

FISCAL YEAR 2022 DISTRICT OF COLUMBIA ANNUAL ACTION PLAN

Pending Approval from the U.S. Department of Housing and Urban Development (HUD)

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Executive Summary

AP-O5 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

On May 13, 2021, Public Law 116-260 authorized FY 2021 funding for Community Planning and Development's (CPD) formula programs administered by the U.S. Department of Housing and Urban Development (HUD). The District of Columbia (the District) is prepared to receive the following HUD allocations after October 1, the start of FY 22 for the District's.

Entitlement Allocation Name	Administrator	FY 22 Allocation Amount
Community Development Block Grant (CDBG)	Department of Housing and Community Development (DHCD)	\$15,618,795
HOME Investment Partnerships (HOME)	Department of Housing and Community Development (DHCD)	\$5,574,022
Housing Trust Fund (HTF)	Department of Housing and Community Development (DHCD)	\$3,101,884
Emergency Solutions Grant (ESG)	Department of Human Services (DHS)	\$1,320,062
Housing Opportunities for Persons With AIDS (HOPWA)	Department of Health (DC Health or DOH)	\$11,174,351
TOTAL		\$36,789,114

The FY 2022 Annual Action Plan (AAP) is the District's planning document for the above allocations. Below is an overview of each program, for more information, please go to www.HUDEXchange.info.

- The **Community Development Block Grant (CDBG) program** is the District's most flexible funding resource. It can be used for both housing and non-housing activities, including those that revitalize neighborhoods, promote economic development, and improve community facilities, infrastructure, and services in low-moderate income communities. CDBG funds assist households earning 80% or less of the area median

income (AMI) or where 51% of a census tract has a population earning 80% or less of AMI.

- The **HOME Investment Partnerships (HOME) program** supports building, buying, and/or rehabilitating affordable housing for rent, homeownership, or provides direct rental assistance to low-income residents. HOME funds assist households earning 80% AMI or 60% AMI for rental activities.
- The **“national” Housing Trust Fund (HTF)** supports the new production, preservation, rehabilitation, and operation of housing affordable to extremely low-income (ELI) households earning less than 30% AMI.
- The **Emergency Solutions Grant (ESG) program** provides funding for programs and services supporting homeless individuals and families, to engage homeless individuals to help operate shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless.
- The **Housing Opportunities for Persons with AIDS (HOPWA) program** makes grants to nonprofit organizations providing housing and supportive services to low- to- moderate income persons living with HIV and their families. HOPWA funds are distributed to the entire Washington, DC Eligible Metropolitan Statistical Area (EMSA) which includes the District of Columbia, 17 jurisdictions in Northern Virginia, the suburban Maryland counties of Calvert, Charles, and Prince George’s Counties, and Jefferson County, West Virginia).
- The City anticipates level funding throughout the implementation of the Plan. The total funding anticipated over the next 5 years is \$284,970,800, though that number may change pending annual appropriations and program income (i.e., repayment of loans), or annual set-asides from Fannie Mae and Freddie Mac in the case of the HTF fund.
- In addition to the Consolidated Plan (Con Plan), the District is required to complete two

reports on an annual basis prior to funds being received: The Annual Action Plan (AAP) and the HTF Allocation Plan. The AAP specifies project and program information about how the funds are intended to be used to meet the priority needs identified in the Con Plan. The HTF Allocation Plan specifies allocation priorities and guidelines for use of the HTF funds.

- At the end of the year, the District is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) which details how the District spent its federal funds and if the District met the goals outlined in the Con Plan and AAP during that year.
- DHCD is the lead agency responsible for the submission of the Consolidated Plan to HUD, which is updated every 5 years. This Plan is due to HUD no later than August 16th, 2021.

In addition to the Entitlement funds, the District anticipates receiving the following supplemental funds:

CDBG Section 108	Loan Guarantee	39,800,000
Recovery Housing Program	Supplemental	\$2,284,604
HOME – American Recovery Program (HOME-ARP) -	Supplemental	\$19,000,000
TOTAL		\$61,084,604

- **CDBG Section 108 Loan Guarantee Program** provides third-party loans for the preservation of affordable multi-family rental housing for low-income households in the District of Columbia. Currently, the District has a loan balance of \$39,800,000 available for a project.
- **Recovery Housing Program (RHP)** provides funding for stable, transitional housing for individuals in recovery from a substance use disorder. RHP funds will be allocated through a RHP Action Plan which will be available, in the fall, for a 15 day citizen review period.

- **HOME ARP** is supplemental funding to the District through the American Rescue Plan Act of 2021. HOME ARP supports the construction of Housing and supportive services for qualifying populations. HOME ARP activities will be available for citizen review late fall, early winter. HUD is awaiting the regulatory language for program implementation.

Summary of the objectives and outcomes identified in the Plan

The District is required to use HUD's Performance Outcome Measurement System, which enables HUD to collect and aggregate standardized performance data on federally funded entitlement activities from all grantees nationwide. This information is presented to Congress on the effectiveness of formula entitlement programs in meeting HUD's strategic objectives. The District is required by federal law to use housing and community development grant funds primarily to benefit low- and moderate-income persons (80% or less of AMI) per the following HUD objectives:

- **Provide decent housing:** Activities focused on housing programs where the purpose of the activity meets individual, family, or community needs and not programs where housing is an element of a larger community revitalization effort.
- **Establish and maintain a suitable living environment:** Activities designed to benefit families, individuals, and communities by addressing their living environment.
- **Create economic opportunities:** Activities related to economic development, commercial revitalization, or job creation.
- **Enabling persons living with HIV (PLWH): HIV/AIDS, Hepatitis, STB, and Tuberculosis Administration (HAHSTA)** 's highest-ranking priority objective continues to be enabling PLWH to live independently in the private sector of rental housing through the provision of vouchers in the Tenant-Based Rental Assistance (TBRA) program. Other priority objectives include providing emergency and transitional housing for homeless PLWH, to prevent homelessness of PLWH thru providing rental or mortgage assistance on a short-

term basis and ensuring that intensive supports are in place to assist clients with maintaining stable housing and having access to other services within the community. Providing information to PLWH about other housing programs and options available to them also remains a priority.

These objectives are combined with three performance outcome categories:

- **Accessibility/availability:** Activities that create services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **Affordability:** Activities that create affordability in a variety of ways for the lives of low- and moderate-income people. Activities can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or daycare.
- **Sustainability:** Projects where the activity is aimed at improving communities or neighborhoods, increasing their livability by providing a benefit to persons of low- and moderate-income households or by removing/eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods. Additional information may be found in the Executive Summary of the Consolidated Plan (Con Plan)

Evaluation of past performance

- In FY 2021, DHCD designated funding for the following activities: CDBG funds were distributed to local Community Based Organizations (CBOs) to facilitate two programs designed for small business owners operating in low to moderate income areas. The Small Business Technical Assistance Program assisted approximately 400 business owners and the Facade Improvements Program worked with approximately 41 store fronts to improve their façades. CDBG funds were also distributed to CBOs and non-profit organizations to facilitate affordable housing opportunities for the District's residents, serving approximately 7,000

households. Rental programs included a housing counseling program, a rental counseling program, and the development of a rental housing project for 77 formerly homeless Veterans and DHCD operated a Home Purchase Assistance Program (HPAP) providing down payment and closing cost assistance for new District homeowners.

- In FY 2021, DHCD used its HOME funding to provide down payment assistance to approximately 40- households to purchase a families' first home through HPAP and provided a Community Housing Development Organization (CHDO), Jubilee Housing, Inc. with a small operating grant during the first year of a 64-unit affordable housing community, known as "The Maycroft".
- DHS used its FY 2021 ESG funds to support families exiting shelters to obtain permanent housing in the Rapid Rehousing Program.
- DC Health used its FY 2021 HOPWA funds to create stable housing for the PLWA community.

A commitment of District resources is often the catalyst used by CBOs as the basis for their fundraising efforts and leveraging private dollars for even greater impact. With the endorsement and financial commitment of the District, organizations are greatly strengthened in their ability to obtain donations from the community, foundations, and the private sector. Additionally, District funds are often used as "gap financing" to support important efforts after an organization's fundraising capacity has been reached. Accomplishments of the District programs are reported in the Consolidated Annual Performance Evaluation Report (CAPER); an annual performance report highlighting projects funded, resources expended and data on beneficiaries served.

Additional information on past performance may be found in the Executive Summary of the Con Plan and the CAPER.

AP 10 Summary of Citizen Participation and Consultation Process DHCD

A more detailed summary of the Citizen Participation and Consultation Process is in sections *PR: 10 Consultation* and *PR: 15 Citizen Participation* of the Consolidated Plan.

DHCD Needs Assessment Public Hearing Summary

On May 26, 2021, at 6:39 pm the Department of Housing and Community Development (DHCD)'s Director, Polly Donaldson, held a Needs Assessment Public Hearing for the 2022-2026 Consolidated Plan (Con Plan) and the FY 2022 Annual Action Plan (AAP). The purpose of the public hearing was to provide an opportunity for the public to submit their ideas for the use of federal funds for the Con Plan and AAP.

DHCD also invited Mr. Manuel Ochoa, provided a presentation on the process of the Regional Analysis of Impediments to Fair Housing Choice (AI) and the significance of the Fair Housing Act. Manuel mentioned, "This will be a multi-month-long process, and we're just getting started. So today, as I like to say, I call this the familiarization tour so that you all know what the AI is, why should you care about it, and how can you become involved." He also provided the purpose for the AI and its significance for the District's Con Plan. Mr. Ochoa stated, "...so what is the Analysis of Impediments? So, it's a long, a very long formal name. Alternatively, it is called a fair housing plan or an assessment of fair housing. Sometimes we just call it the AI for short. And, normally, the AI comes before the consolidated plan."

The hearing ended with Ms. Edmond providing the rules for submission and opening the hearing to comments and testimony from the public. DHCD did not receive any formal request for testimony before the hearing. As a result, the DHCD opened testimony to the public who attended the hearing.

HAHSTA held two virtual public meetings specifically pertaining to the use of HOPWA funds. These meetings were designed to solicit the input of persons living with HIV and program participants on needs and program outcomes. The meetings were held on May 25, 2021, at 6:00

p.m. and on May 17, 2021, at 6:00 p.m. And on May 17, 2021, at 2:00 p.m. a consultation meeting was held with HOPWA project sponsors and with the Northern Virginia Regional Commission (NVRC) to discuss coordination of effort across the EMSA and to identify additional supportive service needs of clients.

Summary of public comments

The main comments addressed the need for more affordable housing and a more streamlined Home Purchase Assistance Program (HPAP). Two comments pertained to two programs where citizens were seeking assistance: The Rapid Rehousing Program and the Single Family Housing Rehabilitation Program. The citizens seeking assistance were connected with staff from the respective programs.

During the HOPWA public meetings participants commented upon the need for programs in computer and financial literacy, job training, and homeowner programs.

Summary of comments or views not accepted and the reasons for not accepting them

During the District's Needs Assessment hearing and HASTA' public hearing for HOPWA, all comments were accepted. A transcript of the District's Needs Assessment Hearing can be requested by emailing OPM.Questions@dc.gov.

Consolidated/Annual Action Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

DHCD, DC HEALTH, DHS, and other agency partners have collaborated to enhance activities to serve the low-to-moderate income persons in the District. DHCD will continue to collaborate with its partners to expand its focus on how to better meet affordable-housing and community and economic development needs and goals of its stakeholders, target populations, and community-based partners.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

DHCD worked with local government divisions, community-based organizations, administered surveys and conducted internet research to gather data to complete the Con Plan. Throughout the writing of the Con Plan, the COVID-19 pandemic was in full swing and partner agencies were teleworking.

Describe coordination with the Continuum of Care (CoC) and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Guided by Homeward DC (2015-2020), the District’s Strategic Plan for ending long-term homelessness, the ICH and the District’s CoC, focus on five key strategies and 30 action items. The five committees include an Executive body, Strategic Planning, Emergency Response, and Shelter Operations, Housing Solutions, and Data and Performance Management. Under the Strategic Planning Committee, workgroups organize efforts to coordinate homeless services to singles, youth, families, and veterans. Singles and veterans use the same Coordinated Assessment and Housing Placement (CAHP) system, but the veteran's workgroup focuses on the Veteran By-Name List generated by the Singles CAHP. The Youth workgroup recently launched

a youth, specific CAHP. The family system began operating a Family CAHP (F-CAHP) system in FY17 to best serve the needs of families participating in shelter services throughout the CoC. Through this process, families are matched to appropriate housing services based on outcomes of the Family Service Prioritization Decision Assistance Tool (F-SPDAT) results and other vulnerabilities not identified through the assessment tool.

Describe consultation with the CoC that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

DHS, the recipient of ESG funds for the District consults with the District's CoC on the ESG allocation. Since Fiscal Year 2012, ESG has been primarily utilized to support emergency shelters, prevention, and rapid rehousing activities for families experiencing homelessness. This allocation structure was derived from a collective CoC decision, based on the assessed needs of families entering the CoC programs. Performance standards for ESG were developed based on the family's income at the time of receiving assistance either for rapid re-housing or prevention assistance and family's ability to maintain housing after assistance. The operation and administration of HMIS activities are funded with local dollars and the development of the funding, policies, and procedures to operate and administer HIMS was based on HUD's standards and requirements. DHS provides 90 percent of HMIS funding to supplement the small number of federal funds TCP receives to support HMIS administration and operations.

Agencies, groups, organizations, and others who participated in the process and consultations during the Consolidated Planning Process, to include the 5-Year Consolidated Plan and/or the FY 2022 Annual Action Plan.

Table 2 — Agencies, Groups, Organizations That Participated

1	Agency/Group/Organization	DC Housing Authority
	Agency/Group/Organization Type	Public Housing Agency (PHA)
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination meeting to enhance overlapping homeownership programs; Provided language on Public Housing-Specific sections
2	Agency/Group/Organization	Office of the Deputy Mayor for Health and Human Services
	Agency/Group/Organization Type	Other government — Local Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided language for housing/service needs for older adults and persons with a disability; identified existing facilities and services for older adults and the District's unmet need; coordinated in the development of goals in SP-45 targeted to older adults; aligned consolidated plan goals with Age Friendly Strategic Plan.
3	Agency/Group/Organization	Department of Human Services
	Agency/Group/Organization Type	Other government — Local Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for ESG-specific strategies; furthered coordination between homeless goals, resulting in a better connection between ESG resources and overarching federal and local spending goals

4	Agency/Group/Organization	DC Department of Behavioral Health
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed resources for the content development of mental health needs and existing services/facilities
5	Agency/Group/Organization	DC Office of Planning
	Agency/Group/Organization Type	Other government — Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed data and mapping analysis for housing needs; helped align Consolidated Plan with existing city-wide plans.
6	Agency/Group/Organization	DC Department of Consumer and Regulatory Affairs
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed data on vacant and blighted properties; coordination informed “Address blighted property issues” goal in SP-45.
7	Agency/Group/Organization	DC Department of Health
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for housing/service needs for Persons Living with HIV/AIDS (PLWHA), existing services/housing/facilities for PLWHA and their unmet need, and HOPWA-specific strategies in the Strategic Plan; coordination results in a better connection between HOPWA resources and overarching federal and local spending goals.

8	Agency/Group/Organization	DC Office of Aging
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In coordination with the Age Friendly Initiative, provided needed data to develop content for older adults and persons with disabilities
9	Agency/Group/Organization	Office of the Deputy Mayor for Public Safety and Justice
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided language on housing/service needs of victims of domestic violence
10	Agency/Group/Organization	Community-Based Organizations (CBOs)
	Agency/Group/Organization Type	Housing Services — Housing Housing Services — Small Business
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community-Based Organizations (CBOs) joined DHCD in a targeted focus group on housing and small business issues; CBOs provided input on how DHCD's programs could be enhanced to better meet the needs of low- and moderate-income households and small businesses
11	Agency/Group/Organization	Inter-Agency Council on Homelessness
	Agency/Group/Organization Type	Services-homeless Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs — Chronically Homelessness Homelessness Needs — Families with children Homelessness Needs — Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for the homeless needs, Institutional Delivery, and Strategy Sections; better alignment with city-wide homeless goals will help federal resources further action items/strategies outlined in Homeward DC.

12	Agency/Group/Organization	The Community Partnership for the Prevention of Homelessness
	Agency/Group/Organization Type	Services — Homelessness
	What section of the Plan was addressed by Consultation?	Homeless Needs — Chronically Homelessness Needs — Families with children Homelessness Needs — Veterans Homelessness Needs — Unaccompanied youth
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed point-in-time count and housing inventory count for inclusion into the plan
13	Agency/Group/Organization	Office of the Deputy Mayor for Planning and Economic Development
	Agency/Group/Organization Type	Other government — Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed how affordable housing and community development goals can be better aligned between the two agencies.
14	Agency/Group/Organization	Department of Parks and Recreation
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Public Facility Strategy/Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conversations focused on how DHCD and DPR can collaborate on targeted investments in underserved communities; consultation revealed that eligible census tracts under the CDBG program closely align with DPR facility needs.
15	Agency/Group/Organization	Department of Transportation
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Public improvements
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conversations revolved around how DHCD and DDOT can collaborate on targeted investments in underserved communities

16	Agency/Group/Organization	Department of Energy and the Environment
	Agency/Group/Organization Type	Services — Housing Services — Health Other government — Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Lead-based Paint Strategy Community Resilience
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed content for utility burden, condition of housing, climate change resilience and sustainability requirements; coordinated with DHCD on “increase green building/sustainability/community resilience goals outlined in SP-45 (Consolidation Plan) and the Lead-Based Paint Strategy in SP-65 (Consolidation Plan); consultation will lead to better coordination, integration, and the identification and alignment of resources.
17	Agency/Group/Organization	DC Water
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Public Facility Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided lead pipe data, language, and program suggestions on targeted investments in underserved communities or for low and moderate-income households
18	Agency/Group/Organization	HOPWA Service Providers
	Agency/Group/Organization Type	Services — Health Other government — Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HASTA and HOPWA providers and jurisdiction representatives discussed the planning process of the Consolidated Plan; provider and jurisdiction representatives identified strengths and weaknesses of the HOPWA program and support service they identified barriers to providing services or implementing the program activities.

19	Agency/Group/Organization	DC Department of Public Works
	Agency/Group/Organization Type	Other government — Local
	What section of the Plan was addressed by Consultation?	Public Improvements
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conversations revolved around how DHCD and DPW can collaborate on targeted investments in underserved communities.
20	Agency/Group/Organization	Prince George's County
	Agency/Group/Organization Type	Other Government-County
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual meetings were held. Agreed upon meetings more frequently to discuss ways to assist persons to transition to other housing resources so additional people may obtain housing assistance, particularly those newly diagnosed as having HIV.
21	Agency/Group/Organization	Housing Counseling Services
	Agency/Group/Organization Type	Services-Housing Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual meetings were held. Outcomes are the identification of persons who have other physical, mental, or emotional impairments for appropriate services and develop programs to assist persons in becoming more independent.
22	Agency/Group/Organization	Northern Virginia Regional Commission
	Agency/Group/Organization Type	Regional Organization Services-Housing Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual meetings were held. Outcomes are the identification of persons who have other physical, mental, or emotional impairments for appropriate services and develop programs to assist persons in becoming more independent.

23	Agency/Group/Organization	Community Family Life
	Agency/Group/Organization Type	Services-Housing Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual meetings were held. Outcomes are the identification of persons who have other physical, mental, or emotional impairments for appropriate services and develop programs to assist persons in becoming more independent.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies that need to be consulted were contacted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Not Applicable		

Table 3 – Other Local/Regional/Federal Planning Efforts

AP-12 Participation – 91.105, 91.200(c)

In the months of June and July of 2020, DHCD launched a survey to begin to identify the needs of the community when using federal resources. The survey included the following topics:

- Funding for Capital to Small Businesses
- Funding for Small Business Technical Assistance Programs
- Funding for Capital to Small Business effected by COVID-19 Emergency Declarations

DHCD continued to use surveys as a tool to gather information on the needs of the community, publishing surveys on July 1, 2021 on the following topics:

- Housing
- Community Development
- Economic Development
- COVID-19 Assistance
- Housing for Individuals Experiencing Homelessness
- Public Services
- Broadband Adoption

On May 17 and 25, 2021, the HIV/AIDS, Hepatitis, STD and TB Administration (HAHSTA) conducted two virtual public hearings specifically regarding the planned use of HOPWA funds over the period covered by this housing needs assessment and strategy. The meetings discussing only the use of HOPWA funds were held for the purpose of encouraging persons living with HIV to participate in establishing program priorities.

On May 26, 2021, the District held a Needs Assessment Public Hearing, for all HUD CPD funds, to solicit input from the public on the needs of the community. Overwhelmingly, the feedback went to the need for more affordable housing, and this was ranked number one in our priority list.

On July 10 until August 10, the Con Plan and AAP are available for citizen comment and on July 27, a public hearing will be held to discuss the document.

Citizen Participation Outreach

Summary of citizen participation process/Efforts made to broaden citizen participation.

In past years, DHCD has solicited citizen participation through events like DHCD's Annual DC Housing Expo, Needs Assessment, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) Hearings. Mayor Bowser on July 24, 2020, issued an extended

Stay-At-Home Order (Mayor's Order 2020-081) for all District of Columbia residents as a result of the spread of the COVID-19 virus.

The Mayor's Order directed all District residents to stay home and limit gathering in public places. As a result, DHCD is conducting the Needs Assessment for citizen participation online through this survey. The survey will be available for 15 days. The results of the survey will be reported at the virtual FY 2022 Annual Action Plan Hearing on July 27, 2021 and submitted to HUD as a part of the Annual Action Plan by August 16, 2021. The survey will be sent to DHCD local stakeholders, Advisory Neighborhood Commissioners, and local churches.

On May 26, 2021, DHCD held a Needs Assessment Public Hearing for the 2022-2026 Consolidated Plan (Con Plan) and the FY 2022 Annual Action Plan (AAP). DHCD will host its draft 2022-2026 Consolidated Plan and FY 2022 Annual Action Plan public hearing during a WebEx on July 27, 2021, at 6:30 pm. A full detailed summary of the citizens' participation will be included in this document after the hearing on July 27, 2021, and before the Plan is submitted to HUD on August 16, 2021.

Summarize citizen participation process and how it impacted goal-settings.

The citizen participation process was impacted this year due to the COVID-19 pandemic. Due to the pandemic, the District looked to the budget hearings and an online survey to assist in establishing the goals and priorities for the FY 2022 Annual Action Plan. For additional information on citizen participation see section PR-15 in the Consolidated Plan.

Table 4 — Citizen Participation Outreach

Citizen Participation Outreach Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted & Reasons	URL (If applicable)
Needs Assessment Hearing	Newspaper DC Register Twitter Facebook	General Population	20	Affordable Housing #1 Comment.	The District received two comments addressing: other agencies and so the citizens were referred to the respective agencies. All comments accepted.	https://dhcd.dc.gov/event/assessing-needs-fy-2022-2026-consolidated-plan-and-fy-2022-annual-action-plan
Surveys	Social Media Email	General Population			Needs Assessment Survey (Summer 2020) https://docs.google.com/forms/d/1evFLL-TBnEfDZ6PRmwwmUYd-7dkHe3y69gR1UxHo9G0/viewanalytics Community Development and Broadband surveys were released to the public on July 1, 2021	
HAHSTA	Public Meeting	Other (Persons Living with HIV)	On Tuesday May 25, 2021, at 6:00 p.m. and on Monday May 17, 2021, at 6:00 p.m., virtual meetings were held over Zoom regarding the HOPWA program. A total of 14 citizens attended	Comments were in regard to training for financial literacy as well as computer training. Participants also desired programs to facilitate homeownership.	No comments made were unaccepted.	

			the two meetings. The most frequent needs mentioned by participants was housing subsidies to provide rental housing and for computer training and financial literacy.			
Document Public Hearing	Public Hearing	General Population	July 27, 2021			

AP-15 Expected Resources - 91.220(c)(1,2) (To be completed by DHCD, DHS and DOH)

Introduction

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	15,618,795	12,476,691	5,000,000	33,095,492	106,774,452	Total amounts to \$139,869,718; calculated projection based upon flat level program entitlement allocation and the average of 3 years program income.

								Amount is subject to change.
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DRAFT FY 2022 AAP Citizen Review

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,574,022	2,153,480	6,046,661	13,774,163	33,063,488	Total amounts to \$38,637,510 for 5 years, plus fiscal year carry-over amount of \$6,046,661, which will be added to the total amount to be distributed in fiscal year 2022 to projects in the District of Columbia. Amount is subject to change.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	11,174,351	0	6,554,246	17,728,597	44,428,216	Total amounts to <u>\$56,077,951</u> for 5 years, which is distributed to the entire Washington, DC region. In FY22, the total available funds to the HOPWA EMSA are <u>\$17,728,597</u> . Amounts are distributed as follows: Washington, District of Columbia;

								Northern Virginia Regional Commission ; and Community Networks, Inc.
ESG	public - federal	Conversion and rehab for transitional housing, Financial Assistance, Emergency shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing	1,320,062	0	667,318	1,987,380	6,614,885	Previous year resources include <u>\$667,318 from the FY20 allocation.</u> Total Amounts to <u>\$6,614,885;</u> calculation based upon <u>on 4 years of flat level funding and entitlement allocation plus remaining half of FY20.</u> Amount is subject to change.
HTF	public-federal	Multi-family rental new construction Multifamily rental rehab For the very-low and extremely low- income persons	3,101,884	0	.84	3,101,884.84	12,407,540	Total amount \$15,509,424.84 ; calculated projection based upon flat level program entitlement allocation and the average of 3 years program income. Amount is subject to

								change.
Section 108 Loan Program	public-local	Subject to Application and Approval. Financial assistance leverage cost for CDBG Section 108 eligible activities.	38,159,875	0	0	38,159,875	38,800,000	In FY 21, the District was authorized \$76,959,875 line of credit by HUD through the Section 108 Loan Program. The District will use \$38,159,875, to develop affordable housing and the balance may be used to develop affordable housing and or retail space in affordable housing development in future years.
Other	public-local	Short term or transitional housing facilities STRMU Supportive Services Other	14,836,329	0	0	14,836,329	0	Local fund that is allocated on an annual basis; future amounts and uses are to be determined (TBD)

Other	public-local	Housing Production Trust Fund for Development of Affordable Housing	400,000,000	0	0	400,000,000	0	Mayor's Proposed FY 22 Budget: 400,000,000 to be allocated for the development of affordable housing. These funds will be used to provide a Match to the HOME Program. FY 22 Budget is not final at time of publication. This amount is subject to change.
Other	public-federal	HOME American Rescue Plan	19,000,000	0	0	19,000,000	0	On April 10, 2021, HUD awarded the District \$19,000,000 through the HOME American Rescue Plan. This amount is subject to change.
Other	public-federal	Emergency Housing Vouchers-American Rescue Plan	17,000,000	0	0	17,000,000	0	On June 10, 2021, HUD awarded the District \$17,000,000 through the American Rescue Plan for Emergency Housing Vouchers. This amount is subject to change.

Other	public-federal	Low Income Housing Tax Credit Program	18,000,000	0	0	18,000,000	0	Total amounts to \$90,000,000 for 5 years and will be used to develop affordable housing in the District. This amount is subject to change.
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Table 57 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

The District uses federal funds as well as local resources to create, preserve, and protect affordable housing and promote community development. The Housing Production Trust Fund (HPTF) has been administered by DHCD since 2002 and continues to serve as a key tool for preserving and developing affordable housing. The trust fund enables non-profit housing providers, mission-driven for-profit developers, and renters wishing to exercise their right to purchase under the Tenant Opportunity to Purchase Act the needed funds to improve, purchase, and develop property for affordable housing. In fiscal year 2016, the mayor is proposing in the FY 22 budget, a District investment of an unprecedented \$400 million into the Trust Fund.

Strong guidelines ensure the program services the city's diverse housing needs and funded units remain affordable for an extended period of time. Due to the high proportion of cost-burdened renters in DC, at least 50% of HPTF must be for rental housing; trust fund dollars are required to target low-income residents: 40% of the funds shall be designated for assisting households with incomes under 30% of the area median income (AMI), 40% of the funds for households with incomes less than 50% AMI, and 20% of funds for households less than 80% AMI; and units

receiving funds from HPTF must remain affordable – a minimum of 40 years for rental units and a range between 5 and 15 years for ownership units.

HOME Match

All recipients of HOME funds must contribute or match no less than 25% of HOME funds spent on affordable housing. As funds draw down from HOME Investment Trust Funds, the District incurs a *match liability*, which must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. During this consolidated planning period, the District will use the Housing Production Trust Fund for HOME match requirements.

ESG Funds Match

ESG fund match will be provided through local funds allocated for its Family Re-Housing and Stabilization Program. The District invests over \$50 million annually in the Family Re-Housing and Stabilization Program (RRH), the locally funded RRH program for families. Currently, through a contract with the Community Partnership for the Prevention of Homelessness, the District competitively awards RRH resources to community-based organizations, faith-based organizations, and other non-profit service providers.

HOPWA Match

While HOPWA does not have a match requirement, HIV/AIDS, Hepatitis, STD, TB Administration's HOPWA program leverages local DC Appropriation, Federal Payment and federal-Ryan White funds to provide housing and support services to persons living with HIV/AIDS (PLWHA).

Program Income

Program income dollars are collected monthly by DHCD, for the CDBG program. Program income is derived primarily from loan repayment provided to citizens to assist in the purchase

of homes or from developers provided to assist in the development of affordable housing and non-housing community development projects within the District.

HTF Funds

HTF has not begun to generate program income; should HTF generate program income, DHCD will collect annually for the HTF program.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

To further the affordable housing, sustainability, and targeted investments to affirmatively further fair housing choice outlined in *SP-25: Priority Needs*, the Property Acquisition and Disposition Division (PADD) within the Department of Housing and Community Development works to decrease the number of vacant and abandoned residential properties in the District and transforms vacant and/or blighted properties into affordable housing opportunities and community assets. Currently, PADD's portfolio consists of more than 150 parcels of varying sizes, locations, and development potential and evaluates site disposition potential in the following ways:

- **Property Solicitations:** Attractive sites prime for development; some site assembly may be required by DHCD to encourage development.
- **Turn-Key:** The city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use. Optimal turn-key sites are properties that are high-risk for development or make little economic sense for the private sector to invest; but are ideal for residential development. PADD may also use Turnkey to explore special projects that further Agency goals, such as rigorous green building certifications on affordable homeownership opportunities.

- **Competitive Negotiated Sale** – PADD to list properties individually to facilitate faster disposition to small businesses and non-profit organizations and is ideal for small single-family lots or buildings.
- **Special Projects:** Special projects include community gardens, public art, recreational activities, and other non-housing community amenities. The economics, including the small lot size, awkward site topography, or the physical location, do not support housing development by either the private sector or the public sector through turnkey.
- **Public Land Management:** Agencies that dispose of properties under the D.C. 33 Official Code §10-801 are subject to the Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project as affordable – 30% in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20% in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents who earn less than 30% of AMI. The remainder of the affordable units shall be restricted to residents who earn less than 50% of AMI. In buildings with ownership units, half of the affordable units shall be restricted to residents who earn less than 50% of AMI and the other half of the affordable units shall be restricted to 80% or less.

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2022	2026	Affordable Housing	District Wide	Affordable Housing Neighborhood Investments - AFFH Capacity-Building	CDBG: \$5,308,216.50 CDBG 108 Loan Fund: \$38,800,000 CDBG 108 DMPED Project: \$38,500,000	Preserve 400 federal units of affordable housing.
2	Expand the Affordable Housing Stock	2022	2026	Affordable Housing Development Homeless Non-Homeless Special Needs	District Wide	Affordable Housing Homelessness Neighborhood Investments - AFFH Capacity-Building	HOME: \$6,568,216.50 HTF: 2,701,696.44	Create 55 federal units of affordable housing. To include a CHDO project.
3	Strengthen Homeownership/Tenancy Among Households Earning 80% or Less of AMI.	2022	2026	Affordable Housing	District Wide	Affordable Housing Neighborhood Investments - AFFH Capacity-Building Prevent & End Homelessness	CDBG: \$21,307,926 HOME: \$3,892,503	Public service activities for Low/Moderate Income Housing Benefit: 7500 Households Assisted Direct Financial Assistance to Homebuyers: 100 Households Assisted
4	Ensure Housing Stock is Safe/Healthy /Accessible	2022	2026	Affordable Housing Non-Homeless Special Needs	District Wide	Affordable Housing Neighborhood Investments - AFFH Sustainability/Green Building/Community Resiliency	Local Funding	Homeowner Housing Rehabilitated:
5	Prevent and End Homelessness	2022	2026	Affordable Housing Homeless	District Wide	Affordable Housing Homelessness	HOME ARP: \$19,000,000 ESG: \$1,320,062	Congregate and Non Congregate Units: 100 Tenant-based rental assistance / Rapid Rehousing: 800 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Transform Abandoned/ Vacant Properties into Assets	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	District Wide	Affordable Housing Neighborhood Investments - AFFH	CDBG: \$2,500,000	1 Property Acquired and Developed
7	Address Blighted and Sub-standard Property Issues	2022	2026	Affordable Housing	District Wide	Affordable Housing Capacity-Building	CDBG: \$500,000	2 Properties – Blight Issues Cured
8	Promote Energy-Efficiency/Community Resilience in a Disaster	2022	2026	Affordable Housing	District Wide	Affordable Housing Neighborhood Investments – AFFH Sustainability/Green Building/Community Resiliency	CDBG: \$1,000,000	Part of Affordable Housing Program, Goals Identified when Building/Area is Identified.
9	Enhance/Improve Access to Amenities Near Affordable Housing	2022	2026	Non-Housing Community Development	District Wide	Neighborhood Investments - AFFH Sustainability/Green Building/Community Resiliency	CDBG: \$2,000,000	Part of Affordable Housing Program, Goals Identified when Building/Area is Identified.
10	Promote Effective Community Development – Administration, Planning/Research, Fair Housing and Language Access	2022	2026	Non-Housing Community Development	District Wide	Plans/Studies	CDBG: \$650,000	
11	Strengthen Organizational Capacity of Non-Profits	2022	2026	Non-Housing Community Development	District Wide	Capacity-Building	CDBG: \$250,000 HOME: \$300,000	Strengthen Capacity of Community Housing Development Organizations
12	Foster Small and Local Business Development	2022	2026	Non-Housing Community Development	District Wide	Neighborhood Investments - AFFH	CDBG: \$5,245,000	5,000 Assist small businesses in developing and maintaining their economic footprint in low and moderate income areas. Facade treatment/business building rehabilitation: 35 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Helping Persons Living with HIV to Live Independently without Stigma	2022	2026	Homeless	DC EMSA for HOPWA	Tenant Based Rental Assistance Permanent Housing Placement	HOPWA: \$58,273,880	Tenant-based rental assistance/Rapid Rehousing: 420 Households Assisted Public Service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted
14	Assisting Persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health.	2022	2026	Homeless	DC EMSA for HOPWA	Tenant Based Rental Assistance Permanent Housing Placement Facility Based Housing Operations	HOPWA: \$1,948,414	Tenant-based rental assistance/Rapid Rehousing: 50 Households Assisted Public Service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted HIV/AIDS Housing Operations : 20 Household Housing Units
15	Providing immediate temporary housing assistance to homeless persons living with HIV.	2022	2026	Homeless	District Wide	Facility Based Housing Operations	HOPWA: \$1,538,528	HIV/AIDS Housing Operations: 40 Household Housing Units
16	Preventing separation of dependent children from single-parents living with HIV who are at risk of being homeless.	2022	2026	Homeless	DC EMSA for HOPWA	Facility Based Housing Operations	HOPWA: \$461,558	HIV/AIDS Housing Operations: 12Household Housing Unit
17	Helping persons living with HIV to remain in their current private housing.	2022	2026	Non-Homeless Special Needs	DC EMSA for HOPWA	Short Term Rent, Mortgage, and Utility Assistance	HOPWA: \$541,866	Homeless Prevention: 204 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Helping persons living with HIV to maintain housing stability.	2022	2026	Homeless	DC EMSA for HOPWA	Supportive Services	HOPWA: \$750,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
19	Helping persons living with HIV to become self-sufficient.	2022	2026	Non-Homeless Special Needs	DC EMSA for HOPWA	Supportive Services	HOPWA: \$173,604	Public service activities other than Low/Moderate Income Housing Benefit: 102 Persons Assisted
20	Expanding housing available to persons living with HIV	2022	2026	Homeless	DC EMSA for HOPWA	Facility Based Development	HOPWA: \$3,200,000	Housing for People with HIV/AIDS added: 16 Household Housing Units
21	Linking Persons with HIV/AIDS to housing	2022	2026	Homeless Non-Homeless Special Needs	DC EMSA for HOPWA	Housing Information and Referral Services	HOPWA: \$385,546	Public service activities other than Low/Moderate Income Housing Benefit: 1,200 Persons Assisted
22	Developing housing resources for persons living with HIV.	2022	2026	Homeless	DC EMSA for HOPWA	Resource Identification	HOPWA: \$119,970	Housing for People with HIV/AIDS added: 25 Household Housing Units

AP 23 Goal Summary - 91.22O(c)(3) & (e) Goals Summary Information

1	Goal Name	Preserve Existing Supply of Affordable Housing
	Goal Description	<p><i>"Preserve Existing Supply of Affordable Housing"</i> is accomplished in two way, through rehabilitation and housing subsidies. Housing rehabilitation is a project where an <u>existing building/structure</u> is preserved for affordable housing to households earning less than 80% of the AMI. Rehabilitation project costs include, but are not limited to acquisition, hard costs, soft costs, finance costs, Green energy improvements, etc. Housing subsidies are financial tools used to make a unit affordable to the existing or potential occupant. Recipients of housing subsidies must earn 80% or less of the AMI. Preservation of existing supplies of affordable housing include owner occupied and/or renter occupied opportunities.</p> <p>Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.</p>

2	Goal Name	Expand the Affordable Housing Stock
	Goal Description	<p><i>“Expand the Affordable Housing Stock”</i> is accomplished in two way, through new construction and housing subsidies. Housing new construction is a project where the District <u>creates</u> new affordable housing units for households earning less than 80% of the AMI. New construction project costs include, but are not limited to acquisition, hard costs, soft costs, finance costs, Green energy installation, etc. Housing subsidies are financial tools used to make a unit affordable to the new occupant. Recipients of housing subsidies must earn 80% or less of the AMI. Expanding the affordable housing stock can include owner occupied and/or renter occupied opportunities. Throughout this Consolidated Planning period, the Consolidated Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.</p>
3	Goal Name	Strengthen Homeownership/Tenancy Among Households Earning 80% or Less of AMI
	Goal Description	<p><i>“Strengthen Homeownership/Tenancy Among Households Earning 80% or Less of AMI”</i> Includes activities that increases access to homeownership and maintains homeownership for households earning 80% or less of AMI. Activities include, but are not limited to, financial assistance to purchase a home, rehabilitate a home (emergency repairs, repairs as a result of natural disaster emergencies, remove barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures) housing/foreclosure prevention counseling education, and fair housing enforcement and education.</p> <p><i>“Strengthen Tenancy Among Households Earning 80% or Less of AMI”</i> refers to preventing homelessness and evictions. Activities include, but are not limited to, rent and utility assistance, tenant counseling/eviction prevention education, and fair housing enforcement and education. This goal also promotes funding for residents to exercise their right to purchase their property under DC’s local TOPA program. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law.</p> <p>Activities will be targeted to low and moderate-income households, households with special needs populations and households for families and persons living with HIV/AIDS.</p>
4	Goal Name	Ensure Housing Stock is Safe/Healthy/Accessible
	Goal Description	<p><i>“Ensure Housing Stock is Safe/Healthy/Accessible”</i> is a goal that promotes long-term, community-based housing options for residents to age in place; promote actions that increase accessibility to persons with disabilities, decrease environmental hazards, such as lead-based paint or lead poisoned drinking water, and other hazards as part of the Healthy Homes Rating System. Also support policies and programs that increase a community's ability to respond to natural disasters and other impacts of climate change, particularly for vulnerable populations.</p>

5	Goal Name	Prevent and End Homelessness
	Goal Description	<i>“Prevent and End Homelessness”</i> is a goal that promotes action items outlined in the Homeward DC Plan to continue with implementation of Plan 2.0- a strategic plan to make homelessness a rare, brief, and non- recurring experience. Activities that promote this goal include tenant-based rental assistance for at-risk households to prevent homelessness, rapid-rehousing, the development of new permanent supportive housing units, congregate and non-congregate housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, and/or support special needs populations.
6	Goal Name	Transform Abandoned/Vacant Properties into Assets
	Goal Description	<i>“Transform Abandoned/Vacant Properties into Assets”</i> produces community assets through solicitation for offers, general listings, and turn-key whereby the District builds or rehabs on public-owned land. Then the property is disposed of for immediate use, and the District partners with Agencies or community-based organization for non-housing assets where the neighborhood is not ripe for housing development or needs community facilities. Historic preservation is an important part of this goal - the reinvigoration of abandoned/vacant housing in historic districts protects both the architectural and cultural heritage of the neighborhood.
7	Goal Name	Address Blighted and Sub-standard Property Issues
	Goal Description	<i>“Address Blighted and Sub-standard Property Issues”</i> is a goal addressing “standard” and substandard” housing. DHCD defines a housing unit as "standard" if it meets the District's Housing Code Standards. "Substandard housing" means that the housing does not meet federal and local codes and is considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. Federal and local funds may be used to address substandard housing and blighted property issues as a result of natural disasters, neglect, or lack of capital reserves to repair safety and environmental hazards.
8	Goal Name	Promote Energy-Efficiency/Community Resilience in a Disaster
	Goal Description	<i>“Promote Energy-Efficiency”</i> encourages policies and programs that highlight the District's commitment to expand energy efficiency, renewables, and green building to District residents across ethnic and racial groups, thereby reducing the utility burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities may include programs and incentives targeted to low and moderate-income households as well as financial support for energy audits and gap financing to meet greater green building outcomes. Guided by the Sustainable DC 2.0 plan's goal to reach net-zero energy for new construction by 2032, DHCD will promote solar for low-income single family and community solar for affordable housing. Similarly, DHCD and its agency partners will encourage and incentivize net-zero housing. <i>“Community Resilience in a Disaster”</i> encourages policies and programs that highlight the District’s Resilience Strategy and the District’s Hazard Mitigation Plan to District residents across ethnic and racial groups, thereby reducing the risk burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities include, but are not limited to, the use of resources to mitigate damage due to natural and man-made disasters, flood control management, etc.

9	Goal Name	Enhance/Improve Access to Amenities Near Affordable Housing
	Goal Description	<i>“Enhance/Improve Access to Amenities Near Affordable Housing”</i> targets neighborhood investments that provide safe and accessible pedestrian modes of transportation to persons with disabilities and the elderly from affordable housing communities to its neighborhood amenities and public transit. Activities may also promote crime prevention through environmental design standards, such as better street lighting or landscaping. These activities lead to added neighborhood amenities relevant to neighborhood residents that enhance the quality of life, increased economic opportunities, and support fair housing outcomes.
10	Goal Name	Promote Effective Community Development – Administration, Planning/Research, Fair Housing and Language Access
	Goal Description	<i>“Promote Effective Community Development – Administration, Planning/Research, Fair Housing and Language Access”</i> allows for targeted needs assessments and activities to include, but not limited to unmet affordable housing and community development needs. Specific needs include but are not limited to activities for special needs populations and underserved populations. Activities may include but are not limited to Fair Housing Plans and Events, Surveys, Translation Services and Infographics, Strategic Plans, Market Studies, Transportation Studies, and Appraisals.
11	Goal Name	Strengthen Organizational Capacity of Non-Profits
	Goal Description	<i>“Strengthen Organizational Capacity of Non-Profits”</i> allows for fiscal opportunities and education/training programs for non-profit organization and affordable developers that focus on skill development, organizational development, and certifications that further the development of affordable housing and delivery of services to residents. This goal also supports operating resources for certified Community Housing Development Organizations (CHDOs) who are in the construction phase of a CHDO project.
12	Goal Name	Foster Small and Local Business Development
	Goal Description	<i>“Foster Small and Local Business Development”</i> targets commercial revitalization efforts and support for energy-efficiency that reduces the cost-burden of small businesses, technical assistance that increases economic opportunity and greater access to capital for low and moderate- income entrepreneurs that increase the diversity of business services and amenities. Funds are targeted to commercial corridors in low and moderate-income neighborhoods.
13	Goal Name	Helping persons living with HIV to live independently without stigma.
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of rental assistance. Persons living with HIV will be assisted in living independently in units available in the private rental housing market.
14	Goal Name	Providing immediate temporary housing assistance to homeless persons living with HIV
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of funds to operate housing facilities. Households will receive housing case management. Facilities will be emergency with a stay lasting no longer than 60 days and transitional housing providing housing up to 24-months.
15	Goal Name	Expanding housing available to persons living with HIV.
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of funds for construction of housing units. Consultations with Project Sponsors indicate current facility-based housing stock is not suitable for clients. Clients desire larger space and privacy. Former program model utilized shared rooms or single rooms in older single-family dwellings.

16	Goal Name	Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health.
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of rental assistance and transitional housing. Persons who have fallen out of care will be provided housing for the purpose of retaining them in care so they may obtain viral suppression.
17	Goal Name	Preventing single-parents living with HIV from losing dependent children due to homelessness.
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of transitional housing. Program performance data reveals that 47.3% of family members benefitting from HOPWA housing assistance are children under the age of 19. This goal has been developed from the realization that the risk of homelessness to households headed by a single person living with HIV also jeopardizes young children and presents a serious threat to their reaching positive life outcomes.
18	Goal Name	Helping persons living with HIV to remain in their current private housing.
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of short term rent, mortgage, and utility assistance. This goal has been selected in an effort to protect households from entering into homelessness. Once a household experiences homelessness it may not be ready able to secure private housing and thus prove more costly to assist that household in returning to independence.
19	Goal Name	Helping persons living with HIV to maintain housing stability.
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of housing case management. Housing Case Management is essential to assist households in returning to independent living.
20	Goal Name	Helping persons living with HIV to become self-sufficient.
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of funds to pay for supportive services. To increase client self-sufficiency and increase income opportunities via job skills training and education makes housing independence and eventually homeownership possible.
21	Goal Name	Linking persons living with HIV to suitable housing.
	Goal Description (HOPWA Specific)	This goal is to be realized through the provision of funds to pay for housing information. As all clients with housing needs may not be assisted, it is important they have knowledge on how to navigate all available housing related services.
22	Goal Name	Developing housing resources for persons living with HIV.
	Goal Description (HOPWA Specific)	This goal is to be realized through funds to pay for Resource Identification. The DC Housing Market being one of the highest costs area in the nation and changing dynamics of the HIV Epidemic demand new approaches and innovative solutions to assist persons living with HIV.
23	Goal Name	Developing housing resources for persons living with HIV.
	Goal Description (HOPWA Specific)	This goal is to be realized through funds to pay for Resource Identification. The DC Housing Market being one of the highest costs area in the nation and changing dynamics of the HIV Epidemic demand new approaches and innovative solutions to assist persons living with HIV.

Table 58 – Goal Summary

AP-35 Projects - 91.220(d)

Introduction

#	PROJECT NAME
1	Administration
2	Affordable Housing Program
3	Community Housing Development Organization Program
4	COVID-19 Program
5	Disaster Relief Program
6	Emergency Solutions Grant
7	Façade Program
8	Fair Housing Program/Language Access Program
9	Homeownership Purchase Assistance Program
10	HOPWA ONLY DCH21F001 Facilities Based Operations
11	HOPWA ONLY DCH21F001 Permanent Housing Placement
12	HOPWA ONLY DCH21F001 Short Term Mortgage Assistance
13	HOPWA ONLY DCH21F001 Supportive Services
14	HOPWA ONLY DCH21F001 Resource Identification
15	HOPWA ONLY DCH21F001 Facility Based Housing Development
16	HOPWA ONLY DCH21F001 Administration
17	HOPWA ONLY DCH21F001/HOME TBRA and Rental Assistance Program
18	Housing Counseling Program
19	Job Creation/Retention Program
20	Language Access Program
21	Non Congregate Housing Development
22	Non-Profit Capacity Building Program
23	Public Facilities Program
24	Public Service Program
25	Section 108 Loan Guarantee Program
26	Small Business Program
27	Special Needs Housing
28	Supportive Services for Special Needs Populations

Table 59 – Project Information (Listed in Alphabetical Order)

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are assigned based on the level of need and available resources. Need is determined using two methods. The first method for determining need is the feedback provided through the consultation and citizen

participation process. The second method for determining need is through data analysis when writing the Needs Assessment and Market Analysis sections of the Con Plan. The primary obstacle to meeting the underserved needs of residents is the availability of funding as the District has a high demand for housing and community development needs, especially in light of the COVID-19 pandemic that exacerbated the needs of the District.

Project Summary:

The projects and allocations below are subject to change to respond to updated needs, available resources and budget authorization and approval. Should this occur and if the change is more than 30% of the federal entitlement allocation and program income or a new project is developed, then a public notice and hearing will be announced, in accordance with the Citizen Participation Plan.

*	Field	Description
	Project Title	Administration/Fair Housing/Language Access
	Description	Administer federal entitlement programs and create equity and inclusion within the program through the use of document translations and event translators. Administer compliance requirements for the Citizen Participation Plan.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$ 5,741,803
	Expected Resources	CDBG (20% Cap) \$2,835,171; HOME (10% Cap) \$295,892; HTF (10% Cap) \$300,000
	Annual Goals Supported	N/A
	Target Areas Included	N/A
	Priority Need(s) Addressed	N/A
	Planned Activities	Personnel Costs, Plans and Studies, Translation Services, Fair Housing Events
	Goal Outcome Indicator	N/A

*	Project Title	Affordable Housing Programs
	Description	To preserve and create affordable housing units for LMI Households through construction and rental assistance (rent, utilities, and or deposit)
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$48,776,308
	Expected Resources	CDBG - \$5,308,216.50 HOME - \$5,308,216.50 HTF: 3,101,884.84 Section 108 - \$38,159,875
	Annual Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Prevent and End Homelessness Strengthen Homeownership/Tenancy Among Households Transform Abandon/Vacant Property Ensure Housing Stock is Safe/Healthy/Accessible Promote Energy Efficiency
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Affordable Housing
	Planned Activities	Provide acquisition, hard, soft, financing costs and rental assistance.
	Goal Outcome Indicator	336 federal units
*	Project Title	Community Housing Development Organization Development Projects
	Description	CHDO's assist the District in developing affordable housing projects for household's earning 80% or less of AMI.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$1,260,000
	Expected Resources	100% HOME
	Annual Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock

	Target Areas Included	District Wide
	Priority Need(s) Addressed	Housing LMI Households
	Planned Activities	Provide acquisition, hard, soft and financing costs.
	Goal Outcome Indicator	9 federal units
*	Project Title	Community Housing Development Organization Development Operating Expenses
	Description	CHDOs who have projects in the construction phase are eligible for up to \$100,000 for to offset operating costs during the first 24 months of construction. This is need dependent and not a guarantee.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$100,000
	Expected Resources	100% HOME
	Annual Goals Supported	Non-Profit Capacity Building
	Target Areas Included	N/A
	Priority Need(s) Addressed	N/A
	Planned Activities	Personnel Costs and Costs Outlined in 2 CFR 200
	Goal Outcome Indicator	N/A
*	Project Title	COVID-19 Programs
	Description	Entitlement funds used to plan, prepare and respond to the COVID pandemic
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	At this time, CV funds will be used for this program and not EN. See FY 2020 Annual Action Plan Amendment for details.

	Expected Resources	
	Annual Goals Supported	
	Target Areas Included	
	Priority Need(s) Addressed	
	Planned Activities	
	Goal Outcome Indicator	
*	Project Title	Disaster Relief Programs
	Description	At this time, there are no entitlement funds designated for this program.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	
	Expected Resources	
	Annual Goals Supported	
	Target Areas Included	
	Priority Need(s) Addressed	
	Planned Activities	
	Goal Outcome Indicator	
*	Project Title	Emergency Solutions Grant
	Description	Tenant-based rental assistance for at-risk households to prevent homelessness, rapid-rehousing, the development of new permanent supportive housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, or support special needs populations.

	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$1,320,062
	Expected Resources	100% ESG
	Annual Goals Supported	Prevent and End Homelessness
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Prevent and End Homelessness
	Planned Activities	Rental Assistance, Permanent Supportive Housing, Supportive Service and Shelter Facilities
	Goal Outcome Indicator	135
*	Project Title	Façade Program
	Description	Façade rehabilitation on existing storefronts located in low to moderate income areas/census tracts
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$2,245,000
	Expected Resources	100% CDBG
	Annual Goals Supported	Foster Small and Local Business Development
	Target Areas Included	LMI Census Tracts
	Priority Need(s) Addressed	Neighborhood Investment
	Planned Activities	Hard and Soft Construction Costs
	Goal Outcome Indicator	100 Businesses
*	Project Title	Homeownership Purchase Assistance Program (HPAP)

	Description	HPAP is a first time homeownership program for persons wanting to buy in the District.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$10,522,029
	Expected Resources	CDBG - \$6,629,526 HOME - \$3,892,503
	Annual Goals Supported	Strengthen Homeownership
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Affordable Housing Neighborhood Investment
	Planned Activities	Provide down payment and closing cost assistance to LMI households.
	Goal Outcome Indicator	100
*	Project Title	HOPWA Only – DCH 21F001 Facility Based Housing Operations
	Description	To provide short term and/or transitional housing to persons living with HIV
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program Income)	\$2,769,351
	Expected Resources	HOPWA
	Annual Goals Supported	Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health. Preventing separation of dependent children from single-parents living with HIV who are at risk of being homeless. Providing immediate temporary housing assistance to homeless persons living with HIV.
	Target Areas Included	DC EMSA for HOPWA
	Priority Need(s) Addressed	Facility Based Housing Operations

	Planned Activities	Funds to provide operational costs and scattered-site leasing.
	Goal Outcome Indicator	HIV/AIDS Housing Operations: 72 Household Housing Units
*	Project Title	HOPWA Only –DCH 21F001- Tenant Based Rental Assistance
	Description	Tenant Based Rental Assistance is a rental assistance program for individuals and families living with HIV/AIDS.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program Income)	\$9,095,400
	Expected Resources	HOPWA
	Annual Goals Supported	
	Target Areas Included	DC EMSA
	Priority Need(s) Addressed	Tenant Based Rental Assistance
	Planned Activities	To provide funds to pay rents for clients to private landlords.
	Goal Outcome Indicator	Tenant Based Rental Assistance: 470 Households Assisted
*	Project Title	HOPWA Only –DCH 21F001- Short Term Rent Mortgage and Utility Assistance
	Description	Funds to support persons with HIV/AIDS to maintain their current housing status. Assistance cannot exceed 21 weeks in a 52-week period.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program Income)	\$541,866
	Expected Resources	HOPWA
	Annual Goals Supported	Helping persons living with HIV to remain in their current private housing.

	Target Areas Included	DC EMSA for HOPWA
	Priority Need(s) Addressed	Short Term Rent, Mortgage and Utility Assistance
	Planned Activities	Provide rental payments or mortgage payments including utility payments if necessary to help persons living with HIV maintain their current housing.
	Goal Outcome Indicator	Homelessness Prevention: 204 Persons Assisted.
*	Project Title	HOPWA Only –DCH 21F001- Facility Based Development
	Description	Funds to provide acquisition and rehabilitation to create permanent housing for persons living with HIV.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program Income)	\$3,200,000
	Expected Resources	HOPWA
	Annual Goals Supported	Expanding housing available to persons living with HIV
	Target Areas Included	DC EMSA for HOPWA
	Priority Need(s) Addressed	Facility Based Development
	Planned Activities	Make funds available for acquisition and rehabilitation of facilities to create housing for persons living with HIV.
	Goal Outcome Indicator	Housing for People with HIV/AIDS added: 16 Household Housing Units
*	Project Title	HOPWA Only –DCH 21F001- Housing Information and Referral Services
	Description	Provides intake, linkages and assessments to housing for persons living with HIV
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program Income)	\$385,546
	Expected Resources	HOPWA

	Annual Goals Supported	Linking persons living with HIV to suitable housing
	Target Areas Included	DC EMSA for HOPWA
	Priority Need(s) Addressed	Housing Information and Referral Services
	Planned Activities	Making persons living with HIV aware of housing and supportive services available to them, determining program eligibility, and locating housing and available services.
	Goal Outcome Indicator	Public Service activities other than low-moderate income housing benefit: 1200 Persons Assisted
*	Project Title	HOPWA Only –DCH 21F001- HIV AIDS/Supportive Services
	Description	To provide case management, transportation, financial literacy, computer literacy, job training, nutrition, and substance abuse counseling to persons living with HIV.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program Income)	\$923,604
	Expected Resources	HOPWA
	Annual Goals Supported	Helping persons living with HIV to maintain housing stability. Helping persons living with HIV to become self-sufficient.
	Target Areas Included	DC EMSA for HOPWA
	Priority Need(s) Addressed	Supportive Services
	Planned Activities	Funds to provide case management and other supportive services to help persons living with HIV obtain self sufficiency.
	Goal Outcome Indicator	Public Service activities other than low-moderate income housing benefit: 852 Persons Assisted
*	Project Title	HOPWA Only –DCH 21F001- Permanent Housing Placement
	Description	Helping persons living with HIV obtain rental housing.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program	\$357,630

	Income)	
	Expected Resources	HOPWA
	Annual Goals Supported	Helping persons living with HIV to live independently without stigma. Assisting persons living with HIV to reach viral suppression and retain care by providing housing as a social determinant of health.
	Target Areas Included	DC EMSA for HOPWA
	Priority Need(s) Addressed	Permanent Housing Placement
	Planned Activities	Paying client costs associated with moving into a new housing unit.
	Goal Outcome Indicator	Public Service activities other than low-moderate income housing benefit: 130 Persons Assisted
*	Project Title	HOPWA Only –DCH21F001- Resource Identification
	Description	Funds to provide for planning and research into developing and accessing resources to provide greater housing choice and supportive services for persons living with HIV.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program Income)	\$119,970
	Expected Resources	HOPWA
	Annual Goals Supported	Developing housing resources for persons living with HIV.
	Target Areas Included	DC EMSA for HOPWA
	Priority Need(s) Addressed	Resource Identification
	Planned Activities	Designing innovative programs and researching to identify additional resources to assist people living with HIV.
	Goal Outcome Indicator	N/A
	Project Title	HOPWA Only – DCH21F001-Administration
	Description	Funds for the general administration and oversight of the HOPWA program subject to 3% of the annual formula allocation.

	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	
	Estimated Amount (including Program Income)	\$335,230
	Expected Resources	HOPWA
	Annual Goals Supported	N/A
	Priority Need(s) Addressed	N/A
	Planned Activities	Planning, administration, and oversight of the HOPWA program.
	Goal Outcome Indicator	N/A
*	Project Title	Housing Counseling Program
	Description	Provide housing counseling and resources to LMI homeowners and tenants living in the District.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$7,339,200
	Expected Resources	100% CDBG
	Annual Goals Supported	Strengthen Homeownership and Tenancy Among Low Mod Households.
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Prevent Homelessness Affordable Housing Neighborhood Investment
	Planned Activities	Counseling Services, Foreclosure and Eviction Prevention and Preparing for First Time Homeowners.
	Goal Outcome Indicator	7500
*	Project Title	Job Creation/Retention Program

	Description	Job Training Partnership Program
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$3,000,000
	Expected Resources	100% CDBG
	Annual Goals Supported	Foster Small and Local Business Development
	Target Areas Included	Low Mod Census Tracts and Ward 7 and 8
	Priority Need(s) Addressed	Neighborhood Investment
	Planned Activities	Personnel Costs
	Goal Outcome Indicator	300
*	Project Title	Non-Congregate Housing and Support Services
	Description	HOME ARP Funds –Create affordable housing for qualifying populations and provide supportive services to assist in housing stability.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$19,000,000*
	Expected Resources	100% HOME - ARP
	Annual Goals Supported	Prevent and End Homelessness, Expand Affordable Housing Stock
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Prevent and End Homelessness Affordable Housing
	Planned Activities	A HOME ARP Allocation Plan will be submitted in late fall/early winter as an amendment to this AAP, detailing the Project.
	Goal Outcome Indicator	131

*	Project Title	Non-profit Capacity Building
	Description	Assist non-profits increase their capacity to assist more LMI households.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	Currently funded through CDBG-CV Program.
	Expected Resources	
	Annual Goals Supported	Strengthen Non Profit Capacity
	Target Areas Included	District Wide
	Priority Need(s) Addressed	
	Planned Activities	
	Goal Outcome Indicator	
*	Project Title	Public Facilities Program
	Description	Create Public Facilities for neighborhoods and special needs populations.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$3,000,000
	Expected Resources	100% CDBG
	Annual Goals Supported	Transform Abandoned/Vacant Properties into Assets
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Neighborhood Investments Affordable Housing

	Planned Activities	Pay for acquisition, hard and soft development costs and project financing, along with supportive services.
	Goal Outcome Indicator	1 Public Facility
*	Project Title	Public Service/Neighborhood Revitalization Strategy Area (NRSA)
	Description	<u>If approved by HUD,</u> an NRSA would allow the District to Increase Public Service Programs in Wards 7 and 8.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$3,000,000
	Expected Resources	100% CDBG
	Annual Goals Supported	Prevent and End Homelessness Affordable Housing Strengthen Homeowners and Tenancy Among LMI H/H Foster Small Business Development Neighborhood Investment
	Target Areas Included	Ward 7 and 8
	Priority Need(s) Addressed	Affordable Housing, Prevent and End Homelessness, Income Equality
	Planned Activities	Housing Counseling, SBTA and Job Training
	Goal Outcome Indicator	300
*	Project Title	Section 108 Loan Guarantee Program
	Description	Job Training Partnership Program
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$38,800,000
	Expected Resources	100% CDBG - 108

	Annual Goals Supported	Affordable Housing and Foster Small and Local Business Development
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Affordable Housing Foster Small and Local Business Development Neighborhood Investment
	Planned Activities	Acquisition, hard and soft development costs and financing costs.
	Goal Outcome Indicator	200 units and businesses
*	Project Title	Small Business Technical Assistance Program
	Description	Provide funds to local community based organizations (CBOs) who will provide technical assistance to business owners in low to moderate areas, with business stability skills and resources.
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$2,800,000
	Expected Resources	100% CDBG
	Annual Goals Supported	Foster Small and Local Business Development
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Foster Small and Local Business Development Neighborhood Investment
	Planned Activities	Provide training and counseling to small business owners in low to moderate income census tracts
	Goal Outcome Indicator	500 Businesses
*	Project Title	Special Need Housing
	Description	Develop affordable housing for Special Needs Populations
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A

	Estimated Amount (including Program Income)	\$5,000,000
	Expected Resources	100% CDBG
	Annual Goals Supported	Affordable Housing and Prevent and End Homelessness
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Affordable Housing and Prevent and End Homelessness
	Planned Activities	Acquisition, hard and soft development costs and financing costs.
	Goal Outcome Indicator	23 federal units
*	Project Title	Supportive Services for Special Needs Populations
	Description	Supportive Services for Special Needs Populations
	Assign Sponsor for this Project (only for HOPWA or HOPWA-C programs)	N/A
	Estimated Amount (including Program Income)	\$781,048
	Expected Resources	100% CDBG
	Annual Goals Supported	Prevent and End Homelessness
	Target Areas Included	District Wide
	Priority Need(s) Addressed	Prevent and End Homelessness
	Planned Activities	Case management services to populations with specific needs.
	Goal Outcome Indicator	75 Households

Table 50 – Project Summary

AP-5O Geographic Distribution - 91.22O(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
District-Wide	75%
Wards 7 and 8	25%

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Through development finance, property acquisitions and dispositions, and residential programming, the District will prioritize targeted neighborhood investments that affirmatively further fair housing choice across the city. Given how quickly neighborhoods changes in the District, in terms of development activity, housing cost, and demographic trends, DHCD will use up-to-date federal and local data to identify neighborhood target areas through the consolidated Notice of Funding Availability process. Low crime, low poverty, and access to high-quality schools and jobs are some variables that may be used in the analysis. All federal resources will follow the same prioritization methodology.

New affordable housing developments located in identified high-opportunity neighborhoods will receive preference points through the District's competitive application process. DHCD seeks to create affordable housing that integrates neighborhoods racially, ethnically, and economically and diversifies the District's

affordable housing supply to include higher opportunity neighborhoods and Wards. These preference points will provide a counterbalance to the implicit incentive for developers to build affordable housing in low-cost and high-poverty neighborhoods. In lower opportunity areas, DHCD is committed to non-housing investments that increase the desirability of distressed neighborhoods through increasing community amenities, public investments, and economic opportunities. To balance unintentional housing cost increases, as a result, of infrastructure or community amenity investments, DHCD is committed to preserving existing affordable housing and promoting new affordable housing opportunities through programs such as the Tenant Opportunity to Purchase Act (TOPA).

HUD-defined Racial and Ethnic Concentrated Areas of Poverty (R/ECAPs) – census tracts with both a majority non-white population and the lesser of 40% of the individuals live below the poverty line or tracts with 3 or more times the District-wide poverty rate- will be a starting point for DHCD to affirmatively further fair housing policies during this consolidated planning period.

The basis for allocating HOPWA funding to each jurisdiction within the Eligible Metropolitan Statistical Area is solely based upon where there is the highest number of documented HIV/AIDS cases in the Washington, DC region, and is determined on an annual basis by a HUD formula. Funding within the District is distributed on a Request for Application (RFA) process. The strategic plan for HOPWA includes addressing the needs of persons living with HIV in three Maryland counties, 17 jurisdictions in Northern Virginia, and Jefferson County, West Virginia.

Discussion

Maps for the targeted areas can be found in the General Allocation section of the five-year Consolidated Plan.

According to the Affordable Homeownership Preservation and Equity Accumulation Amendment Act of 2014, the mayor “shall make a determination of distressed neighborhoods on an annual basis.” The Act also states that the first determination of distressed neighborhoods is to be promulgated as part of the next Consolidated Action Plan developed after the effective date of the Act. Specifically, the Mayor is directed to designate United States Census Tracts with a poverty rate of 20 percent and may add or subtract tracts as distressed based on factors deemed reasonable by the Mayor. Distressed census tracts are depicted in *Figure SP-10.1* and are defined as having poverty rates greater than 20 percent, lower property assessments (80 percent or less of DC median rate), and lower appreciation rates (80 percent or less of DC median rate). Pending Council approval, these distressed census tracts may result in alternate resale restrictions under homebuyer programs funded by the local HPTF.

AP-55 Affordable Housing - 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	131
Non-Homeless	450
Special-Needs	40
Total	621

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	190
Rehab of Existing Units	300
Acquisition of Existing Units	0
Total	490

Table 65 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing - 91.220(h)

Introduction

DCHA owns, manages, or subsidizes more than 8,300 public housing units (serving seniors, disabled, families with children, and veterans) and is dedicated to preserving and enhancing its entire housing stock. However, like many other public housing authorities, DCHA is faced with the challenge of limited funds to address an aging portfolio. Since 2000, capital funding from HUD has declined nationally by an average of 2% per year. DCHA has worked aggressively to address its public housing capital and maintenance needs. To meet this challenge, DCHA continues to access a cross-section of financing approaches, both governmental and private sector to leverage necessary funding.

A portion of the agency's units were rehabilitated and are not in need of immediate redevelopment. However, DCHA is pursuing a large-scale effort to bring

the remainder of its inventory to a 20-year viability, meaning that the building will not need major renovation for another 20 years. This effort will require approximately \$1 billion in additional capital funding.

Actions planned during the next year to address the needs to public housing

DCHA is currently under a Voluntary Compliance Agreement (VCA) with HUD. However, the current number of Uniform Federal Accessibility Standards (UFAS) units in the DCHA inventory (692) exceeds the 5% accessible unit requirement and the required 585 units mandated by the VCA. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/ preservation of other affordable housing units, consideration is made for the creation of these units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Resident engagement is integral and critical to successfully achieving the agency mission of fostering sustainable communities and cultivating opportunities for residents to improve their lives.

DCHA provides opportunities for resident involvement through active engagement in programs and services as follows:

The Office of Resident Services provides technical assistance to elected Resident Councils in Public Housing communities, including capacity building activities, organizational support, and resource coordination. Staff is regularly requested to participate at Resident Council meetings and consult regularly with the resident City-wide Advisory Board, an elected body of resident leaders selected by Resident Councils.

The Board of Commissioners holds monthly public meetings to share the results of agency policies, programs and to vote on resolutions. In adherence with the Open Meetings act, residents, voucher holders, advocates, stakeholders, and the general public are allowed to voice their opinions about management, proposed policies, and future resolutions for a defined time allotment. The Board also has standing committees that meet regularly.

Public housing and HCV families are represented by four members on the DCHA Board of Commissioners, including three elected public housing residents and an appointed HCV participant. Prior to the COVID-19 global pandemic, monthly meeting locations rotated between DCHA public housing communities and the DCHA central office to maximize access. The agency pivoted to holding virtual board meetings at the start of the pandemic, where anyone interested can view, dial-in or watch the Live Stream via Facebook.

The agency holds public hearings, community meetings, and public comment periods to discuss resident concerns and solicit input/feedback on current and proposed policies, programs, and activities using the WebEx virtual meeting platform where participants can view video online or join via phone for the audio only option.

Residents are provided regular updates and opportunities for feedback regarding upcoming construction and redevelopment at their respective DCHA property. Through virtual meetings and pre-COVID-19 in-person meetings, residents can hear directly from the Development Team and Partners about construction timelines, relocation, and next steps. DCHA provides a recording of the meeting on our

website (www.dchousing.org). DCHA also provides printed copies of the Q&A and meeting materials to ensure all residents are adequately and properly informed.

DCHA provides effective communication for persons with disabilities or language barriers by ensuring in-person meetings are accessible. DCHA complies with DC Language Access laws and accommodates Limited English Proficiency needs, providing foreign language translators.

DCHA's communication strategy includes digital and traditional media touchpoints to ensure all customers are in the loop. The agency communicates across all agencies social media channels that include Facebook, Instagram, YouTube, Twitter, and LinkedIn. Email marketing and the website are integral to share newsletters to support overall agency updates and communications direct from the Executive Director, who shares leadership perspectives in the recently launched podcast. Traditional media includes flyers, postcards, door hangers, common-area posters, and letters via mail.

The agency leverages technology by making information available via flat-screen monitors on select properties and kiosks at the central office where customers can virtually meet with housing specialists and case managers to conduct transactions or participate in fair hearings.

Customer satisfaction surveys for both Public Housing and HCV customers are sent regularly from the Office of Customer Engagement. Property Managers hold monthly meetings to update residents on agency and community activities, as well as provide an opportunity for residents to voice concerns. In addition, the agency coordinates targeted engagement with families around specific initiatives/issues. Examples include efforts around the city's New Communities Initiative and the

establishment of a resident advisory group to consult on the EnVision Center's AmeriCorps VISTA application.

DCHA is focused on assisting its customers through a number of supportive services and initiatives in order to access self-sufficiency resources. This has been evident in the continued recruitment and implementation of the agency's workforce development activities (i.e., Section 3, Rent Reporting and Credit Building program, Family Self-Sufficiency (FSS) program, Achieving Your Best Life (AYBL) Rewards program, Homeownership Assistance Program (HOAP), etc.). In addition, DCHA also leverages partnerships with service providers and community-based organizations by offering customers a menu of services that allow them to access self-sufficiency opportunities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

DCHA is not a troubled agency. In fact, the agency is one of 70 public housing authorities nationwide designated as a Moving to Work (MTW) agency by HUD; a designation based on an agency's ability to perform effectively in the management and delivery of affordable housing and related services under its purview.

AP-65 Homeless and Other Special Needs Activities - 91.220(i) (DHS)

Introduction

Special-needs housing includes targeted programming or housing alterations to accommodate specific demographic populations. Additional costs for medical, personal care, and specific housing needs exacerbate challenges faced by special-needs populations to remain stably housed and connected to care. This section presents characteristics of large special-needs populations and outlines housing and supportive service needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In August 2015, the Department of Behavioral Health (DBH) received a three-year, \$9 million Cooperative Agreements to Benefit Homeless Individuals (CABHI) grant from the US Department of Health and Human Services. The CAHBI grant will allow the District to develop a city-wide infrastructure to engage and connect the target population (homeless veterans and chronically homeless individuals experiencing substance-use disorders, serious mental illnesses, or co-occurring disorders) with evidence-based housing interventions, treatment, and recovery support services and eligible benefits. In addition to expanding outreach services across the District, the grant will provide the staffing support needed to develop written policy and procedures to coordinate services across providers working in different catchment areas to ensure that all providers are working within the District's Coordinated Assessment and Housing Placement (CAHP) System to assist with client assessment, documentation collection, housing search, and stabilization.

DBH and the Department of Human Services continue to collaborate to provide services to persons experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Available Emergency Shelters

The District uses four types of shelter for adult individuals:

1. Low-barrier shelter for individuals – primarily short-term shelter for individuals. Low-barrier shelter is designed to keep people safe, is often open only 12 hours a day, and is often in a congregate setting. This type of program is provided, on a first come, first served basis. Currently, the District has 4 Women’s Shelters, 3 Men’s Shelters, and one family shelter that is open 24-hours per day.
2. Seasonal Shelters – opens on the first night a hypothermia alert is called in accordance with the District’s Winter Plan and remain open every night thereafter as long as the outside temperatures are very low.
3. Hypothermia Shelters – open only on nights when a hypothermia alert has been called; DC Recreation Centers and other community sites function as hypothermia shelters. Houses of Worship and other community-based sites will not be used as shelter during daytime hours, even if an alert is still in effect, since these sites are contracted only for use as alert-night shelter and

are used for other purposes during the daytime hours. D.C. Recreation Centers are open to the public during daytime hours so residents experiencing homelessness may remain at Recreation Centers if they choose.

4. Overflow Shelters – operate only when all other shelters are at or near capacity. These facilities have standby staff called in to operate the overflow shelters as needed. The Department of Human Services, in collaboration with city's Continuum of Care Provider, The Community Partnership for the Prevention on Homelessness, carefully monitors the capacity levels and determine when and additional sites need to be activated. When these shelters are activated, the District provides transportation to these locations.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Increase the Supply of Affordable Housing

Increasing the supply of supportive and affordable housing is central to the District's efforts to prevent and end homelessness. Reducing the length of stay in a shelter is the key to the District's ability in meeting the annual demand for shelter while at the same time reducing our spending on shelter. Homeward DC — the

strategic plan that lays out a policy for ending chronic homelessness by 2020 — outlines several steps to meet annual permanent housing inventory targets. During this consolidated planning period, the District will:

- Continuously align the Housing Production Trust Fund investments to help meet the Permanent Supporting Housing inventory needs to be specified in Homeward DC.
- Work with funders to ensure all new and turnover opportunities are filled via the Coordinated Assessment and Housing Program (CAHP) system.
- Develop common protocols to assist with the identification of individuals and families ready to “move on” from Permanent Supportive Housing.

Increase the Economic Security of Households

Households are more stable when resources are in place to pay for basic necessities such as food, transportation, and medical care. Helping households increase income is critical for the homeless service system. In Permanent Supportive Housing, the household pays no more than 30 percent of their income towards housing costs. To the extent that the District can increase income, the homelessness system can serve more households and spread resources more broadly. Economic security is particularly important for households provided with Rapid Re-Housing assistance, a tool that moves persons experiencing homelessness more quickly into safe, stable housing, but is not intended to be a long-term affordable-housing solution. In order to increase the success of families and

individuals in the program, and to reduce the likelihood of a return-back to homelessness, the District will increase efforts to provide targeted employment assistance to these households both quickly and intentionally.

Increase Homelessness Prevention Efforts (Diversion Program – Project Reconnect)

In 2019, DHS launched a new shelter diversion and rapid exit program for single adults. Project Reconnect serves up to 1000 individuals a year who are 18 and over and are either new arrivals, non-recent returners, transitioning from system involvement, or family engaged. Staff at low barrier shelters can refer clients who meet the program criteria to the Adams Place Day Center, Downtown Day Services Center, or Youth Service Division at DHS to meet with trained case management staff. Where diversion is appropriate, interventions can include transportation assistance, support to host households, first month's rent/security deposit, arrears payments, moving and mediation services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Stronger Together by Assisting You (STAY DC)

In FY21, the District launched a new program supported by \$352M in Emergency Rental Assistance funding available through the American Rescue Plan Act to

provide financial assistance to DC residents struggling to make rent and utility payments due to COVID-19 pandemic. Through the program, renters and housing providers can apply for grant funding to cover past and future rental payments in addition to utilities.

Emergency Rental Assistance Program (ERAP)

ERAP helps low-income District residents facing housing emergencies by providing funding for overdue rent if a qualified household is facing eviction (including late costs and court fees). The program also supports security deposits and first month's rent for residents moving to new homes. ERAP serves low-income DC households with children, elderly households (age 60 or older), and people with disabilities. The amount paid on behalf of eligible families depends on a household's income and available resources and is subject to certain limitations. ERAP payments can only be used once per year for eligible households.

Homeless Prevention Program

The Homeless Prevention Program (HPP) is designed to prevent a customer from the imminent risk of losing housing and becoming homeless by offering services that stabilize the customer in the community. Through *Prevention Services*, families are connected to the following (based on need):

- Mediation
- Case Coordination
- TANF Engagement
- Connection to mainstream/community resources

- ERAP
- Food/clothing banks, etc.
- Financial Assistance
- Utility Assistance
- Housing Search assistance

HPP's case management is targeted toward addressing the immediate housing instability of the family. Eligible families are assessed, case plans are created, and immediate housing barriers are resolved. HPP providers also make referrals to other District agencies and community service providers for long-term case management services. HPP aims to provide required housing stability services to families within a 90-day timeframe. HPP connects families at risk of becoming homeless to housing and financial assistance programs that provide short and long-term assistance to allow households to remain in their current housing.

Diversion Services are also available to assist families who have been displaced from their homes by securing emergency housing outside of shelter while receiving supportive services to help stabilize their housing or until permanent housing placement. If the customer has been staying with someone within their support system (a host family or friend), then the HPP Prevention Specialist will work to resolve the conflict through mediation efforts. With the intended purpose to stabilize housing with prevention supports. Once a customer has secured stable housing (where they can remain for 90-days or more), the HPP Prevention Specialist will connect the customer to mainstream services and close the HPP case.

In FY 2019, the District launched Project Reconnect, a new shelter diversion program that helps individuals who are newly homeless find alternatives to shelter such as reuniting with friends and families. By working with clients in an open and strengths-focused conversation, diversion experts at one of the District's daytime services centers, along with our partners, can help clients avoid and/or reduce their utilization of emergency shelters.

Homeless Services Program

DHS funds Rapid Re-Housing (RRH) programs for both individuals and families that are experiencing homelessness or at-risk of homelessness. Both programs provide short- to medium-term rental assistance and supportive services with the goal of helping people exit shelter to stable housing and more quickly connect to employment and/or other long-term stabilization strategies.

Discharge Coordination Policy

The District has a comprehensive Discharge Coordination Policy comprised of policies and protocols for the discharge of persons from publicly funded institutions and systems of care, including foster care, health care, mental health, and corrections.

Discharge Policy - Foster Care

The foster care system is managed by the Child and Family Services Agency (CFSA). Twelve months prior to exiting the foster care system, an individual emancipation plan is written for each child. The plan is reviewed at a quarterly conference that includes the youth, their social worker, an adolescent coordinator, foster parent/caregiver/biological parent (as applicable), community-based after-care representative, and any other significant individuals requested by the youth. The

conference addresses any concerns the youth have about their imminent discharge, difficulties with transitioning to independence, expectations regarding the continuation with any services within the system, public benefits, and additional aftercare services that may be needed to prepare for a successful discharge.

Discharge Policy - Health Care

Hospitals serving homeless persons who are eligible for Medicaid are required to provide health-related case management and create a discharge plan for the individual by a case manager. Physicians are not allowed to discharge a homeless person from a hospital without a discharge plan or if, in the physician's opinion, the discharge would pose an unreasonable risk to the treatment or safety of the individual. Additionally, if a homeless person is, in need of a Recuperative Care Facility, they are to be transferred

immediately. If a Recuperative Care Facility is not immediately available, a homeless person cannot be discharged until a space in the facility is made available.

Discharge Policy - Mental Health

The Department of Behavioral Health's (DMH) discharge protocol focuses on a close partnership with its contracted private, nonprofit Core Services Agencies (CSAs). Every consumer of the Department of Mental Health is connected to a CSA as their "clinical home" for DMH services. The CSA enters into a Human Care Agreement to provide treatment and rehabilitative services within the community. Before a patient is released from the District's mental health care hospital, St. Elizabeth's, he or she is evaluated by his or her doctor and connected to a CSA. At such time, a conference is scheduled with the consumer's CSA community support

specialist and appropriate treatment and follow-up are arranged. Consumers must be discharged with enough medication until their next scheduled CSA appointment.

Discharge Policy – Corrections

The DC Department of Corrections works closely with the Court Services and Offender Supervision Agency (CSOSA), the federal agency that supervises men and women on probation, parole, and supervised release in the District. One of CSOSA's major policy priorities is to operate a comprehensive re-entry strategy to ensure public safety and reduce recidivism for prisoners returned to DC from Federal Prisons and offenders exiting the District Department of Corrections. The city's Discharge Planning Committee and CSOSA acknowledge that both unmet mental health needs and homelessness are two major causes of recidivism. Therefore, CSOSA developed the Transitional Intervention for Parole Supervision unit (TIPS). This office is dedicated to ensuring the successful return of ex-offenders to the community. Preparation for discharge begins with pre-release planning managed by a TIPS case manager. Each offender's discharge plan addresses critical areas of need from incarceration, through community supervision, to independent living in the community.

The READY Center, located on the grounds of the Central Detention Facility (CDF/DC Jail) engages returning citizens from DC Jail and Federal Bureau of Prisons (BOP) by providing information about available District services. The READY Center staff assist returning citizens apply for: Supplemental Nutritional Assistance Program (SNAP) and Medicaid through Department of Human Services (DHS); linkages to behavioral health services through Department of Behavioral Health (DBH); identification cards and driving record information from Department of

Motor Vehicles (DMV); employment and job training services through Department of Employment Services (DOES), and ongoing case management through Mayor’s Office on Returning Citizens Affairs (MORCA). In addition to these services, the READY Center staff also make referrals to community-based organizations (CBOs) that provide access to additional District resources and services. The READY Center provides release planning coordination for returning citizens.

AP-70 HOPWA Goals - 91.220 (l)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	510
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	2
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	72

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j) (DHCD) (DCHA - Rent Supplement Program)

Introduction

Barriers to affordable housing in the District are equitable geographic access, paying more than 30% of gross income for a housing payment and utilities and the high cost of housing development and rehabilitation. In 2014, The Urban Institute conducted a survey of local affordable housing developers to determine the greatest challenges to building and preserving affordable housing in DC. The survey was sent to developers built affordable housing in the District in the five years prior to the survey. The most significant barriers among respondents were costs to develop, process of obtaining funding, and the process for obtaining permits.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The District will focus its strategy to remove barriers to affordable housing by expanding the supply of affordable housing and preserving existing affordable housing. The District will continue to streamline the processes for both developers and residents through these initiatives.

District Homeownership Information Access

The Front Door (<https://www.frontdoor.dc.gov/>) website was created as a collaboration between The Lab @ DC and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) along with 14 District agencies, several local partners, and District residents. DC government and local partner staff identified for District homeowners 50+ resources. Several of the District's key affordable housing agencies that provide homeownership assistance such as DHCD, and the DC Housing Finance Agency

are listed there for consolidated access. The DC government and local partners mapped out the resident experience for each resource, and provided feedback on the resource pages, and includes the following agencies:

Local partners:

Alliance for the Chesapeake Bay

Casey Trees

DC Sustainable Energy Utility (DCSEU)

Design Green

Eagle Bank

Housing Counseling Services

Landed

DC government:

DC Housing Finance Agency

Department of Aging and Community Living

Department of Consumer and Regulatory Affairs

Department of Energy and Environment

Department of Healthcare Finance

Department of Housing and Community Development

Department of Insurance, Securities, and Banking

Department of Public Works

Office of the Chief Technology Officer

Office of the Deputy Mayor for Education

Office of Planning

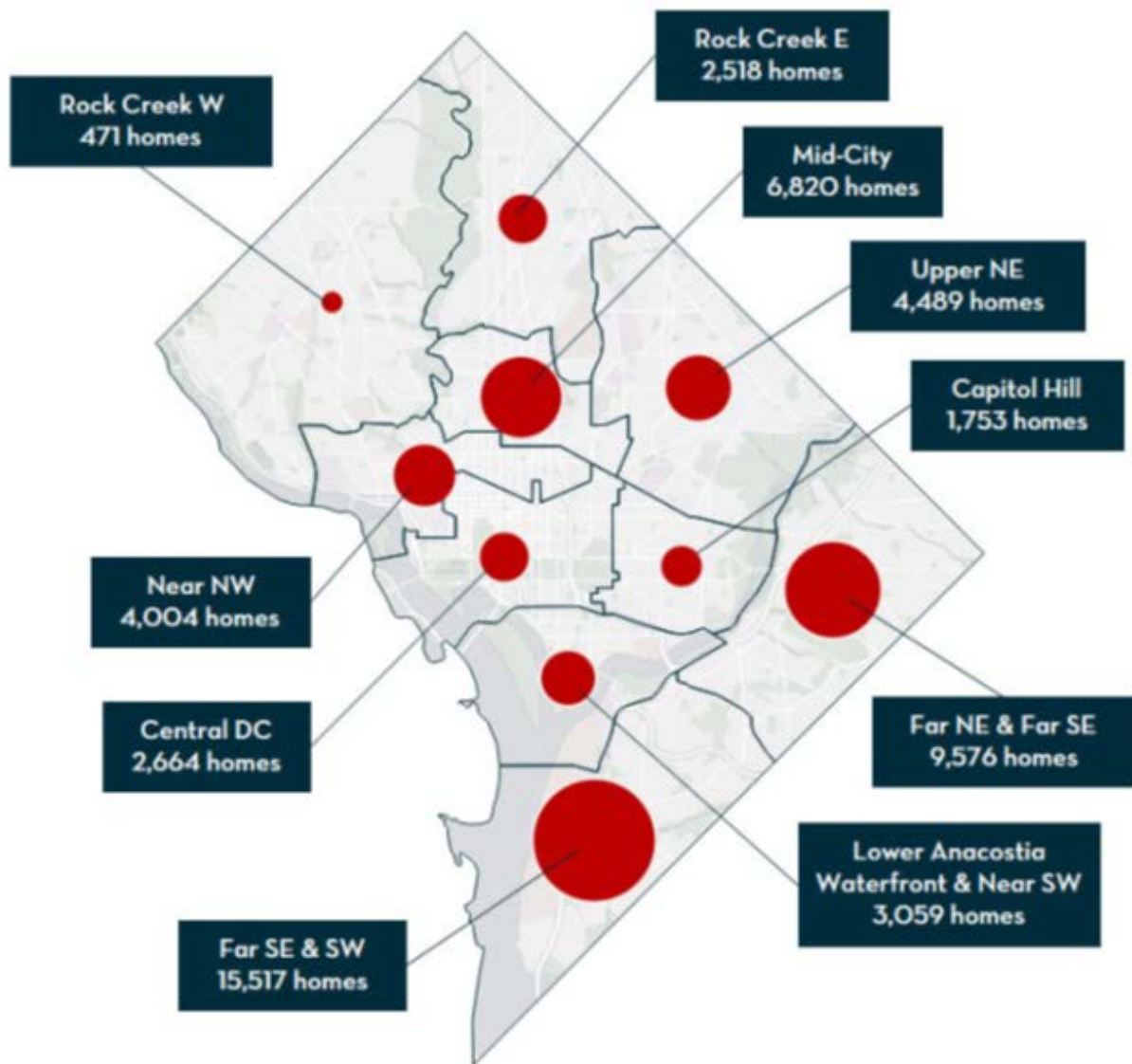
Office of Tax and Revenue

Office of the Tenant Advocate

Inequitable distribution of affordable housing

On May 10, 2019, Mayor Muriel Bowser signed an order, Mayor's Order on Housing, directing District agencies to address housing affordability and increase the supply by 2021 with at least 12,000 affordable units. DHCD and the Office of Planning worked together to produce the *Housing Framework for Equity and Growth*. Through the *Housing Framework for Equity and Growth*, the District is developing an analysis intended to inform how it produces more affordable and market rate housing in the District. It will aid understand an understanding of needs and challenges driving current housing production. This analysis will create more equitable distribution goals for housing production and development by examining public policies and regulations, market forces, and community dynamics.

Currently, the District's affordable housing is unevenly distributed across the city. The map below illustrates the Far Southeast and Southwest area of the city has more than 15,000 affordable units, or about 31 percent of all of the District's affordable housing. In contrast, the Rock Creek West area has fewer than 500 affordable units, or approximately one percent of the District's supply of affordable housing. The Housing Framework for Equity and Growth will examine policies and opportunities to create a fairer, more inclusive supply of affordable housing.



Sources: housinginsights.org, DC Office of Planning, DC Department of Housing and Community Development

Comprehensive Amendment Cycle

In October 2019, the Office of Planning (OP) launched an Amendment Cycle of the District Elements to the 2006 Comprehensive Plan. Since the first amendment cycle, OP has completed six Small Area Plans as well as other initiatives. Other significant District government-wide initiatives and plans have also been completed in the last four years. Additionally, the District has seen major changes in its neighborhoods occurring at a faster pace than the Comprehensive Plan's 20-year timeframe. The plan amendment process presents an opportunity to change zoning requirements and regulations and promote policies that decrease barriers to affordable housing, increase the preservation and production of safe, healthy, and accessible affordable housing, and affirmatively further fair housing choice.

In the latest amendment, the following critical issues for housing were cited.

- Ensuring promoting housing affordability across all incomes and household sizes.
- Furthering fair housing opportunities, especially in high-cost areas.
- Fostering housing production to improve affordability.
- Preserving existing affordable housing.
- Promoting more housing proximate to transit and linking new housing to transit.
- Restoring or demolishing vacant or underused properties.
- Conserving existing housing stock.
- Maintaining healthy homes for residents.
- Promoting homeownership.
- Ending homelessness.

- Providing housing for residents with special needs integrated with supportive services for vulnerable populations and residents with disabilities.

The Con Plan and future AAPs will identify the federal resources to be invested in these critical issues, which will assist in breaking down barriers to affordable housing.

Preservation Strike Force

The Strike Force was created in 2015, comprised of District housing experts and selected stakeholders from the public, and charged with developing an action plan to preserve the District's existing affordable housing covenants set to expire by 2020. As a result of deliberations and research, the Strike Force concluded that for the District to remain a diverse, inclusive, and vibrant city, it needs a more urgent and systematic response to preserving affordable housing. More specifically, the Strike Force provided six recommendations to the Mayor: 1) Establish a "Preservation Unit" located within a designated District agency that is tasked with being the District's central resource to (a) preserve existing assisted affordable housing in the city (b) identify opportunities to place "naturally affordable," unassisted units under covenant or to otherwise preserve their affordability and (c) maintain comprehensive data on all affordable housing in the city; 2) Provide seed funding to a Public-Private Preservation Fund to facilitate early investments while leveraging greater amounts of private capital to preserve affordable housing; (3) Develop a Small Properties Preservation and Affordability Program within DHCD to assist properties with 5 to 50 units with funds for renovations and repairs; 4) Implement DOPA (District Opportunity to Purchase Act) by releasing draft regulations that will allow the District to take greater advantage of DOPA through the transfer of ownership to pre-qualified developers; 5) Improve Preservation

under TOPA (Tenant Opportunity to Purchase Act) and TOPA exemptions by providing financial incentives for preservation in TOPA transactions, including predevelopment work, legal services, third party reports, and acquisition bridge financing. This assistance also should also be a mechanism for collecting accurate data about the outcomes of TOPA transactions; 6) Establish Programs to Facilitate Low Income Senior Renters Aging in Place by formulating strategies for older residents to remain in place. Examples include tenant-based vouchers or other rental assistance to seniors on fixed incomes or funds for renovation of multi-unit buildings, individual apartments, and single-family homes to create appropriate housing options for seniors to age in place. (<https://dhcd.dc.gov/page/dc-housing-preservation-strike-force>)

DHCD answered the Strike Force's recommendations and created a Preservation Unit, a DOPA unit, and expanded TOPA.

Vacant and Blighted Property Removal

DHCD operates the Vacant to Vibrant DC Program in the Property Acquisition and Disposition Division (PADD) to transform vacant and blighted properties citywide.

The five action points below are the guiding principles of this program:

- **Action 1—Auctioning Off to Gain Affordability:** In 2018, 32 sites located in neighborhoods such as Bellevue (Ward 8), Carver/Langston (Ward 5), Deanwood (Ward 7), and Park View (Ward 1) were auctioned by Alex Cooper Auctioneers to produce approximately 50 workforce housing units. In 2019, an online auction of 10 sites is occurring May 10 - May 15.
- **Action 2—Supporting Small Business to Spur Homeownership:** Participants in the District's Certified Business Enterprise (CBE) program bid on contracts

to turn four sites, located in neighborhoods that include Anacostia (Ward 8) and Deanwood (Ward 7), into workforce housing.

- **Action 3—Building Homes Through HIP:** The Housing Investment Platform, an innovative program from the DC Housing Financing Agency (DCHFA) will turn two sites in Anacostia (Ward 8) and Carver/Langston (Ward 5), into affordable housing.
- **Action 4—Expanding Green Space:** This partnership with Casey Trees expanded and preserved green space in four locations in the District.
- **Action 5—Seeing a Tiny House in Action:** A site in the Deanwood neighborhood of Ward 7 has a tiny home demonstration and community education project in partnership with the DC Students Construction Trades Foundation, featuring a tiny house and a Minim House built by students in the Academy of Construction and Design at IDEA Public Charter School in Northeast DC.

Rental Housing Conversion and Sale Amendment Act of 2005

The city continues to enforce the *Rental Housing Conversion and Sale Amendment Act of 2005*, also known as the Tenant Opportunity to Purchase Act (TOPA). Prior to the sale of both multi-family and single-family properties, tenants have the opportunity, to purchase their building or assign their rights to a third-party. Low-interest loans are available to tenant groups that want to purchase- and in many cases rehabilitate their building – when their landlord decides to sell. Without financial and technical assistance provided by this program, many tenant groups are unable to take advantage of the important right they have in DC to potentially

purchase and preserve their housing and retain its affordability when their apartment building is being sold.

District Opportunity to Purchase Act

The District Opportunity to Purchase Act (DOPA) gives the Mayor the opportunity to purchase rental housing consisting of 5 or more rental units in which at least 25% or more of the rental units are deemed affordable (i.e., equal to or less than 30% of the monthly income of a household with an income of 50% of the area median income for the District metropolitan area). In the event tenants decline to exercise their opportunity to purchase, the Mayor may elect to purchase the property with the objective of

increasing affordable units in the building. DHCD is working internally on draft regulations and plans to complete and publish regulations early in the consolidated planning period.

Disposition of District Land for Affordable Housing Act of 2013

The Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project for affordable dwelling units— 30% in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20% in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents making 30 percent or less of area median income (AMI). The rest of the affordable units shall be restricted to residents making 50 percent of AMI or less. In homeownership buildings, half of the affordable units shall be restricted for residents earning 50 percent of AMI or less and the other half would be for those earning 80 percent of AMI or less.

Property Tax Credits

Eligible homeowners, non-profit organizations, and shared equity investors may receive a five-year tax abatement and be exempt from paying recordation and transfer taxes. To qualify, the property owner must earn less than 50% of AMI and the home value must be less than \$356,000.00. Property tax relief is also available for older adults over the age of 65 and disabled property owners. The benefit reduces a qualified homeowner's property tax by 50%. To qualify, the homeowner must own over 50% of the property/unit and earn less than \$127,100.00 in the prior calendar year.

Inclusionary Zoning

In August of 2009, the District implemented its Inclusionary Zoning program, which affords private sector development companies the right to additional density for their projects in exchange for making 8-10% of units in the project affordable to households who earn less than 50-80% of area median income. Inclusionary Zoning is an important part of DC's affordable housing strategy, producing new affordable units often in locations that are high cost and highly competitive. The housing is created without using subsidy from the Housing Production Trust Fund or federal resources. DHCD, in collaboration with the Office of Planning, will continue to evaluate the effectiveness of this program and propose zoning amendments as needed.

Homebuyer Programs

DHCD will continue to manage homeownership programs to provide greater opportunities to low and moderate-income homebuyers in the District and DC Government employees. All three programs can be used with the FHA 203(k)

rehabilitation mortgage, which allows homeowners or new homebuyers to rehabilitate single-family homes. These programs may also be used for participants wishing to locate in housing as part of the Inclusionary Zoning and Affordable Dwelling Unit programs.

Home Rehabilitation Programs

DHCD will continue to administer and enhance existing rehabilitation programs for income-qualified homeowners within the Residential and Community Services Division (RCS). The Single-Family Residential Rehabilitation Program (SFRRP) finances home repairs that address building code violations, repair roofs, remove health threats to health and safety, and remove accessibility barriers for persons with limited mobility or other physical impairments. The program currently offers grants specifically for roof repairs and handicapped improvements in addition to low-interest loans for general home rehabilitation.

The DC Office on Aging (DCOA) and the DHCD partnered in fiscal year 2016 to develop and implement a new home adaptation program called Safe at Home. The program promotes aging-in-place for older adults (60 years and older) and people with disabilities (18 to 59 years old) by providing up to \$10,000 in home accessibility adaptation grants to reduce the risk of falls and reduce barriers that limit mobility. Program participants work with an Occupational Therapist (OT) to identify potential fall risks and mobility barriers in their home and then work with a general contractor to begin installing modifications and equipment to address them. The pilot program plans to serve 100 District residents through the Safe at Home Program. After program completion, DCOA and DHCD will evaluate the success of the program and determine its future plans.

The Lead Safe Washington Program, operated by DOEES, reduces lead hazards in privately owned properties with children under the age of six. Exposure to peeling lead-based paint and lead contaminated dust are the most hazardous sources of lead in the U.S. and can cause serious developmental disabilities in children after long-term exposure. Although lead-based paints were banned in the U.S. after 1978, DC has a significant amount of older housing stock built prior to the ban that may be at risk of lead hazards.

The city continues to enforce the *Rental Housing Conversion and Sale Amendment Act of 2005*, also known as the Tenant Opportunity to Purchase Act (TOPA). Prior to the sale of both multi-family and single-family properties, tenants have the opportunity, to purchase their building or assign their rights to a third-party. Low-interest loans are available to tenant groups that want to purchase- and in many cases rehabilitate their building – when their landlord decides to sell. Without financial and technical assistance provided by this program, many tenant groups are unable to take advantage of the important right they have in DC to potentially purchase and preserve their housing and retain its affordability when their apartment building is being sold.

Rent Supplement Programs

The Local Rent Supplement Program (LRSP) was created in 2007 to help decrease the number of families currently on the Housing Authority tenant-based voucher waiting list. The program is funded locally by DC government and administered by the DC Housing Authority. Modeled after the federal Housing Choice Voucher program, the LRSP provides monthly rental subsidies that cover the difference between 30% of income in rent, with the voucher covering the difference between

that amount and the cost of rent on the open market. The LRSP provides rental subsidies in the following three ways: 1) individual tenant- based vouchers to individuals and families using the same criteria as the Housing Choice Voucher Program. The voucher stays with the household, even if they decide to move to another rental unit within the District; 2) project-based vouchers to for-profit and non-profit developers who agree to make a number of units affordable to low-income families, and sponsor-based vouchers that are given to non-profit developers and landlords who agree to provide supportive services. Sponsor-based vouchers are portable and can be moved to another project managed by the non-profit organization. The District will continue to use the LRSP and consider other tenant-based rental assistance programs to reduce the Housing Authority waitlist and target extremely low-income households at high-risk of homelessness.

Continue to Streamline Processes

The District will continue to find opportunities through engagement with residents, community-based partners, and developers to streamline processes whereby funds and projects are delivered or selected more quickly, data is cloud-based and more readily available, and doing business with the District becomes easier.

P-85 Other Actions - 91.220(k)

Introduction

The District of Columbia has identified a number of actions that will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families,

develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The DHCD developed a capacity-building agenda for residents, developers, and community-based partners that not only identifies available resources, outlines compliance requirements in our federal and local regulations, and identifies tenant rights, but also included efforts to grow both existing and new non-profit organizational capacity on a continuous basis. DHCD has met virtually with three (3) potential non-profit organizations that are desiring to become certified Community Housing Development Organizations in the District of Columbia desiring to build affordable housing units.

Actions planned to foster and maintain affordable housing

The District's actions planned for fostering and maintaining affordable housing involves a focus on both preserving existing affordable housing and adding new affordable housing, continuing to streamline processes for both developers and residents who access the District's resources, and promoting housing education and capacity building among residents, developers, and community-based organizations. In order to identify barriers to affordable housing DHCD will conduct fair housing enforcement testing with a contractor to supplement the findings of the Analysis of Impediments to Fair Housing Choice. Subsequently, DHCD will partner other District fair housing stakeholders such as Fair Housing Initiatives Program (FHIP) and Fair Housing Assistance Program agencies to engage in the necessary education and outreach activities as indicated by the testing.

The Affordable Housing Preservation Fund was seeded with \$10 million in local funds in DHCD's FY 18 Budget and leveraged 3 to 1 with other private and philanthropic investments to fund \$40 million in short-term bridge acquisition and predevelopment financing to eligible borrowers. The fund has helped to preserve 926 affordable housing units in the District in its first year of operation. Properties targeted for fund investments are occupied multi-family housing of over five units in which at least 50 percent of units are currently affordable to households earning up to 80 percent of the median family income. Nine million has been allocated for FY 19 and is in the process of being dispersed to the existing fund managers who can also fund District Opportunity to Purchase Act properties with minimal affordability of 25 percent of units affordable to households at 50 percent of the median family income. An additional \$11.5 million was approved for FY 20, bringing the total fund amount to \$122 million.

Actions planned to reduce lead-based paint hazards

- Every year in the District of Columbia, thousands of children and adults suffer from serious health problems caused or worsened by environmental health hazards. Illnesses and injuries impacted or caused by an environmental hazard are the number one reason why children are hospitalized in the District of Columbia. What many parents do not know is that the number one place a child is likely to be harmed by an environmental health hazard is in his or her own home. Asthma, lead poisoning, unintentional injuries, and other harmful health effects can all be linked to problems within the home. The most common culprits include peeling and/or deteriorating paint, mold, insect and rodent infestation, overuse of pesticides and other chemicals,

poor ventilation, water leaks, trip and fall hazards, and malfunctioning cooling and heating systems. In response to these threats, the Department of Energy & Environment (DOEE) launched the DC Partnership for Healthy Homes, an award-winning District Government program aimed at identifying and ending environmental health and safety threats, while at the same time leveraging energy efficiency improvements, in the homes of families throughout the District.

- The Partnership, spearheaded by DOEE's Lead and Healthy Housing Division, consists of a broad coalition of District agencies and some of the District's most prominent medical providers, managed care organizations, non-profits, and environmental health professionals. Participating health providers and social service agencies serve as front-line responders, identifying children in distress due to lead poisoning, severe and poorly controlled asthma, and/or situations in which a pregnant woman is living in a hazardous home. The front-line responders refer these families to DOEE's Lead and Healthy Housing Division.

Actions planned to reduce the number of poverty-level families

DHCD contributes to the reduction of family poverty by providing individuals and families with stable housing. DHCD helps residents improve their financial stability by providing tenants and prospective homeowners with household/home management and maintenance, fair-housing education, credit, and homeownership counseling all geared toward improving residents' opportunities to obtain and retain decent housing. Residents of buildings with expiring Section 8

protections are provided targeted assistance in locating housing options and are introduced to the DHCD-sponsored TOPA Program to move toward ownership.

Other agencies play a key role in the reduction of poverty. The DHS administers income support, welfare to work, and a range of programs to support families and individuals. The Office on Aging (OOA) 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 “One Stop Service Centers.” The DC Public School Administration (DCPS) has created career-oriented high schools to facilitate students progressing from school to real jobs in the DC market.

Actions planned to develop institutional structure

Develop a more effective crisis-response system

The homeless support system must be transformed from one where people are supported for months and often years to an effective crisis-response system, where people are safe and secure and quickly get back on their feet. Key areas of focus within this strategy include not only action items to improve the actual physical conditions of shelters, but also actions to improve operations to ensure the ability to stabilize families and individuals experiencing homelessness more quickly and accelerate the connection back to permanent housing.

Increase dedicated supply of supportive and affordable housing

Reducing length of stay in a shelter is the key to meet the annual demand for shelter while at the same time reducing spending on shelter.

Reduce barriers to supportive and affordable housing

Having an adequate supply of housing does not provide, assistance if clients are unable to access it.

Increase economic security of households

Economic security is particularly essential for households provided with Rapid Re-Housing assistance. Rapid Re-Housing is an important tool that allows people to move quickly from shelter back into permanent housing. In order, to increase the success of families and individuals in the program, and to reduce the likelihood of a return-back to homelessness, targeted employment assistance must be provided to these households. While particularly important for Rapid Re-Housing households, increasing income is critical for all the households.

Increase homelessness prevention efforts

The District must implement evidence-based strategies to better target resources to those households most at-risk of becoming homeless. In addition, more must be done to stabilize high-risk households before they arrive at the shelter door.

Actions planned to enhance coordination between public and private housing and social service agencies

The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration priorities. This system provides for continuous consultation and coordination between agencies.

Development decisions

DHCD coordinates project-level decision-making for affordable housing projects that submit proposals under the District's Consolidated Notice of Funding Availability (NOFA). The review panel considers overall resource constraints and makes recommendations on which projects should be funded. After thorough underwriting, the project manager presents findings to a loan committee, which offers recommendations to the Director on whether to approve funding.

Interagency Council on Homelessness (ICH)

The ICH is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders who inform and guide the District's strategies for meeting the needs of individuals and their families who are homeless or at imminent risk of becoming homeless.

Age-Friendly Task Force

The Age-Friendly DC Task Force is made up of community members and District Government cabinet members with extensive knowledge in at least one of the following subject areas: outdoor spaces and buildings, transportation, housing, social participation, respect and social inclusion, civic participation and employment, communication and information, community support and health services, emergency preparedness and resilience, and elder abuse, neglect, and

fraud. The Task Force and subcommittees continue to meet regularly to track and monitor progress and streamline programs and services.

Sustainable DC Interagency Task Forces

Ten interagency task forces were developed to provide a plan to make the city the healthiest, greenest, and most livable city in the United States.

Partnership for Healthy Homes

A collaboration of multiple District agencies and private-sector partners was fostered to focus on identifying homes containing both children and any of a wide range of health and/or safety threats.

Additional information on lead-based paint hazards can be reviewed in the SP-65 section of the Consolidated Plan.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

\$23,691,212.71

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan

\$0

3. The amount of surplus funds from urban renewal settlements

N/A

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

\$0

5. The amount of income from float-funded activities
Total Program Income

\$23,691,212.71

Other CDBG Requirements

1. The amount of urgent need activities \$0

AP 90 – Program Specific Requirements: HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

N/A

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

- a. Recapture: When DHCD uses HOME funds for its homeownership programs, the Home Purchase Assistance Program (HPAP), Recapture provisions will be utilized, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1).

- i. The full amount of assistance is recaptured upon transfer of the property or upon the homebuyer's relinquishment of the use of the property as a principal residence within the Affordability Period pursuant to 24 CFR 92.254(a)(4) up to the net proceed available from the sale.

- ii.

1. This requirement is established as a covenant in the loan documents executed at settlement of the property.

2. Net Sales Proceeds means all proceeds from such sale remaining after payment of any senior mortgage, closing costs, Original Purchaser's initial down payment and the

depreciated value of any capital improvements made by Original Purchaser to the HOME assisted unit.

3. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit, HOME program income used for direct assistance to the homebuyer is included when determining the period of affordability.

A subsequent low-income purchaser of a HOME-assisted homeownership unit is permitted to assume the existing HOME loan and recapture obligation entered, into by the original buyer when no additional HOME assistance is provided to the subsequent homebuyer under §92.254(a)(5)(ii).

In cases in which the subsequent homebuyer needs HOME assistance in excess of the balance of the original HOME loan, the HOME subsidy (the direct subsidy as described in § 92.254) to the original homebuyer must be recaptured. A separate HOME subsidy must be provided to the new homebuyer, and a new affordability period must be established based on that assistance to the buyer.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

For all HOME funds used to acquire property, a HOME written agreement is executed between all parties involved in the purchase. The HOME written agreement states the affordability period based on the HOME investment. DHCD has administrative issuances (AI) that explain the procedures in detail when HOME funds are applied to an affordable housing unit to ensure that the property remains in compliance during the affordability period. In addition, there are recorded covenants with the exact number of years of affordability against all properties that receive federal funds.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

a. Recapture: When DHCD uses HOME funds for the Single-Family Residential Rehabilitation Program, Recapture provisions will be utilized, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1).

i. The full amount of assistance is recaptured upon transfer of the property or upon the homebuyer's relinquishment of the use of the property as a principal residence within the Affordability Period pursuant to 24 CFR 92.254(a)(4) up to the net proceed available from the sale.

1. This requirement is established as a covenant in the loan documents executed at settlement of the property.

2. Net Sales Proceeds means all proceeds from such sale

remaining after payment of any senior mortgage, closing costs, Original Purchaser's initial down payment and the depreciated value of any capital improvements made by Original Purchaser to the HOME assisted unit.

3. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit, HOME program income used for direct assistance to the homebuyer is included when determining the period of affordability.

- ii. A subsequent low-income purchaser of a HOME-assisted homeownership unit is permitted to assume the existing HOME loan and recapture obligation entered, into by the original buyer when no additional HOME assistance is provided to the subsequent homebuyer under

AP-90 Program Specific Requirements - Housing Trust Fund (HTF) Distribution of Funds -

Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

Per 24 CFR §93.2, DHCD will award national HTF (, "HTF") funds to applicants meeting the definition as stated in the rules:

"Recipient means an organization, agency, or other entity (including a public

housing agency, or a for-profit entity, or a nonprofit entity) that receives HTF assistance from a grantee as an owner or developer to carry out an HTF-assisted project. A recipient must:

1. Make acceptable assurances to the grantee that it will comply with the requirements of the HTF program during the entire period that begins upon selection of the recipient to receive HTF funds and ending upon the conclusion of all HTF-funded activities.
2. Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity.
3. Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs.
4. Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to:
 1. Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development; or
 2. Design, construct, or rehabilitate, and market affordable housing for homeownership.
 3. Provide forms of assistance, such as down payments, closing costs, or interest rate buydowns for purchasers.”

Describe the jurisdiction’s application requirements for eligible recipients to apply for HTF funds.

DHCD will accept and consider eligible development proposals from all applicants

that meet this definition and any additional requirements of a recipient under 24 CFR §93.2. Upon application, eligible recipients shall meet the threshold requirements provided in DHCD's current Consolidated RFP, including the following Threshold Eligibility Requirements:

1. Having an eligible project type, which shall produce or preserve affordable housing.
2. At least 5 percent of Production units must be Permanent Supportive Housing (PSH) units, which is defined under DC Official Code §4-751.01-28 as "Supportive housing for an unrestricted period for individuals and families who were once homeless and continue to be at imminent risk of homelessness, including persons with disabilities as defined in 24 CFR §582.5 for whom self-sufficient living may be unlikely and whose care can be supported through public funds".
3. Control of the proposed site.
4. Compliance with the zoning requirements.
5. Provide a Development Budget and Operating Pro forma that meets DHCD's underwriting standards.
6. Financing letters from other perspective lenders and investors.
7. Financial information for operational projects (this is a Threshold Requirement in the Consolidated RFP for rehabilitation (or Preservation) projects only; it does not apply to HTF funds, which will only be available to new construction projects).
8. A development team that includes an owner, developer, development consultants (if applicable), an architect, general contractor, construction manager (if applicable), management agent, and supportive services provider (for PSH units) that are not debarred from receiving federal or District funding

and collectively demonstrate the financial.

9. An appraisal that includes the values for the property “as-is,” “as-built” with restrictive rents, and “as-built” with unrestricted rents.
10. A market study.
11. A Phase I Environmental Site Assessment.
12. Architectural plans and cost estimates.
13. The project must meet designed and constructed accordance with the Green Building Act of 2006, DC Official Code §§6–1451.01, et seq.
14. A relocation and anti-displacement strategy (this are a Threshold Requirement in the Consolidated RFP for occupied properties, but it does not apply to HTF funds, which will only be available to new construction projects);
15. An indication of compliance with the Rental Housing Act (DC Official Code §§42–3501.01, et seq.), the Tenant Opportunity to Purchase Act of 1980 (DC Official Code §§42–3404.01, et seq.), and all other compliance and monitoring requirements; and
16. A year 15 plan for projects that will use Low Income Housing Tax Credit financing.

In addition to meeting the above threshold requirements, applicants shall:

- Include a description of the eligible activities to be conducted with HTF funds, and demonstrate that projects can be completed within the five years covered by this Plan.
- Explain management practices related to leasing to homeless households or persons with special needs; and
- Certify that eligible activities assisted with HTF funds will comply with the HTF requirements.

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

Applicants that meet all Threshold Eligibility Requirements are then scored according to the RFP scoring criteria (see the Spring 2019 Affordable Housing Scorecard on the next page), further evaluating the project team's technical and financial capacity to meet the recipient requirements of 24 CFR §93.2.

See the 2019 Affordable Housing RFP Selection Criteria Chart in the attached HTF allocation plan.

Note: Not all selection criteria relate to the HTF funds or are construed as a preference for the HTF. For example, HTF funds will not be used for Preservation (Rehabilitation) uses.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

HTF funds will be available District wide to ensure affordable housing equity goals are achieved.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. The description can be found in the attached HTF allocation plan.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

All HTF funds will be used to benefit Extremely Low Income (ELI) households, households earning 30% or less AMI. The allocation of the HTF funds among projects will be consistent with the Priority Needs to be stated in the Strategic Plan detailed in the Consolidated Plan without limitation or preference be applied to a particular segment of the ELI population.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

Details are listed in the attached HTF allocation plan.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

- **Transit Proximity:** projects located within 1/2 a mile of a Metro station or DC Streetcar stops.
- **Economic Opportunity Targeting:** points awarded for projects based on location. DHCD seeks to create more affordable housing in high opportunity neighborhoods, those with characteristics such as low crime, low poverty, and access to high-quality schools and jobs. Another goal of this point prioritization is to disperse the District's affordable housing supply more equitably across neighborhoods and Wards and provide a counterbalance to the implicit incentive for developers to build affordable housing in low-cost and high-poverty neighborhoods. Projects requesting HTF funds will be scored against DHCD's RFP. A map and breakdown of the points are included

in the attachments.

- **R/ECAP:** Full points will be awarded to projects not located in a HUD-designated Racially or Ethnically Concentrated Area of Poverty (R/ECAP).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

HTF financing will be distributed District wide based on the need for rental housing across the jurisdiction. DHCD will distribute HTF funding in a manner that affirmatively furthers fair housing. DHCD's RFPs, included prioritization scoring points for projects that would advance economic integration at the neighborhood level.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

DHCD awards preference points for the use of alternative financing sources that reduce public investment in the project, including tax credit equity, conventional debt, and private grants. In mixed-income buildings, applicants may use surplus cash flow from market-rate units to cross-subsidize the affordable units and improve their leverage ratio

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

Yes. See the HTF Allocation Plan

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

Yes. See the HTF Allocation Plan

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

HTF currently allocates approximately \$2,700,000 per year exclusively for ELI housing and is estimated to invest over \$15,500,000, in housing development, within the FY2022-FY2026 Consolidated Plan cycle. Given the cost to produce housing restricted to households earning less than 30-percent AMI, the District could only support between 1 and 3 small projects annually. However, DHCD expects to leverage funds from other sources available in the Consolidated RFP to meet and exceed the District's goal to set aside at least 40 percent of its local funds towards ELI households.

DHCD evaluated past project proposals that leveraged 4-percent low-income housing tax credits. Average requests from projects with units at 30-percent AMI average at \$146,000. Most projects funded with 30-percent AMI units have been new construction instead of substantial rehabilitation, which drove the weighted average higher. HTF funds will only be used for new construction. Assuming these construction costs continue and DHCD uses all \$300,000 eligible for administrative costs, \$2.7 million per year would produce between 18 and 19 units annually restricted to 30 percent of the area median income.

5. Rehabilitation Standards.

The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet

upon project completion. The jurisdiction's

description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

N/A, HTF funds will be restricted to new construction of affordable housing.

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A: At this time the District does not intend to use HTF for homebuyer projects. Should that change, the District will use the recapture method as outlined in our Resale/Recapture guidelines.

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A: At this time the District does not intend to use HTF for homebuyer projects. Should that change, the District will use the HTF affordable homeownership limits for the District as provided by HUD.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

N/A

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

Discussion:

Congress established the HTF through the Housing and Economic Recovery Act of 2008. The national Housing Trust Fund (HTF) is a federal affordable housing production program that will complement existing District efforts to increase the supply of affordable housing for ELI households, including individuals and families experiencing homelessness, and families and persons living with special needs.

On January 30, 2015, the US Department of Housing and Urban Development (HUD) published an Interim Rule that guides the implementation of the HTF by the states. HUD plans to issue a final rule for the HTF after states and the District have experienced administering the program and can offer comments regarding the initial implementation.

In years when total national funding is less than \$1 billion, 100 percent of each state's allocation must benefit households at or below the federal extremely low income (ELI) level, which is 30 percent of Area Median Income (AMI), or households

with income below federal poverty level, whichever is greater. In the District, the federal poverty level is lower than the federal ELI; therefore, HTF will serve household's earning 30% or less of the federal ELI level.

Given the requirements of the program and the need for rental housing affordable to ELI households in the city, the District will use HTF program funds to develop newly constructed Permanent Supportive Housing, as defined below, for homeless individuals and families consistent with the Priority Needs and the Strategic Plan's Goals laid out in the District's Consolidated Plan.

The District's HTF funding will be blended with other federal and local funding resources, including Project-Based Rental Assistance, to finance properties that include these units. The terms of competitive solicitations may specify deeper targeting and lower maximum rents for HTF units than those in the federal Interim Rule.

AP-90 Program Specific Requirements - Housing Opportunities for Persons Living with HIV/AIDS Reference 91.220(l)(3)

Housing Opportunities for Persons with HIV/AIDS

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community organizations).

HOPWA funding within the District is distributed on a Request for Application (RFA) process. The Department of Health's grant making process, including RFA, is as follows:

The Making of a Subgrant through the Office of Grants Management (OGM) includes the Solicitation Process (Recruitment-the search), Review of applications and issues of awards, and Compliance — Monitoring and Performance. Within the Solicitation Process (Recruitment- the search), the DC HEALTH HAHSTA decides to subgrant funds to achieve a public purpose through a competitive process. First, the funds are identified by confirming authorizing legislation and/or grantor program regulations for specific requirements and/or restrictions. A Notice of Funding Availability (NOFA) is approved and the Office of Documents and Administrative Issuance (ODAI) issues for publication in the *District Register*. The NOFA is also submitted to the Office of Partnerships and Grant Services (OPGS) for publication in the District Funding Alert and posting to the District Grants Clearinghouse.

A completed RFA is transmitted to OGM for review, approval, and authority to release through the Dashboard (ADS). The RFA includes language on the reporting requirements, and clearly defines and outlines applicant eligibility. A final approved electronic copy is also forwarded to OPGS for posting to the District Grants Clearinghouse.

Second, review of applications and issuance of awards ensures an equitable and ethical competitive process. Therefore, any engagement of potential applicants (maybe current subgrantees) about the RFA is not allowed. Contact about the RFA is inappropriate.

The Process is confidential until completed and applicants are notified of status. A pre-application conference is held to answer any questions and clarify any discrepancies, etc.

Review of applications is completed with both internal and external review panels. Panel participants receive orientation and are adequately credentialed. Confidential score sheets are used that align with RFA criteria. The Review process allows for FAQs and Amendments to help applicants respond and/or submit great application or those that clarify statements in the RFA.

Once the Review process is complete and awardee(s) determined, the (sub) Grantee signs the grant agreement and begins program implementation.

Lastly, Compliance- Monitoring and Performance takes place where DC HEALTH's HOPWA program managers and grant monitors track project progress and performance, works with the sub-grantee to adjust assignments tasks and goals as needed, ensures timeline incorporated in proposal is progressing and where sub-grantee is unable to deliver and/or perform, DC HEALTH HAHSTA provides written issuance of notifications highlighting deficiencies and cure notices, working to make sure the sub-grantee and program/projects are successful.

AP-90 Program Specific Requirements - Emergency Solutions Grant (ESG)
Reference 91.220 (I)(4)

Include written standards for providing ESG assistance (may include as attachment)

HUD is reviewing these policies and procedures and anticipates completing their review in August. Once approved, this question will reflect the information outlined in the policies and procedures.

- 1. If the CoC has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The District has a Coordinated Assessment and Housing Placement System (CAHP) that streamlines access to the most appropriate housing intervention for each individual or family experiencing homelessness.

- 2. The DHS is the recipient of ESG funds for the District, consults with the District's CoC on ESG allocation as well as the evaluation of sub-recipients.**

Since FY 2012, ESG has been used to primarily support prevention, emergency shelters and rapid rehousing activities, an allocation structure which was derived from CoC decisions about the best use of funds. The CoC has engaged in system modeling exercises to evaluate the efficacy of the grant and determine how it should be used in subsequent years using HMIS data provided by The Community Partnership for the Prevention of Homelessness. Ongoing evaluation of the grant and its sub-recipients includes biannual reviews of whether households receiving ESG-based prevention or rapid rehousing services remained housed after receiving assistance to determine the effectiveness of the grant and the sub-recipients' targeting of households.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Department of Human Services (DHS) may make sub-awards of part or all its grant amounts to nonprofit organizations to provide ESG-eligible services. Nonprofit organizations must demonstrate collaboration with local homeless provider groups and local mainstream service providers. Sub-awardees are expected to participate in CoC planning appropriate to the jurisdiction where their ESG activities are located.

DHS works with nonprofit sub-awardees to provide homeless prevention services, primarily for providing homeless intake services. Additionally, some administrative funds may go toward carrying out the administrative functions of nonprofits providing ESG-eligible services.

4. The District is the state-level recipient of ESG funds

However, it meets the requirements of 24 CFR 576.405(a) through the Interagency Council on Homelessness (ICH, which is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders) that come together to inform and guide the District's strategies and policies for meeting the needs of individuals and families who are homeless or at imminent risk of becoming homeless in the District. In 2015, ICH published the Homeward DC strategic plan to address and work to end homelessness in the District between 2015 and 2020.

5. Describe performance standards for evaluating ESG.

Performance standards for the Rapid Re-housing are aligned with the CoC standards and include the percent of participants increasing income while in permanent housing and percent of recipients maintained in permanent housing.