastic about DHCD's home ownership programs and wants to work with the Department to help get the word out.

DHCD's RESPONSE:

Anita Visser, DHCD Housing Regulation Administrator noted that the agency is developing special training for real estate professionals, to which Mr. Taylor was extremely please. Ms. Visser indicated that as soon as the training materials are completed and dates confirmed, Mr. Taylor would be notified. Mr. Taylor also asked for and received contact information for Charles Lindsay and Alan Bray. Mr. Trent thanked Mr. Taylor for his comments and referred him to Janice Blassingame, manager of DHCD's Home Purchase Assistance Program (HPAP).

Burnetta Coles, District resident.

Ms. Coles is a native Washingtonian and raised several concerns regarding DHCD's legal authority and its performance, or lack thereof.

- ◆ In 1934, the housing monies came from the District of Columbia Act. Those funds were for the residents of the District of Columbia prior to residents becoming rightful subjects of the legislation under Public Law 9298, Section 302, which is the Home Rule Act.
- ◆ Ms. Coles' research over the years indicates that none of the funds directed under the Home Rule Act of 1934, '37, and '58 through today were used in required compliance:
 1. There were no new housing for the poor, as required, except those particular housing projects created for those which DHCD granted money to demolish, in violation of the Housing Act of the United States(?). The Department's non-compliance in the use of these funds is affecting the city's communities.
 2. Ms. Coles indicated that unless she received adequate responses, she will request investigations into what she believes are "atrocities" that



have been and are being committed in District of Columbia communities (i.e., lack of affordable housing, etc.).

- ◆ Ms. Coles indicated that these issues transcend race and shows a lack of respect for District communities.
- ◆ She was also concerned that there appeared to be different notices regarding the hearings and how confusing the information was. The Department should ensure that the same information is distributed to District residents to ensure everyone is knowledgeable regarding these hearings.

DHCD's RESPONSE:

Mr. Trent thanked Ms. Coles for her testimony and Alan Bray explained to Ms. Coles that she was referring to separate hearings, which is why the notices are different.

Stephanie Rones, executive director, Premier Community Development Corporation located in Ward 5.

- ◆ Cited a study by the Urban Institute that the demographics in Ward 5 are changing drastically and that many of its low- and middle-income residents are being displaced. The DHCD should note this study because Ward 5 is one of the last areas of affordable housing in the District. The study also cited that the number of low-income families obtaining mortgages in the District has plummeted during the past decade as property values have soared and the city has attracted younger and more affluent residents.
- ◆ Ten years ago, seventeen percent of District homebuyers were low-income (defined as a family of four with an income of \$45,000 or less). In 2005, the most recent year for which data was available, the rate had slipped to just over four percent—a very drastic decline, especially in neighborhoods like Eckington, Brookland, and Woodridge. With the soaring home prices, she is saddened to know that when her son graduates from college, he will not be able to afford a house in the community, given that the average price for a three-bedroom, two-bath house is \$400,000; and condominiums are selling for not less than \$300,000.00. Even if lower priced units are available, a mortgage, along with condominium fees could still amount to more than \$2,000 per month.
- ◆ The racial demographics in Ward 5 has changed dramatically—Blacks accounted for nearly eighty five percent of the mortgages to buy homes between 1997 and 2000. However, in 2005, the rate dropped to fifty-three percent. The number of loans granted to whites, however, rose from nine percent to thirty-three percent. The problem stems from gentrification and displacement and, she believes, that unless there is a calculated and cohesive response from the city, middle-income African-Americans will be unable to afford to buy, or remain in the District of Columbia.

Cynthia Hill, resident of Ward 5; community outreach specialist with the DC Housing Finance Agency (HFA).

- ◆ Ms. Hill presented testimony personally, as a resident, and professionally as representing the FHA. She provided information on loan products offered through HFA, including the DC Bond Program, which has an infusion of \$50 million dollars for affordable housing for individuals and families that desire to purchase a house in the District of Columbia. Eighty percent of the of the District of Columbia includes targeted areas—including Ward 5, and she wants to ensure that as many residents as possible are aware of the program.
- ◆ The DC Bond Program also works with DHCD's HPAP and Employer-Assisted Housing programs (EAHP). Loans that are available through HPAP and EAHP are zero percent interest rate, and loans through the DC bond program are below market rate.

Ms. Hill was questioned by the audience on several aspects of the DC Bond Program:

1. **Is the Bond Program for low-income applicants?** NO, the income for a single person may be as high as \$108,000 per year. Many times, applicants disqualify themselves based on their income. She recommends that applicants consider using the DC Bond Program. Also, if an applicant purchases a unit in a targeted area, the income guidelines may be waived.



2. **Are District residents given a preference?** No, the program is open to anyone who desires to purchase in the District. Workshops are available at HFA's office, 815 Florida Avenue, NW. Contact HFA at 202.777.1600.

The audience continued to question Ms. Hill regarding the Bond program until Mr. Charles Lindsay, DHCD's Legislative Affairs Specialist, interceded and requested that those persons with questions regarding HFA's programs should speak with Ms. Hill separate from the hearing.

Crystal L. Bradley-Lee. Native Washingtonian, resident of Ward 5.

- ✦ Recognizes that demographic and economic changes are occurring in her community; she is unable to afford her mother's home, now valued at more than \$500,000.
- ✦ Is aware that some property owners have forced tenants from their units and converted the buildings into condominiums, and believes her landlord may be contemplating the same move.
- ✦ Currently pays \$900 in rent for a one-bedroom, with den. She and her husband would like to purchase a home and while they are aware of the programs, many residents are not. DHCD has to be more aggressive in marketing these programs to District residents.
- ✦ Several years ago, Walter Fauntroy hosted a community meeting where residents—some, who had owned their homes for more than forty (40) years, were forced out for various reasons, and others who were unable afford costly home repairs. Better marketing of DHCD's home repair program would be beneficial to many residents. That is the key to maintaining communities and neighborhoods.

DHCD's Response:

Anita Visser, DHCD's Housing Regulation Administrator addressed the issue of property owners converting rental units to condominiums and stated that there are very specific rules that must be followed, and that District tenants have some of the strongest rights in the country on the first right to purchase when their building goes on the market for sell. She encouraged Ms. Bradley-Lee to contact the District's Housing Service Center, at 202.44204610 to speak with one of the contact representatives, especially regarding the situation she mentioned about tenants being forced out and rental units being converted to condominiums.

The agency has several programs to assist District residents with rehabilitating their properties, along with programs to repairs roofs and remove lead-based paint. Ms. Bradley-Lee was referred to the manager of DHCD's First Right Purchase Assistance program, who was present at the hearing, for additional information and assistance.

Mary Pratt, District resident.

Ms. Pratt is a senior citizen and complained about the process and the amount of paperwork involved with the residential rehabilitation program. DHCD puts an applicant through so much, it becomes like, "Why bother?" She has used a community-based organization; however, it was not helpful.

DHCD's RESPONSE;

The Department assists as many residents as possible with the limited amount of funds available for the single-family rehabilitation program. We ask that applicants apply for financing through conventional means (banks, etc.) first and if you are denied, then come to DHCD and we will assist you. We are working to reduce the amount of paperwork, however, these are federal dollars, and the Department is required to meet reporting specific criteria, which requires documentation. The agency does contract with several community-based organizations (CBOs) that will assist residents with



completing their application. Regarding the lack of assistance, she indicated she received at one CBO; Ms. Pratt was referred to one of DHCD's program managers in the audience. She was also asked to complete a comment card and to share her experience with the CBO that she contacted.

Public Hearing for the FY2009 Consolidated Annual Action Plan for the District of Columbia

The following are excerpts of testimony from the public hearings held on March 19th, 2008 conducted by the Department of Housing and Community Development (DHCD), in the development of its Fiscal Year 2009 Consolidated Annual Action Plan. The amount of testimony is too voluminous to detail; these excerpts highlight testimony from some of the witnesses. ***Copies of complete transcripts are available, via e-mail, at DHCDEvents@dc.gov.***

Hazel Broadnax, executive director, Emory Beacon of Light

- ◆ Emory Beacon of Light is a faith-based, nonprofit organization created in 1996, under Emory United Methodist Church. The organization is also a participating member of the Washington Interfaith Network (WIN). Thanks to grants from DHCD, EBL has made great strides in crime and drug prevention initiatives, homeless outreach and housing, and small business and economic development along the corridors of Georgia Avenue and Kennedy Street, N.W. Over the past 18 months, EBL has served several hundred persons through these and other program. They also have a free immigration clinic, transitional housing for families, after-school tutoring and a food pantry.
- ◆ The group is currently working on a mixed-use project jointly with their church that will provide housing for seniors, persons with HIV/AIDS, and other transitional families. EBL is also working, through the Neighborhood Investment Fund, to do the project in conjunction with the Office of the Deputy Mayor for Planning and Economic Development (DMPED) to leverage all of their grants for this initiative.
- ◆ They have also created ***Beacon Brightwood Business Alliance*** to give Brightwood businesses a consistent and united voice of advocacy. These are just a brief overview of the initiatives the EBL has created and is working on and a lot of these programs and projects would not have come to fruition had it not been for the funding granted to them by DHCD.
- ◆ Over the past twenty-four (24) months, EBL has served more than one hundred (100) individuals in its Transitional Housing Program; provided technical assistance to more than 72 businesses; sponsored a youth retreat last year; and took forty-three (43) inner-city youth through its Crime and Drug Prevention Program. They have interfaced with more than 150 Brightwood residents through their Crime and Drug Prevention Program and Crime Awareness Seminars and Symposiums. Additionally, the organization conducts bi-weekly meetings with youth under the Crime and Drug Prevention Program. More than 200 families have benefited from its food pantry.
- ◆ The EBL supports DHCD's FY 2009 Annual Action Plan to HUD. The group believes that home ownership and the other initiatives proposed in the action plan are critical not only to the Brightwood community, but to the District of Columbia as well. The EBL and the members of Emory United Methodist Church are ready and willing to assist DHCD.

Doris Sarumi, senior developer, Marshall Heights Community Development Organization (MHCDO).

- ◆ Presenting testimony on behalf of MHCDO's president and chief executive officer, Michael Watts, and Floyd Myers, Chairman of the Board of Directors



- ◆ Marshall Heights is a nonprofit community development corporation that has undertaken comprehensive community development activities in Ward 7 since 1979. Its mission is the help grow and enhance Ward 7 into the District of Columbia's most welcoming, prospering, livable community to be enjoyed by everyone. To accomplish this MHCDO engages in housing and economic and neighborhood activities and provides a variety of education, training, and assistance programs. A large part of its success is due to the great relationship the organization has maintained with the Office of the Deputy of the Mayor of Economic Development (DMPED) and the Department of Housing and Community Development (DHCD).
- ◆ The MHCDO supports DHCD's *Draft* FY 2009 Annual Action Plan; the priorities identified are consistent with the needs of District residents seeking affordable rental and purchasing opportunities through Marshall Heights. This is also an opportunity for DHCD to consider some adjustments to the Plan that may lead to more effective and meaningful service delivery.
 - The draft Plan poses the appropriate range of activities and types and kind of housing and commercial production; however, MHCDO believes that the critical challenge is to increase the production of affordable, rental housing, especially for large families in need of 3- and 4-bedroom units.
 - The three (3) main areas for reconsideration in DHCD's FY 2009 Action Plan are homebuyer counseling, emergency assistance, and neighborhood economic revitalization. MHCDO provides a variety of housing counseling services to a broad spectrum of residents East of the River; however, more and more residents are seeking assistance with homebuying challenges and the loss of housing through eviction or foreclosure. Last year MHCDO counseled ten (10) residents facing foreclosure; to date, they have already counseled twenty-two (22) and feel this is due, in part, to the current foreclosure crisis and the tightening of credit. The demand for technical assistance and general counseling for local business owners is also on the increase; MHCDO counseling staff must refer twenty-five percent (25%) of those requiring services to other agencies due to the workload.
 - There is an overwhelming need to add a financial literacy component to job training in the District. As residents complete job training and increase their earning potential, they should also acquire the skill set necessary to better manage incomes and prepare for the dreams of purchasing. In summary, in order to make sure that the stock of affordable housing is fully accessible, we must fully prepare them for the task of purchasing.
 - The FY 2009 *Draft* Action Plan can be an impetus for improvement. Strategic recruitment of beneficial neighborhood and community servicing business and retailers should include health facilities, bookstores, office suppliers, general merchandising, and hardware since we have a huge number of homeowners.
- ◆ With more than 20 years of housing and community development, Marshall Heights is the largest developer of affordable housing in Ward 7. Their projects include 160-condominium conversion units at Mayfair Mansions, fourteen (14) new home ownership units at Hilltop located at Hannah Place, S.E., in Fort DuPont, and fourteen (14) units at Hamilton's Landing located in the historic Deanwood community, all of which has been supported by DHCD.
- ◆ Requested additional funding to enhance housing counseling staff and for neighborhood revitalization.

Brian Juskus, Advocacy Coordinator for Manna, Inc.

- ◆ MANNA is a non-profit, affordable home ownership housing and community development organization in the District. MANNA supports the overall objectives of DHCD's FY 2009 Action Plan, however, outlined the following details based on their experience:
 - Shares the Department's anti-poverty strategy as outlined on the report.



- DHCD's commitment to increase funding for tenant purchase is commendable and crucial, especially given the newspaper articles on District slumlords and Department of Consumer and Regulatory Affairs' (DCRA) loopholes that have left many low-income tenants displaced.
- Manna applauds DHCD's use of CDBG and the American Dream Downpayment Initiative (ADDI) funds to support the Home Purchase Assistance Program (HPAP), especially in light of lenders tightening their standards. HPAP funding needs to be maintained, at least equal to the FY 2008 levels.
- HPAP funding needs to remain dedicated to its traditional use as loans that are recaptured at refinance or sale and recycled through the repayment fund into new HPAP loans. This is an effective and efficient use of HPAP funds to ensure a long-term revolving fund to support low- and moderate-income home ownership in the future.
- The \$4.6 million in CDBG funds allocated to affordable housing programs within the Office of the Deputy Major for Planning and Economic Development appear to duplicate the HPAP program and *Home Again Initiative*. Additional clarification on how these programs differ is needed.
- ◆ The Action Plan also references the Site Acquisition Funding Initiative (SAFI) as a fund to help nonprofit organizations to be competitive in the District's real estate market. Unfortunately, this innovative and successful program also automatically triggers the resale restrictions that are contained in the Housing Production Trust Fund (HPTF) legislation. SAFI is a short-term loan that is repaid within a few years; MANNA recommends that the Department work to exempt SAFI from the resale restrictions.
- ◆ Regarding HOME recapture and resale restrictions, Manna continues to support recaptured provisions that are reasonable and fair because they generate funds in the future for affordable housing and homebuyer assistances. MANNA also supports short-term resale restrictions on affordable single-family and multi-family ownership units, but nothing longer than what federal regulations already require.
- ◆ MANNA also supports shorter restrictions on smaller units, like one or two bedroom condominiums so that families have the flexibility that is essential to grow in number and in financial stability. Federal regulations state that the resale requirements must also insure that the price at resale provides the original homeowner a fair return on investment and MANNA agrees; however, there is concern that some of the resale requirements already in effect do not ensure a fair return but rather, puts the owner at risk due to instability of interest rate, insurance, and tax costs in today's volatile market.
- ◆ MANNA is concerned that sometimes, proposed resale restrictions have been somewhat arbitrary. Why are these restrictions incurred on the equity rather than tie affordable home values to changes in income levels or to inflation indexes, etc.? It would benefit the homeowner and the city if low-income buyers were able to build equity and become financially self-sufficient.
- ◆ Otherwise, restrictions will create a stagnant class of homeowners who cannot move out or reach their dream of full home ownership. There is evidence from some other jurisdictions that indicate that the District government will soon confront the issues with the restrictions, such as, spending more money to manage every resale of restricted property, or providing new funds to spur home repairs due to the lack of traditional financial incentives (full property value). It is recommended that DHCD revisit this issue.
- ◆ MANNA looks forward to continuing its work with DHCD to strengthen families and stabilize neighborhoods by helping low-income residents build equity for the future.

Alex Froe, District resident, Ward 1.

- ◆ Spoke against the restrictions that limit an owner's ability to use a property's equity if purchase with a government grant or loan.
- ◆ It is unfair to penalize homeowners that used government funds to purchase a home. They have paid the mortgage, insurance, and maintained upkeep, only to have the city be in charge by limiting the amount of equity they may realize when selling or refinancing. It appears that the District may be attempting to ensure the continuity of low-income constituents.



- ◆ Taking away earned equity and profit puts additional “strings” on grants and loans that are not free to begin with. If the goal is to keep housing affordable, then focus on that; however the focus is diverted to keeping poverty in the loop.
- ◆ At the end of the day, the value of her property is her safety net for college, death, or even owning her own business. She has invested in her home, so why shouldn’t her home work for her? The cycle of poverty will be maintained in the District or low-income residents will continue to be pushed out.
- ◆ When making decisions, please consider the children to come and what they will have. Think of your child or grandchild who wants to purchase their home or even pass it on; their opportunities will be restricted by these long-term policies.

Kimberly Henderson, representing Maudine Cooper and the Greater Washington Urban League.

- ◆ The Greater Washington Urban League administers two (2) programs that receive funding passed through DHCD from the U.S. Department of Housing and Urban Development. We administer the Home Purchase Assistance Program, Tenant-Based Rental Assistance, and the Short-Term Assistance Program for persons living with HIV/AIDS and are proud of their accomplishments with these programs. In fiscal year 2007, GWUL closed 513 loans, exceeding their performance goal. They are also on track to meet FY ’08 goals with 254 loans closed to-date. These numbers include 216 HPAP loans, 13 Employer-Assistance Housing Program loans, and 25 EAHP/HPAP combo loans.
- ◆ Approximately \$39,000 is disbursed each month to thirty-eight (38) Tenant-Based Rental Assistance HOPWA clients. Based on their excellent service record, the Prince George's County Department of Housing and Community Development engaged the Greater Washington Urban League to administer their HOPWA Program to serve up to 250 clients and additional Short-Term Assistance clients in Prince George's, Calvert, and Charles counties.
- ◆ These two programs give us a unique perspective on the need for affordable housing options for those seeking to own and rent decent housing in the District. Residents seeking affordable rental housing share the same frustration as residents who seek to own affordable houses. Both groups find affordable options in short supply. Further, GWUL remains extremely concerned about the number of clients and residents in general who spend far more than 30 percent of their income on housing.
- ◆ DHCD's efforts to continue funding HPAP at a level that will produce 450+ homeowners in future years is commendable and applauded by the GWUL. Fostering attractive, affordable housing for our most vulnerable populations supports the City's objective to continue this economic expansion while serving to expand inclusion to even our poorest residents.
- ◆ The GWUL applauds and encourages Department's efforts and other initiatives such as the centralized database for residents, marketing of affordable units, and the exploration of an interest rate buy down program. The GWUL has worked closely with the DC Workforce Housing Land Trust and provided significant counsel to its creators as just one example. They strongly believe that these new initiatives will bring vitality to DHCD's programs and help to meet unmet needs.
- ◆ Lastly, as mentioned before, the GWUL has twenty-five (25) combination HPAP/EAHP loans. They have enjoyed watching this program grow as an indication that more DC government employees would really like to live in the city. The Department is encouraged to consider increasing the assistance levels from its current limit of \$10,000 for the EAHP only program. They are certain that the EAHP program will grow substantially along with the City's tax base, if more is done in the workforce-housing arena.

Mike Dinka, program manager, DC Tenant Purchase Technical Assistance program, University Legal Services (ULS).

- ◆ The Tenant Purchase Technical Assistance program is an extremely important tool for the District and it has been very successful: over the past 27 years, ULS has helped to acquire well over one hundred (100) buildings and converted more than 4,000 rental units into tenant-owned and controlled affordable housing.



- ◆ DC has one of the smartest and farthest-reaching thinking programs in the U.S., and it is good that DHCD is looking at consolidating and bolstering this program. It is time for the District to come forward with “best practices” that other cities can use to further and further and I think it's time that when people are looking for best practices you know, these is one of those programs they can come here if we take care of this program.
- ◆ The requirements for tenant purchase increased ten-fold eight or nine years ago and the internal staff at DHCD has been pretty much one person during all that time. While new staff may be coming on board shortly, there is a great deal of corporate history in that position and losing it would be a shame.
- ◆ It would be helpful if the actual funding for projects worked more efficiently and he would appreciate another opportunity to discuss this with DHCD's leadership.

Robert Pohlman. Executive Director of the Coalition for Nonprofit Housing and Economic Development (CNHED).

- ◆ Agrees that the District of Columbia needs a collaborative process to establish a unified (residents, government agencies, and other stakeholders) vision for housing and community development needs. This process would help to identify how much money is spent on various kinds of housing initiatives and devise smarter ways to use those resources. The Annual Action Plan should be the plan that determines what will be achieved and how.
- ◆ Presented several specific comments regarding the District's Annual Action Plan:
 - Commended DHCD for proposing to fund the HPAP program in FY '09 at the \$35 million level and CNHED will certainly support what appears to be a \$20 million request for appropriate funding;
 - Because detail breakout of projected funding was excluded from HPTF resources, it is impossible to determine the amount of funding DHCD plans to set-aside for tenants who wish to exercise their first right to purchase.
 - There appears to be duplicative programs contained in the FY '09 Annual Action Plan under the Deputy Mayor for Planning and Economic Development. Specifically, Page 39 references an affordable/workforce housing plan; Page 40 references a Home Purchase Assistance Program, with guidelines that appear to differ from DHCD's HPAP program; and Page 41 references a housing rehab revolving loan fund. The Action Plan should be completely transparent regarding the purpose of these programs, how they differ from DHCD programs, and why they are administered separately.
- ◆ The Action Plan appears to be carefully prepared and CNHED commends DHCD for its good work on the Plan; however, the across the board planning, coordination, and strategizing required needed to carry out a truly effective affordable housing program for the District of Columbia is not fully reflected in the plan.

Cardell Shelton, ANC Commissioner, Ward 8.

Mr. Shelton voiced several concerns facing Ward 8:

- ◆ The community-based organizations (CBOs) in Ward 8 are not reaching out to neighborhoods and communities. There are more than 80,000 young people in Ward 8; however, there are no facilities in place to teach trade skills (carpentry, masonry, electrical, and mechanical) to help the youth become productive members of society; yet CBOs continue to receive funding to help Ward 8 youth to take advantage of employment opportunities in the Ward.
- ◆ Requested a copy of CBOs' contracts to determine their mission, contract requirements (amount of funds and what they are required to accomplish), and who are the benefactors of their services.
- ◆ African-American tradesmen (carpenters, bricklayers, etc.) rarely, if ever, receive opportunities to participate in government-funded projects, especially in Ward 8.



- ◆ Based on the amount of funds spent in Ward 8, is extremely dissatisfied with the lack of quality goods and services that are available in the Ward 8. The abundance of businesses is limited to barber shops, hair salons, and nail and pedicure shops. There are no “sit down” restaurants, hardware stores, very limited cleaners, nowhere to purchase a necktie or lingerie; these are basic services that all communities need.
- ◆ There is a lot a talent in Ward 8 to help spur its economic growth, but no mechanism or outlet is in place to nurture that growth. The old rules are not working and something new has to happen to ensure the continued revitalization and viability of Ward 8.
- ◆ There are companies and organizations willing to help the young people in Ward 8; but they are not willing to do all of the work. The Vocational Training Institution needs a facility that could be rehabbed to get started. Financial commitments have been made if the VTI can put a program together. But VTI needs DHCD’s financial and technical assistance.
- ◆ Mr. Shelton stated that he is available to meet with DHCD’s leadership at anytime to discuss the needs of Ward 8.

Appendix H HOPWA FY2009 Action Plan

DISTRICT OF COLUMBIA EMA HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) CONSOLIDATED PLAN

FY2009 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, HIV-AIDS Administration (HAA) is the sub-recipient of the HOPWA funds received by the District. The regional HOPWA allocation is administered through and monitored by HAA.

HAA will enact memoranda of understanding with a governmental or quasi-governmental entity in northern Virginia and suburban Maryland to serve as the administrative agent for HOPWA funded services in the respective jurisdiction. HAA will provide sub-grants or other service agreements to Project Sponsors for direct services in the District of Columbia and Jefferson County, West Virginia. HAA sub-grant Project Sponsors include:

❑ **Prince George County Department of Housing and Community Development (suburban Maryland)**

The HOPWA Program in Suburban Maryland consists of two program, tenant-based rental assistance and short-term rental, mortgage and utility assistance, and provides services to residents of Prince George's County, Calvert County and Charles County. The Counties also provide clients access to health-care and other services offered through the Ryan White CARE Act and other programs. Prince George's County acts as the administrative agent, and the Greater Washington Urban League is the project sponsor for the two 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. The priorities and allocations of the Suburban Maryland region are coordinated with those of the Washington, D.C. Eligible Metropolitan Area.

❑ **Northern Virginia Regional Commission (NVRC)**

The Northern and Northwest Virginia portion of the EMSA will serve residents of seventeen 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 Administrative Agent on behalf of Northern and Northwest 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, Culpepper, 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) serves as the administrative agent for the Ryan White Title I and HOPWA funding for the West Virginia jurisdiction of the Washington DC EMA, and provides direct services as well. ANTS are the project sponsor for 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.

A critically important consideration is the extent to which services supported by either HOPWA or the CARE Act can be made more transportable among political subdivisions within the EMSA. The costs of living – and in particular, the cost of safe, affordable housing – vary widely among the political subdivisions. Anecdotal evidence suggests that some clients would prefer to be housed in a neighboring jurisdiction, but do not seek that housing service because it might end their eligibility for services supported by the CARE Act. HAA has requested technical assistance on the difficulties associated with managing clients within a highly subdivided eligible area, and expects to have a thorough review during HOPWA Grant Year 16. The technical assistance will be designed to test the proposition that the boundaries among the political subdivisions can be lifted without a substantial threat to stability of the service delivery systems.

This review may lead to a thorough re-consideration of established relationships among HAA, the administrative agents and project sponsors.



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

District of Columbia

Suburban Maryland

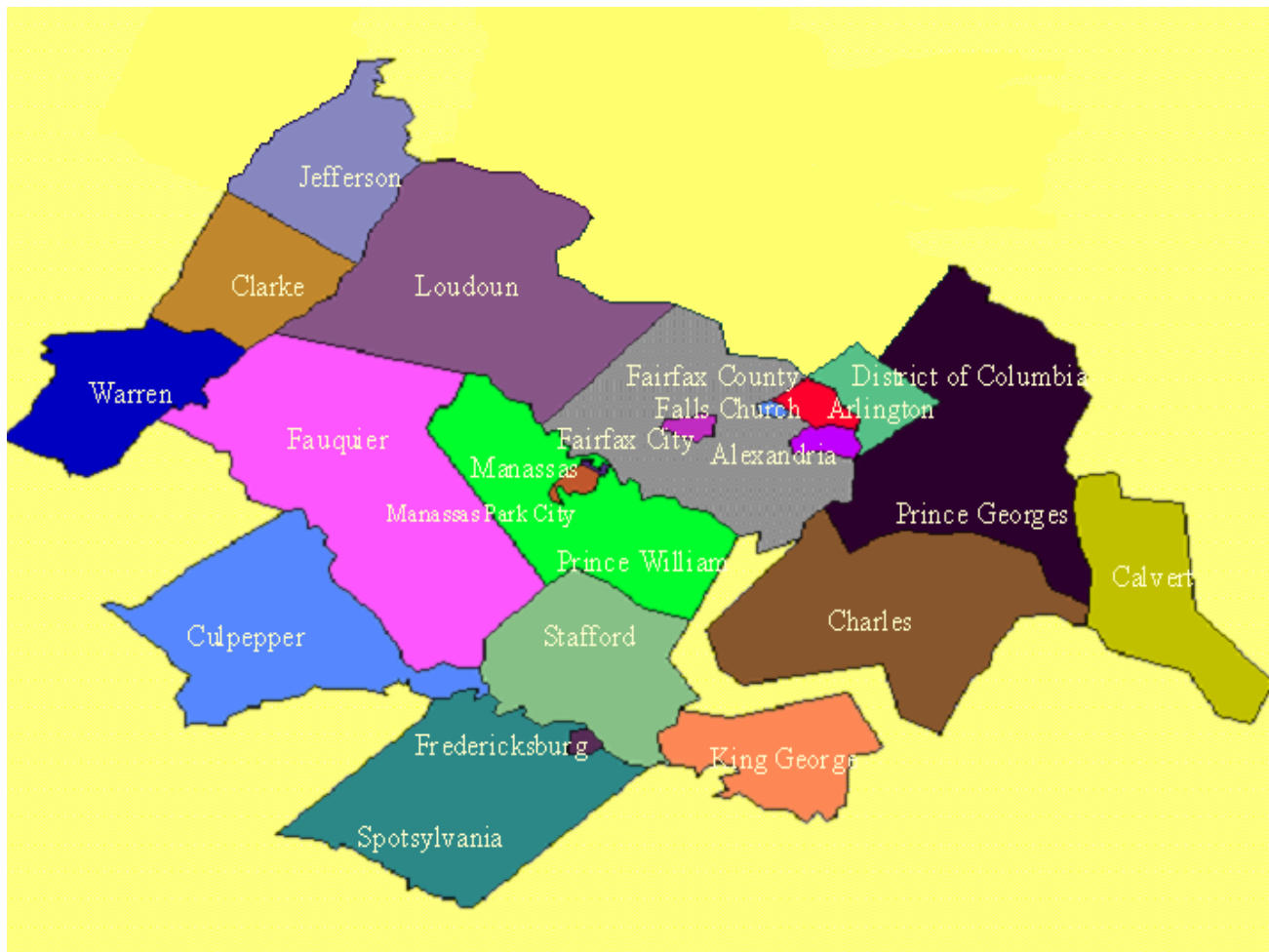
Calvert County
Charles County
Prince Georges County

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

HAA is conducting a thorough review of the programs and services supported by HOPWA, and intend to re-consider each of the service categories supported. As such, there may be some substantial development of the program during the next grant year, coupled with a re-alignment of the services supported.

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

Home Purchase Readiness Empowerment Program (Home PREP)

During Grant Year 15, HAA supported a program to offer homebuyer education classes that covered budgeting; maintaining a good credit rating; the basics of the home buying process; how to obtain financing; and how to save 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.

The first year of this pilot program is completed, and the relative success of the program is under review. The program will be eligible for continuation pending the results of that review.

Housing Case Management

During Grant Year 15, HAA supported housing related case management services to PWAs receiving housing assistance (HOPWA). The program has two goals: First, to reduce homelessness by supporting clients in their efforts to remain in a secure, safe and stable housing environment; second, to facilitate the transition to permanent housing within a three (3) year time frame where possible.

These services are designed to augment, but not supplement, other forms of case management provided to clients. The services include

1. Housing assessment
 - a. Client's eligibility for housing programs
 - b. Current and potential income
 - c. Credit and rental histories
 - d. Health status
 - e. Substance abuse and mental health history
 - f. Familial, social and community support; and any other factors needs consideration or disqualifier from certain types of housing assistance in the community
2. Housing plan. In collaboration with other care and case management providers, a plan to address the housing needs will be developed, discussed with the client and implemented.
3. Ongoing services.



- a. Conduct monthly home visits and inspections.
 - b. Submit monthly home visit reports to the Housing provider and Gatekeeper.
 - c. Conduct reassessment of client's housing needs every 6 months.
 - d. Conduct housing plan updates every 6 months.
4. Housing case manager must meet with the primary case manager monthly and document in client's file.

Job Readiness

During Grant Year 15, HAA supported two providers to develop and administer a Job Readiness Initiative to HAA funded housing program clients. The purposes of the program are to increase access to existing District, Federal, and private sector job training and placement programs, improve linkage to existing job training and placement programs and provide career planning, resume writing, interview preparation, and post-employment placement support.

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

1. Conduct a survey and needs assessment of job training and placement services needed by people with HIV/AIDS, with a view towards identifying gaps in the existing District, federal and private sector programs.
2. Develop or review an individualized service plan for employment objectives, to include employment outcomes, needed vocational rehabilitation services and referrals to providers of employment services.
3. Provide directly or through referral the following components: job readiness, job training, placement, transportation stipends, childcare, and clothing referrals or clothing vouchers (the individualized plan for employment will include employment outcomes, needed vocational rehabilitation services and referral to providers of employment services);
4. Provide for a third party evaluation of the program, including development and data collection on outcome measures to indicate the success of the program.

Re-Entry PWA Job Training

Stable housing often 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 "engage able" Re-entry PWAs appears to be increasing and many of those generally have lower educational levels, less work experience and a higher degree of physical and mental health challenges than those who have become employed.

During Grant Year 15, HAA supported a program designed to identify people with HIV in these circumstances, provide an individualized assessment of the client's potential for work re-entry, and when appropriate and indicated a plan with appropriate job training assignment.



Assessments are comprehensive and performed by trained professionals. Those who perform the assessments are 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 goal of the program is to 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, subject to a potential re-design of the assistance program to improve the efficiency of services.

In order to facilitate the management and delivery of the HOPWA program, the grant monitors in the HAA Grants Management and Fiscal Control Bureau monitor HOPWA service agreements with the District of Columbia. Two HIV/AIDS Housing Program Officers in the Care, Housing and Support Services Bureau provide programmatic oversight. 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 transitional, 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 organizations. A minimum of thirty days is provided to respond to the RFA, and the resulting applications are collected and submitted to an impartial panel of experts that read, analyze and rate them. Incomplete or 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 FY2009, 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	829						
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	386						
	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	2500						
	ii) Supportive Services <u>NOT</u> in conjunction with <u>HOPWA</u> housing activities ²							
9.	Adjustment to eliminate duplication							
	Total Supportive Services	2500						
	Housing Placement Assistance³							
10.	Housing Information Services	3,200						
11.	Permanent Housing Placement Services	120						
	Total Housing Placement Assistance	3,320						
	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

Provider organizations listed in this section are those with existing service agreements. HAA is undergoing a thorough review of its housing program and will implement a comprehensive strategy to improve the services provided. To some extent, it may be necessary to revise, extend or terminate service agreements, and HAA will exercise great care to ensure that the impact on clients served will be minimal.

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
- ☐ Extended Care
- ☐ Greater Washington Urban League
- ☐ Homes for Hope
- ☐ La Clinica del Pueblo
- ☐ Perry School Community Service Center
- ☐ RIGHT, Inc.

Facility Based-Housing w/Supportive Services

- ☐ Damien Ministries
- ☐ EFFORTS
- ☐ Hill's Residential Community
- ☐ Joseph's House
- ☐ Miriam's House
- ☐ Miracle Hands
- ☐ Northwest Church Family Network
- ☐ RAP
- ☐ Transgender Health Empowerment

Facility Based Emergency Housing w/Supportive Services

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

Multi-Service Day Treatment Program

- ☐ Miracle Hands

Substance Abuse Treatment Program



- ❑ RAP
- ❑ HILLS Residential Community

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, and housing for recovering substance abusers, re-entry inmates, short-term, rent, mortgage and utility 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.

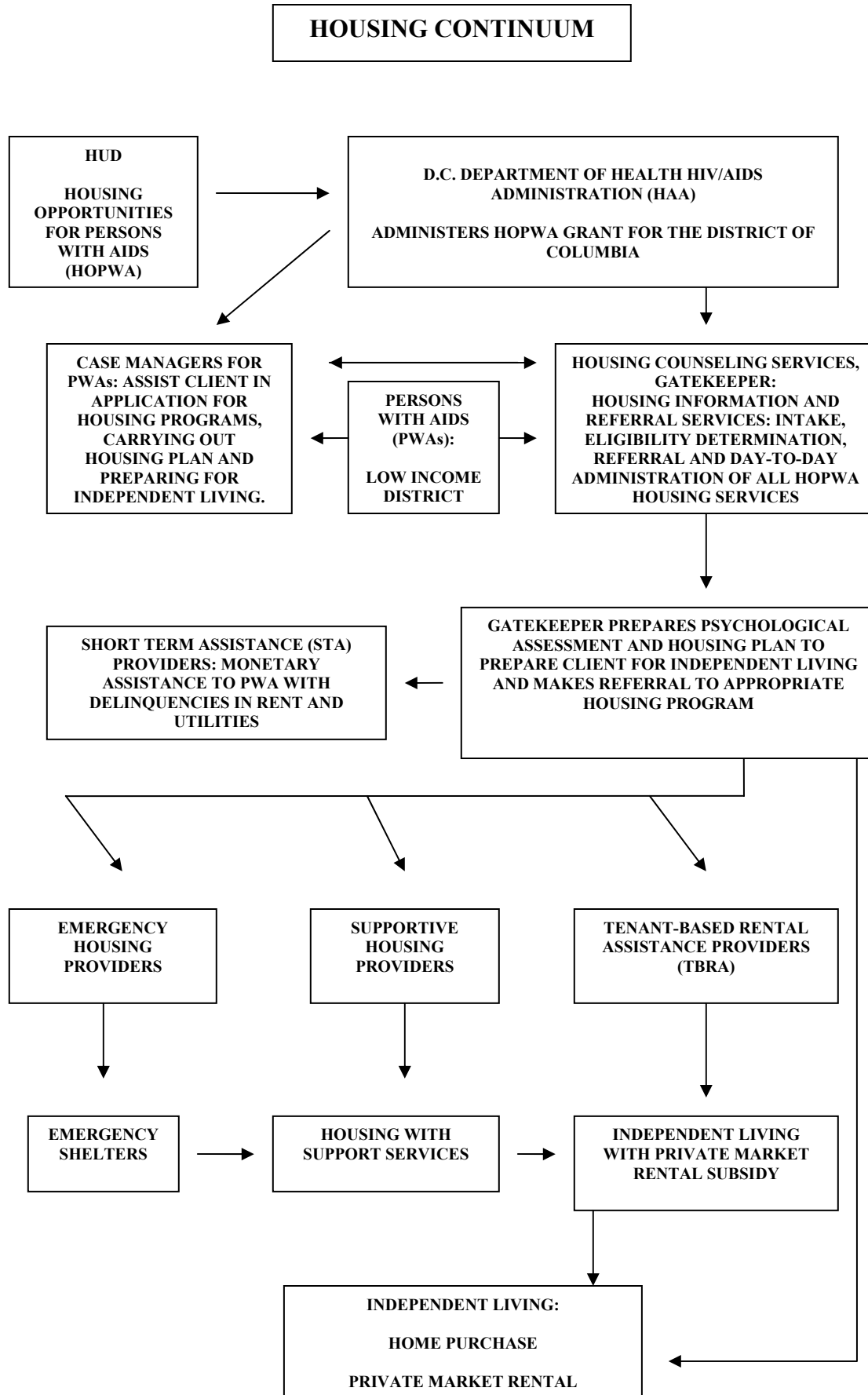
The HOPWA eligible activities funded in the District of Columbia Action Plan Table will maintain and support the existing diverse housing continuum.

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 2009



PART VII. CONSOLIDATED PLANS

The total HOPWA formula grant for the Washington, D.C. EMSA HOPWA Year 16 or Federal FY2008 is \$11,541,000. A formula based on the cumulative number of reported AIDS cases is used for the distribution of funds to each jurisdiction, with a minimum allocation of 1% for the West Virginia portion of the EMSA. The HOPWA allocation for Year 16 will be distributed as follows:

Year 16 Total	11,541,000				
Grantee Costs (3%)	346,230				
Administrative Costs (7%)	807,870				
Total for Program (90%)	10,386,900				
	Proportion of AIDS Cases	Program	Grantee (First Line)	Administration	TOTAL
Washington DC	58.9%	6,117,884	203,929	475,835	6,797,649
Northern Virginia	16.6%	1,721,109	57,370	133,864	1,912,344
Suburban Maryland	23.5%	2,444,038	81,468	190,092	2,715,597
West Virginia	1.0%	103,869	3,462	8,079	115,410
	100.0%	10,386,900	346,230	807,870	11,541,000

Should a comprehensive review of the HAA housing programs and the complex issues of portability and transportability require revisions to this allocation, an amendment to the action plan will be requested.

The following table lists the expected service areas in each of the jurisdictions to be funded during Grant Year 17.

HOPWA Year 16 (October 1, 2008 - September 30, 2009, Proportionate Increase Applied)		District of Columbia	Northern Virginia	Suburban Maryland	West Virginia	EMSA-Wide	Total
574.b.1	Housing Information Services	356,057	63,772	-	-	-	419,829
574.b.2	Resource Identification	-	-	-	-	-	-
574.b.3	Acquisition, Rehab, Conversion, Lease and Repair of Facilities	254,327	-	-	-	-	254,327
574.b.4	New Construction	-	-	-	-	-	-
574.b.5	Project Based Rental Assistance	1,119,038	-	-	-	-	1,119,038
574.b.5	Tenant Based Rental Assistance	3,102,306	1,102,132	2,411,181	40,692	-	6,656,312
574.b.6	Short Term Rental, Mortgage & Utility	254,327	142,423	166,979	12,401	-	576,129
574.b.7	Supportive Services	872,723	370,376	-	56,618	-	1,299,718
574.b.8	Operating Costs	-	10,682	-	-	-	10,682
574.b.9	Technical Assistance	50,865	-	-	-	-	50,865



HOPWA Year 16 (October 1, 2008 - September 30, 2009, Proportionate Increase Applied)		District of Columbia	Northern Virginia	Suburban Maryland	West Virginia	EMSA-Wide	Total
574.b.10.i	Grantee Administrative Expenses	203,929	57,370	81,468	3,462		346,230
574.b.10.ii	Sub recipient Administrative Expenses	475,835	133,864	190,092	8,079		807,870
574.b.11	Activities Proposed and Approved	-	-	-	-	-	-
		6,689,408	1,880,619	2,849,720	121,252	-	11,541,000

District of Columbia EMSA– FY 2009 Plan

HOPWA Eligible Activity	General Location of Service Provision	Number of People to be Served
1. Housing Information Services	District of Columbia Northern VA	3,200
2. Resource Identification	District of Columbia	
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities	District of Columbia	
4. New Construction (for single room occupancy (SRO) dwellings and Community residences	District of Columbia	
5a. Project-based Rental Assistance	District of Columbia	258
5b. Tenant-based Rental Assistance	EMSA	829
6. Short-term rent, Mortgage, and Utility payments	EMSA	386
7. Supportive Services	EMSA	2500
8. Operating Costs	District of Columbia N. Virginia	8
9. Technical Assistance	District of Columbia	
10a. Admin. Expenses - 7% cap	EMSA	
10b. Admin. Expenses – Grantee 3% off the top	EMSA	
Total		7181

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 3,200 units of housing information and referral services for PWAs
- Provide and maintain 829 tenant-based rental assistance slots for PWAs



- Provide 258 PWAs with supportive/permanent housing services;
- Provide 386 PWAs with short-term rent, mortgage and utility assistance; and
- Increase the availability and/or utilization of support services for 2500 persons.

AP Table 3 District of Columbia – FY2009 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Number of People to be Served
1. Housing Information Services	District of Columbia	718
2. Resource Identification	District of Columbia	
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities	District of Columbia	
4. New Construction (for single room occupancy (SRO) dwellings and Community residences	District of Columbia	
5a. Project - based Rental Assistance	District of Columbia	306
5b. Tenant-based Rental Assistance	District of Columbia	344
6. Short-term rent, Mortgage, and Utility payments	District of Columbia	289
7. Supportive Services	District of Columbia	959
8. Operating Costs	District of Columbia	
9. Technical Assistance	District of Columbia	
10a. Admin. Expenses - 7% cap	District of Columbia	
10b. Admin. Expenses – Grantee 3% off the top	District of Columbia	
Total		2,616

Major Goals toward implementing the FY2009 Action Plan in the District of Columbia are to:

- ❑ Provide tenant-based rental assistance for about 344 PWAs;
- ❑ Provide project-based rental assistance for approximately 306 PWAs;
- ❑ Provide supportive services to about 959 PWAs;
- ❑ Provide housing information services to about 718 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 – FY2009 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served
1. Housing Information Services		



HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served
2. Resource Identification		
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities		
4. New Construction (for single room occupancy (SRO) dwellings and Community Residences		
5. Project- or Tenant-based Rental Assistance	Charles, Calvert, and Prince Georges	153
6. Short-term Rent, Mortgage, and Utility payments	Charles, Calvert, and Prince Georges	12
7. Supportive Services		
8. Operating Costs		
9. Technical Assistance		
10. a. Administrative Expenses – Project Sponsors 7%		
10. Administrative Expenses – Project Sponsors 3%		
TOTAL		165

Major goals and activities toward accomplishing the Suburban Maryland FY2009 Action Plan are to:

- ❑ Provide tenant-based rental assistance for about 153 persons living with HIV/AIDS;
- ❑ Provide housing related emergency assistance to about 12 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 AP Table – 2009 Northern Virginia Regional Commission – Year 16 HOPWA

HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served
1. Housing Information Services	Suburban Virginia	2482
2. Resource Identification		
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities		
4. New Construction (for single room occupancy (SRO) dwellings and Community Residences		



HOPWA Eligible Activity	General Location of Service Provision	Estimated Number of People to be Served
5. Project - or Tenant-based Rental Assistance	Suburban Virginia	108
6. Short-term Rent, Mortgage, and Utility payments	Suburban Virginia	68
7. Supportive Services	Suburban Virginia	402
8. Operating Costs 24 CFR	Northern Virginia	12
9. Technical Assistance		
10. a Administrative Expenses - Project Sponsors 7%	Suburban Virginia	
10. a Administrative Expenses - Project Sponsors 3%	Suburban Virginia	
TOTAL		3072

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.

FY2009, Suburban Virginia

Major goals and activities toward accomplishing the Suburban Virginia Action Plan are to:

- ❑ Provide an estimated 108 units of tenant-based rental assistance to persons living with HIV/AIDS;
- ❑ Provide short-term housing assistance to approximately 68 persons living with HIV/AIDS;
- ❑ Provide information and referral services to over 2482 persons a year;
- ❑ Provide support services to 402 persons a year;
- ❑ 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, FY2009 Action Plan

HOPWA Eligible Activity	General Location of Service Provision	Client Target
Tenant-based Rental Assistance	Jefferson County	8
Short-term Rent, Mortgage, and Utility Payments	Jefferson County	15
Support Services	Jefferson County	25
Administrative/Indirect	Jefferson County	N/A
Total		48



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)



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

For further information, contact
Alan R. Bray, Community Planner
(202) 442-7273