FY 2025
ANNUAL ACTION PLAN
COVER PAGE

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Executive Summary

The FY 2025 Annual Action Plan (AAP) is the District of Columbia's (District) planning document for funding from the U.S. Department of Housing and Urban Development's (HUD) Community Planning and Development (CPD) formula programs. The FY 2025 AAP is the District's fourth plan in the Five Year FY 2022-2026 Consolidated Plan (Con Plan).

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 housing and non-housing activities, revitalizing neighborhoods, promoting economic development, improving community facilities, infrastructure, and services in low-moderate income communities. CDBG funds assist households earning 80% or less of the uncapped area median income (AMI), or where 51% of a census tract has a population making 80% or less of the uncapped AMI.
- The **HOME Investment Partnerships (HOME) program** supports building, buying, and rehabilitating affordable housing for rent and homeownership and may provide direct rental assistance to low-income residents. HOME funds assist households earning 80% or less of the uncapped AMI or 60% AMI for ninety percent of the rental housing created using HOME funds.
- 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, engaging homeless individuals to help operate shelters, providing essential services to shelter residents, rapidly re-house homeless individuals and families, and preventing families and individuals from becoming homeless.
- The **Housing Opportunities for Persons with AIDS (HOPWA) program** grants funds 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), including 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.
- On March 23, 2024, Public Law 118-47, authorized the HUD FY 2024 allocations for the District of Columbia, effective after October 1, 2024, at the start of the District's FY2025 Fiscal Year (FY).
- The District must complete, and HUD must approve, two annual plans before funds are 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 meet the priority needs identified in the Con Plan. The HTF Allocation Plan establishes allocation priorities and guidelines for using HTF funds.
- At the end of the year, the District must submit a Consolidated Annual Performance and Evaluation Report (CAPER), which details how federal funds were spent and how the goals identified in its Con Plan and AAP were met during the year.
- DHCD is the lead agency responsible for submitting the FY 2025 AAP and the 2025 HTF Allocation Plan, and the plan is due to HUD no later than August 16, 2024.
- The chart below lists the allocation awards for the District which are allocated by project in this AAP.

Entitlement Allocation Name	Administrator	FY 2025 Allocation Amount
Community Development Block Grant (CDBG)	Department of Housing and Community Development (DHCD)	$15,633,070.00
HOME Investment Partnerships (HOME)	Department of Housing and Community Development (DHCD)	$5,729,666.00
Housing Trust Fund (HTF)	Department of Housing and Community Development (DHCD)	$3,144,833.37
Emergency Solutions Grant (ESG)	Department of Human Services (DHS)	$1,353,868.00
Housing Opportunities for Persons With AIDS (HOPWA)	Department of Health (DC Health or DOH)	$12,842,012.00
TOTAL		**$38,733,449.37**

Summary of the objectives and outcomes identified in the Plan:

The District must 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 more significant 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, preventing 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 available options remains a priority.
- **Prevent and end homelessness.** Activities designed to benefit families and individuals who are living without a home.

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 various ways for the lives of low- and moderate-income people. Activities can include creating or maintaining affordable housing, basic infrastructure hook-ups, or services such as transportation or daycare.
- **Sustainability:** Projects where the activity aims to improve 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 to sustain communities or neighborhoods. Additional information may be found in the Executive Summary of the Consolidated Plan (Con Plan).

Per the April 17, 2024, HUD memorandum, "Uncapped Income Limits 2024," issued by the HUD Office of CDBG, and HOME Program, the District will use the annual published uncapped eighty percent income limits in its CDBG and HOME programs. Qualifying eligible recipients at 80% AMI, adjusted for household size, are defined in the CDBG regulations at 24 CFR 570.3 as "low and moderate-income persons," and the HOME regulations at 24 CFR 92 as "low-income families."

Evaluation of past performance

District residents and partners (i.e., CBOs, nonprofits, and low-income to moderate housing developers) benefit directly from the District's programs and services.

DHCD posts the CAPER on its website, https://dhcd.dc.gov/page/CAPER. In just one year, FY 2023, the last completed fiscal year, DHCD, DC Health, and DHS helped more than 67,000 families with programs like these, using local and HUD CPD funds as resources:

1. Home Purchase Assistance Program (HPAP): down payment, closing costs and gap financing
2. Housing Counseling
3. Rapid Re-housing and Homeless Shelter Support
4. Housing and Supportive Services for those living with HIV/AIDS
5. Tenant Opportunities to Purchase their homes
6. Single-Family Residential Rehabilitation and Housing Preservation programs
7. COVID Housing Counseling Assistance programs

In FY 2024, the District allocated over fifty-seven million dollars in federal resources for the following programs: The resources identified are derived from the annual entitlement, previous year entitlement carryover, and generated program income.

FY 2024 Funding Program (*Indicates federal funding)	**$ Amount** (millions)
Community Development Block Grant (CDBG)*	20
HOME Investment Partnerships Program (HOME)*	9.8
National Housing Trust Fund Program (HTF)*	5.7
Emergency Solutions Grant Program (ESG)	5.3
Housing Opportunities for Persons with AIDS Program (HOPWA)*	13.5
Community Development Block Grant COVID 19 - (CDBG-CV)	3.6
Total	*$57.9 million*

To engage and serve residents of all eight wards, DHCD operates the Housing Resource Center (HRC). Individuals can connect with DHCD via email, traditional mail, in-person and by telephone. The Housing Resource Center (HRC) provides various information and services to various individuals involved in the housing sector. The HRC serves residents, tenants, housing providers, and other stakeholders. Principally, the HRC is tasked with administering the Rental Housing Act of 1985 (D.C. Official Code 2001 ed., as amended) which includes a rent stabilization program. HRC also serves as an information center for affordable housing opportunities in the District.

Helping small businesses and developers

DHCD funding generally fills the gap between applicants and what they need for qualified projects and they use private financing for the rest. DHCD also works with partners to connect clients with other city and private programs. For example, Low-Income Housing Tax Credits (LIHTC) and bond financing programs also support affordable housing projects and other economic opportunities.

DHCD programs for small businesses and developers include:

1. Multifamily Finance Program
2. Property Acquisition and Disposition Program,
3. Small Business Technical Assistance and Small Business Façade programs,
4. Developer Opportunity to Purchase Program
5. COVID Small-Business and Nonprofit Capacity Building programs
6. Tenant Opportunity to Purchase

Helping our partners

DHCD supports Community-Based Organizations (CBOs) to educate, engage and support DHCD clients and partners. Our partners count on us:

- For grants and other resources for the DHCD programs they support.
- To boost their ability to raise additional funding. DHCD funding is a catalyst for attracting donations from the community, foundation, and private sector foundations.
- For Community Housing Development Organization (CHDO) certification. CBOs that own, develop, or sponsor affordable housing projects can become CHDOs. CHDOs can apply for funds to cover qualified project and operating costs.
- For staff training on topics and tools that support their underserved populations.

For additional information on the accomplishments of these programs and services, please refer to the FY 2023 CAPER: https://dhcd.dc.gov/event/draft-fiscal-year-fy-2023-consolidated-annual-performance-and-evaluation-and-report-caper

The FY 2024 CAPER will be published on the DHCD website in December 2024 with more information.

Consolidated Plan Public Contact Information

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 low-to-moderate income persons in the District. These core housing agencies collaborate with their partners to expand and focus on how to better meet affordable housing and community and economic development needs and goals of stakeholders, target populations, and community 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 consulted with local government agencies, and community-based organizations and conducted research to gather data to complete the Plan. While drafting the Con Plan, District government agencies continued to telework during the COVID-19 pandemic.

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.

The Interagency Council on Homelessness (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, Shelter Operations, Housing Solutions, and Data and Performance Management. Under the Strategic Planning Committee, workgroups organize efforts to coordinate homeless services for 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 F-SPDAT results and other vulnerabilities not identified through the assessment tool.

Homeward DC 2.0 is the second iteration of the District's Strategic Plan (FY2021 - FY2025). The vision stated in the plan is that "Homelessness in the District of Columbia will be rare, brief, and nonrecurring. We will eliminate racial inequities in the homeless services system and create a systemic fair treatment for all people**."** The plan consists of four major components.

- Summarizes the Homeless DC Plan and lessons from the last five years.
- Provides the vision, guiding principles, and building blocks of Homeward DC 2.0.
- Outlines system modeling and housing inventory needs; and
- Shares 100+ strategies supported by twelve strategic goals.

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 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 the 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 2025 Annual Action Plan.

The table on the next page reflects the agencies, groups, organizations, and others who participated in the process and consultation for the 5-Year Consolidated Plan.

[See table beginning on the next page.]

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
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 needs; coordinated in the development of goals in SP-45 targeted to older adults; aligned consolidated plan goals with Age-Friendly Strategic Plan.
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 homelessness goals, resulting in a better connection between ESG resources and overarching federal and local spending goals
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

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.
Agency/Group/Organization	**DC Department of Consumer and Regulatory Affairs- NKA Department of Buildings**
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.
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
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

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Commented [M(3R1]: @Brown2, Sheron (DHCD)

please add "NKA Department of Building "

At the time of writing it was DCRA so I do not want to change that.

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
Agency/Group/Organization	**Community-Based Organizations (CBOs)**
Agency/Group/Organization Type	Housing Services - Housing
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
Agency/Group/Organization	**Inter-Agency Council on Homelessness**
Agency/Group/Organization Type	Services-homeless Other government - Local Planning organizations
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs — Chronic 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.

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, 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 in the plan
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.
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.
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

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.
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
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.

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.
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.
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
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.

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.

Table 2 — Agencies, Groups, Organizations That Participated

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?
N/A- The District is not a state entity.		

Table 3 – Other Local/Regional/Federal Planning Efforts

AP-12 Participation — 91.105, 91.200(c)

Summary of Public Notice for Needs Assessment Public Hearing:

On May 23, 2024, DHCD held a hybrid Needs Assessment Public Hearing for the FY 2025 Annual Action Plan, including the FY 2025 National Housing Trust Fund Allocation Plan. DHCD had 138 participants in person and on Zoom.

DHCD used the following sources to advertise the Needs Assessment Public Hearing.

Postings and Advertisements				
Document Type	**Posting Location**	**Date of Posting**	**Ad #/DC Register Number #**	**Proof Uploaded to Box (Tear Sheets, Screen Shots, etc)**
NA Public Hearing Notice	DC Register	May 3, 2024		**District of Columbia Register: Notice ID N135927**
NA Public Hearing Advertisement	Washington Times	May 9, 2024		Hard copy attached to the document upon submission.
Website Language	DHCD Website			**Public Hearing – Needs Assessment for Draft FY2025 Annual Action Plan**
Social Media Posts	Facebook, Instagram, and X (FKA Twitter)	May 9, 2024 May 15, 2024		**Facebook**; **Instagram**; **X (FKA Twitter)**
Email Bulletin	GovDelivery	May 9, 2024 May 10, 2024 May 16, 2024		Email blasts were sent to more than 17,000 GovDelivery subscribers **May 9, 2024** **May 10, 2024** **May 16, 2024**

Summary of Needs Assessment Public Hearing:

The hearing started at 6:40 pm and was presided over by former DHCD Housing Compliance Officer Lesley Edmond on behalf of DHCD Director Colleen Green. The following DHCD staff attended the hearing: Charles Lindsay, Chief Administrative Officer, Kelly Ann Morrow, Grants Management Officer; Sabrina Givens, Program Analyst; and Sheron Brown, Program Analyst, Lionell Gaines, Community Development Resource Specialist.

Ms. Edmond provided a summary of the 2025 anticipated HUD allocations, a total of over $35 million dollars for the following programs:

- Community Development Block Grant (CDBG) – $15,663,070
- HOME Investment Partnerships Program (HOME) – $$5,729,666

Commented [KM4]: Need the transcript from the court reporter.

Commented [KM5R4]: Will check in with Pam on Monday.

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Commented [MKA(7R6]: I used the summary given to the Director for the ICH meeting. We will fine tune when we receive the transcript.

Commented [KM8]: Need time from transcript.

- National Housing Trust Fund (HTF) – $3,144,833.37
- Emergency Solutions Grant (ESG) – $1,353,868
- Recovery Housing Program (RHP) - $1,637,131
- Housing Opportunities for People with HIV/AIDS (HOPWA) – $12,842,012

Ms. Edmond discussed how DHCD seeks public comments and feedback to create the following federally required reports: Consolidated Plan (Con Plan), the Consolidated Annual Performance and Evaluation Report (CAPER), and the Annual Action Plan (Action Plan).

After Ms. Edmond's presentation, the public was asked to provide comments and feedback.

DHCD received public feedback detailing the following needs of the community:

- Development of affordable housing throughout the District
- Saturation of affordable housing development in Ward 7 & 8 with the lack of additional services for individuals housed
- Representatives of Chinatown residents who live in Museum Square voiced concerns about the affordability of the aging buildings
- Extend the Homeowners Assistance Fund (HAF)
- Provide rental assistance like the Emergency Rental Assistance (ERA) program.
- Provide services for newly arrived immigrants.

The hearing concluded at 9:00 pm with the announcement of the Draft FY 2025 Action Plan hearing coming in the summer.

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Summary of Public Notice for the FY 2025 Annual Action Plan Hearing

This section will be completed for the final submission after the Public Hearing on August 1, 2024.

Summary of the FY 2025 Annual Action Plan Hearing

This section will be completed for the final submission after the Public Hearing on August 1, 2024.

Citizen Participation Outreach

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

This section will be completed for the final submission after the Public Hearing on August 1, 2024.

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

This section will be completed for the final submission after the Public Hearing on August 1, 2024.

Expected Resources

AP-15 Expected Resources - 91.220(c) (1,2)

Introduction

Listed below are the FY 2025 Annual Action Plan (AAP) expected resources for the Community Development Block Grant (CDBG), CDBG Section 108 Loan Guarantee Program (Section 108), the HOME Investment Partnerships Program (HOME), the national Housing Trust Fund (HTF), the Emergency Solutions Grant (ESG), and the Housing Opportunities for People Living With AIDS/HIV (HOPWA). All programs are aware of their respective administrative caps and will not exceed the cap on eligible administrative expenses as outlined in 2 CFR 200.

Program	Administrative Cap Limit
Community Development Block Grant (CDBG)	20%
HOME Investment Partnerships Program (HOME)	10%
Housing Trust Fund (HTF)	10%
Emergency Solutions Grant (ESG)	7.5%
Housing Opportunity for Persons with AIDS (HOPWA)	3%
HOPWA Project Sponsors	7%

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of Con Plan	Narrative Description
			Annual Entitlement aka EN Allocation	Program Income aka PI	Prior Year Resources aka CO	Total		
CDBG	Public Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$15,633,070.00	$8,007,000.00	$1,500,000.00	$25,140,070.00	$19,866,930.00	DHCD anticipates allocating $25,140,070.00 in EN, PI and prior year resources for new FY 2025 projects. The estimated balance for the remainder of the Con Plan is $19,866,930.00. The allocation is based on a decrease in projected program income due to high interest rates preventing refinancing of loans, a major source of PI. $7,000 in anticipated PI is a place holder for potential goals, should additional CDBG become available. All CPP requirements will be met.
CDBG – Section 108	Public Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements	0	0	$38,500,000	$38,500,000	0	DHCD anticipates allocating $38,500,000 in Section 108 prior year resources for FY 2025 projects.
HOME	Public Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab new construction for ownership TBRA	$5,729,666.00	$900,000	HOME EN:$0 CHDO Project: $2,766,953.65	$9,396,619.65	$10,603,380.40	DHCD anticipates allocating $9,396,619.65 in EN, PI and prior year resources for new FY 2025 projects. The calculated projection balance for the remainder of the Con Plan is $10,603,380.40. The allocation is based on a decrease in projected program income due to high interest rates preventing refinancing of loans, a major source of PI.

Commented [SB11]: We should spell this out for the average reader.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of Con Plan	Narrative Description
			Annual Entitlement aka EN Allocation	Program Income aka PI	Prior Year Resources aka CO	Total		
ESG	Public Federal	Conversion and rehab for transitional housing, Financial Assistance, Emergency shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing	$1,353,868	$0	$0	$1,353,868	$1,353,868	DHS will not have any carryover and the FY 2025 award, $1,353,868 will be used for new projects.
HTF	Public Federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	$3,144,833.37	$0	0	$3,144,833.37	$2,987,933.37	DHCD anticipates allocating $3,144,833.37 in EN, PI and prior year resources for new FY 2025 projects. The calculated projection balance for the remainder of the Con Plan is $2,987,933.37. Currently HTF projects are not generating PI.
HOPWA	Public Federal	Permanent housing and facilities Permanent housing placement Short Term or Transitional Housing Facilities (STRMU) Supportive Services and TBRA	$12,770,434		$7,503,076	$20,273,510	$27,042,326	Total amounts to $27,042,236 for the remaining fourth and fifth year of the Con Plan. Funds are distributed to the entire Washington DC region. In FY 2025 the total available to the HOPWA EMSA is $20,273,510 and amounts are distributed as follows: DC, Northern Virginia, Maryland & West Virginia

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of Con Plan	Narrative Description
			Annual Entitlement aka EN Allocation	Program Income aka PI	Prior Year Resources aka CO	Total		
Low Income Housing Tax Credit Program (LIHTC)	Public Federal	Acquisition Admin and Planning Affordable Housing	$3,200,000	0	0	$3,200,000		In FY 2025, the District is expected to receive $3,200,000 in 9% LIHTC from the U.S. Treasury. https://www.novoco.com/resource-centers/affordable-housing-tax-credits/2024-federal-lihtc-information-by-state#D
Federal McKinley Act Funds	Public Federal		$27,933,554	0			0	The District received 41 grants totaling $29,711,325, in funding from the 2023 Continuum of Care NOFA. 2024 awards are decided in the fall of 2024. https://www.hud.gov/program_offices/comm_planning/coc/fy_2023_coc_competition
Section 8	Public Federal		$284,531,328	0				Funding is subject to appropriation. Legally, DCHA cannot commit to a number beyond the current FY. DCHA plans to serve 13,358 households.

Commented [MKA(12]: Lesley 0 can you help me find this answer?

Commented [SB13]: Information has been updated.

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

Overview

The District uses federal funds to provide gap financing and leverage local resources to create, preserve, and protect affordable housing and promote community development. The Housing Production Trust Fund (HPTF), a local resource and a source for the HOME match, has been administered by the DC Department of Housing and Community Development (DHCD) since 2002 and continues to serve as a vital tool for preserving and developing affordable housing. The trust fund enables nonprofit housing providers, mission-driven for-profit developers, and renters wishing to exercise their right to purchase under the Tenant Opportunity to Purchase Act (TOPA) the needed funds to improve, purchase, and develop the property for affordable housing. The Housing Production Trust Fund (HPTF) Baseline Funding Amendment Act of 2014 requires at least a $100 million investment into affordable housing.

All recipients of ESG funds must contribute or match the grant 100% in the amount that equals the recipient's fiscal year funding for ESG. The ESG fund match, totaling $1,353,868 will be provided through local funds allocated for ESG eligible rental and case management services under the District's Rapid Rehousing Individuals Program (RRH). Annually, the District invests over $15 million in local funds for RRH. The rental services are contracted through a grant agreement with the Greater Washington Urban League (GWUL) to process rental payments. The District competitively awards RRH resources to community-based organizations, faith-based organizations, and other nonprofit service providers to provide case management to eligible rapid rehousing individuals.

HPTF Funds

The HPTF Act addresses the high proportion of cost-burdened renters in DC. The Act requires at least 50 percent of HPTF units are for rental housing. HPTF dollars are necessary to target development for extremely low-income households. The Act requires the following household designations:

- Fifty percent of the funds shall assist households with incomes under 30 percent of the area median income (AMI),
- Forty percent of the funds shall assist households with incomes less than 50 percent AMI, and
- Ten percent of funds shall assist households earning less than 80 percent AMI.

Units receiving funds from HPTF must remain affordable, with 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 percent of HOME funds spent on affordable housing. As funds are drawn down from HOME Investment Trust Funds, the District incurs a matching liability. This match liability must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. The District will continue to use the Housing Production Trust Fund for HOME match requirements.

ESG Match

The ESG fund match, totaling $1,353,868 will be provided through local funds allocated for ESG eligible rental and case management services under the District's Rapid Rehousing Individuals Program (RRH). Annually, the District invests over $15 million in local funds for RRH. The rental services are contracted through a grant agreement with the Greater Washington Urban League (GWUL) to process rental payments. The District competitively awards RRH resources to community-based organizations, faith-based organizations, and other nonprofit service providers to provide case management to eligible rapid rehousing individuals.

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

DHCD collects program income dollars annually for the CDBG and HOME programs. The programs generate program income from the payment of loans provided to citizens to assist in the purchase of homes or from the re-payment of loans to assist developers in developing affordable housing and non-housing community development projects within the District. HTF has not begun to generate program income; should HTF generate program income, DHCD will collect annually for the HTF program.

The ESG and HOPWA programs do not generate program income.

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 and affirmatively further fair housing choices outlined in SP-25 titled "Priority Needs," DHCD's Property Acquisition and Disposition Division (PADD) works to decrease the number of vacant and abandoned residential properties in the District and transform 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 make little economic sense for the private sector to invest in 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 lists 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 or public sectors 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 (the Act). This Act requires public land dispositions with a housing component to restrict a percentage of their project as affordable – 30 percent in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20 percent in all other areas. In housing built as a rental, one- fourth of the affordable units shall be reserved for residents who earn less than 30 percent of AMI. The remainder of the affordable units shall be restricted to residents who earn less than 50 percent of AMI. In buildings with ownership units, half of the affordable units shall be limited to residents who earn less than 50 percent of AMI, and the other half shall be restricted to 80 percent or less.

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2021	2026	Affordable Housing	District Wide Wards 7 and 8	Affordable Housing Neighborhood Investments - AFFH	CDBG $4,975,800.82	CDBG $4,975,800.82 will be used to preserve 15 existing affordable housing units.
2	Expand the Affordable Housing Stock	2021	2026	Affordable Housing	District Wide Wards 7 & 8	Affordable Housing Persons Living Without a Home or At Risk of living without a home. Neighborhood Investments. AFFH Capacity Building Facility Based Development	HOME EN: DFD Project: $0.00 HOME CHDO Project: $3,761,403.25 HTF $2,830,349.70 CDBG CBDO	At this time there is no HOME EN available for the creation of affordable units. HOME CHDO – Rental units constructed: 5 HTF/ CDBG-CBDO Rental units constructed: 5 Place holder project in case DHCD begins a CBDO program for new construction. Funding and goals will need to be adjusted.
3	Strengthen Homeownership/ Tenancy Among Households	2021	2026	Affordable Housing	District- Wide Wards 7and 8	Affordable Housing Capacity-Building Short Term Rent Mortgage and Utility Assistance Housing Information and Referral Services.	CDBG Housing Services and Housing Counseling Activities: Non-Public Service $6,127,123.28 Public Service $3,544,960.50 $1,626,571.40 HOME HPAP: $4,595,554.43	Housing Services/ Housing Counseling Non-public service activities for Low/Moderate Income Benefit: 30 Public service activities for Low/Moderate Income Housing Benefit: 12,200 Households Assisted with Direct Financial Assistance for Homebuyers: 30

Commented [KM14]: This is all the funding left over from HOME. The Mayor's budget had 6.1m but I am not sure why. All CO is for CHDO.

Commented [KM15R14]: I sent an email earlier in week to OCFO for clarification.

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Ensure Housing Stock is Safe/Healthy/Accessible	2021	2026	Affordable Housing	District Wide Ward 7 & 8	Affordable Housing Neighborhood Investments - AFFH Capacity-Building	CDBG $1,000	Rental Units Rehabilitated: 10. Placeholder project.
5	Prevent and End Homelessness	2021	2026	Homeless	District- Wide, Wards 7and 8	Tenant Based Rental Assistance/Rapid Re-housing Programs.	ESG: $6,500,000	Program administration and Emergency Shelter/Tenant-based rental assistance / Rapid Rehousing and Prevention: 1,200 Households Assisted.
6	Transform Abandoned/Vacant Properties into Assets	2021	2026		District Wide	Neighborhood Investment - AFFH	Section 108: $38,500,000	Rehabilitation of Affordable Housing Units: 150
7	Address Blighted and Sub-Standard Property Issues	2021	2026	Affordable Housing	District Wide	Affordable Housing	CDBG: $1,000	Other: 1
8	Promote Energy-Efficiency & Green Building	2021	2026	Affordable Housing	District Wide	Affordable Housing	CDBG: $1,000	Other: 1
9	Community Resilience in a Disaster	2021	2026	Affordable Housing	District Wide	Affordable Housing	CDBG: $2,000 (Encompasses two projects; COVID-19 & Disaster Relief)	Public service activities for Low/Moderate Income Housing Benefit: 10
10	Enhance/Improve Access to Amenities Near Affordable Housing	2021	2026	Affordable Housing	District Wide	Affordable Housing	CDBG: $1,000	Other: 1
11	AD: Promote Equitable Housing & Comm. Development	2021	2026	Administration and Planning	District- Wide Wards 7and 8	Plans/Studies	CDBG: $4,726,614 HOME: $939,661.97 HTF: $314,483.30 HOPWA $383,113 .	Administration is capped at a percentage of the sum of current year entitlement funds plus current year received program income. CDBG 20% Cap, HOME and HTF 10% Cap, HOPWA 3% Cap, and ESG AD is in Goal Number Five.
12	Strengthen Organizational Capacity of Nonprofits	2021	2026	Affordable Housing Non-Housing Community Development Nonprofit Capacity Building	District- Wide Wards 7 and 8	Affordable Housing Neighborhood Investments - AFFH Facility-Based Housing Operations Facility-Based Development Housing Information and Referral Services	HOME CHDO Operating Expenses: $100,000 CDBG: $1,000	This funding is not a guarantee. It is set aside for CHDOs with CHDO projects under active construction. Should a CHDO require operating expenses they may receive up to $100k. CHDO projects are announced through DHCD's DFD Consolidated RFP process. CDBG is a placeholder if more funds become available.

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Foster Small and Local Business Development	2021	2026	Non-Housing Community Development	District- Wide Wards 7and 8	Neighborhood Investments - AFFH	Façade Program CDBG: $1,000 SBTA Program CDBG: $4,132,000	Placeholder if more CDBG become available for the façade program. The Façade program is using FY 23 funds for construction of current projects in FY 2025. Small Businesses Technical Assistance will assist 1500 businesses.
14	DOH Immediate Temp Housing Assistance for PLWH	2021	2025	Homeless Non-Homeless Special Needs	District- Wide	Facility-Based Housing Operations	HOPWA: $3,200,000	HIV/AIDS Housing Operations: 28 Household Housing Unit
15	DOH-Expanding Housing to Persons Living w/ HIV	2021	2025	Non-Homeless Special Needs	District- Wide	Facility-Based Development	HOPWA: $2,829,298	Housing for People with HIV/AIDS added: 10 Household Housing Unit
16	DOH-Reach Viral Suppression and Retain Care	2021	2026	Non-Homeless Special Needs	District- Wide	Facility-Based Housing Operations Tenant-Based Rental Assistance	HOPWA: $2,805,500	Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted HIV/AIDS Housing Operations: 20 Household Housing Unit
17	DOH-Single Parents w/HIV & Family Stability	2021	2025	Non-Housing Community Development	District- Wide	Facility-Based Housing Operations	HOPWA: $421,344	HIV/AIDS Housing Operations: 10 Household Housing Unit
18	DOH-Persons Living w/HIV & Priv. Housing Stability.	2021	2025	Non-Homeless Special Needs	District- Wide	Short Term Rent Mortgage and Utility Assistance	HOPWA: $781,600	Homelessness Prevention: 400 Persons Assisted
19	DOH-Persons Living w/HIV & Housing Stability	2021	2025	Non-Homeless Special Needs	District- Wide	HIV/AIDS Supportive Services	HOPWA: $1,540,930	Public service activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
20	DOH-Helping PLWH to Become Self-Sufficient	2021	2025	Non-Homeless Special Needs	District- Wide	HIV/AIDS Supportive Services	HOPWA: $287,534	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted
21	DOH-Linking PLWH to Suitable Housing	2021	2025	Non-Homeless Special Needs	District- Wide	Housing Information and Referral Services	HOPWA: $361,920	Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
22	DOH- Develop Housing Resources for PLWH	2021	2025	Non-Homeless Special Needs	District-Wide	Resource Identification	HOPWA: $86,000	Other: 1 Other
23	DOH-PLWH Living Without Stigma	2021	2025	Non-Homeless Special Needs	District- Wide	Tenant-Based Rental Assistance	HOPWA: $7,576,271	Tenant-based rental assistance / Rapid Rehousing: 350 Households Assisted

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3) &(e)

Goals Summary Information

The following goals are slated to be used in FY 2025. For a complete list of District goals, please refer to the FY 2022-2026 Consolidated Plan, and review goal descriptions, and the next section. All funding amounts are projected allocations, pending budget approval in the summer of 2024.

Table 1 – Goals Summary

Goal Descriptions

Below is a complete list of goals identified in the 2022-2026 Con Plan.

1	**Goal Name**	**Preserve Existing Supply of Affordable Housing**
	Goal Description	*"Preserve Existing Supply of Affordable Housing"* is accomplished in two ways, rehabilitation, and housing subsidies. Housing rehabilitation is a project where an existing building/structure is preserved for affordable housing for 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 includes 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.
2	**Goal Name**	**Expand the Affordable Housing Stock**
	Goal Description	Expanding the Affordable Housing Stock" is accomplished in two ways, through new construction and housing subsidies. Housing new construction is a project where the District creates new affordable housing units for households earning less than 80 percent 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 percent or less of the AMI. Expanding the affordable housing stock can include owner-occupied and/or renter-occupied opportunities.

3	**Goal Name**	**Strengthen Homeownership/Tenancy Among Households**
	Goal Description	"Strengthen Homeownership/Tenancy Among Households Earning 80% or Less of AMI" Includes activities that increase access to homeownership and maintain homeownership for households earning 80 percent 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, removing barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures) housing/foreclosure prevention counseling education, and fair housing enforcement and education. "Strengthen Tenancy Among Households Earning 80% or Less of AMI" 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. 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.
4	**Goal Name**	**Ensure Housing Stock is Safe/Healthy/Accessible**
	Goal Description	"Ensure Housing Stock is Safe/Healthy/Accessible" is a goal that promotes long-term, community-based housing options for residents to age in place; promotes 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.
5	**Goal Name**	**Prevent and End Homelessness**
	Goal Description	"Prevent and End Homelessness" is a goal that promotes action items outlined in the Homeward DC plan to continue with the 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	"Transform Abandoned/Vacant Properties into Assets" 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 organizations 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	"Address Blighted and Substandard Property Issues" 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 because of natural disasters, neglect, or lack of capital reserves to repair safety and environmental hazards.
8	**Goal Name**	**Promote Energy-Efficiency & Green Building**
	Goal Description	"Promote Energy-Efficiency" encourages policies and programs that highlight the District's commitment to expanding 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.
9	**Goal Name**	**Community Resilience in a Disaster**
	Goal Description	"Community Resilience in a Disaster" 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.
10	**Goal Name**	**Enhance/Improve Access to Amenities Near Affordable Housing**
	Goal Description	"Enhance/Improve Access to Amenities Near Affordable Housing" 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, increase economic opportunities, provide supportive services for special needs populations and support fair housing outcomes. Activities may include but are not limited to, community centers, senior centers, crime prevention, infrastructure improvements, or enhancements.
11	**Goal Name**	**AD: Promote Equitable Housing & Comm. Development**
	Goal Description	"Promote Equitable Housing and Community Development – Administration, Planning/Research, Fair Housing, and Language Access" allows for targeted needs assessments and activities to include but are 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. This goal is inclusive of the respective program administration caps. CDBG (20%), HOME (10%), HTF (10%), ESG (7%), HOPWA (3%). Because these funds are used for things listed at the beginning of the paragraph there will not be any unit outcome indicators.

12	**Goal Name**	**Strengthen Organizational Capacity of Nonprofits**
	Goal Description	"Strengthen Organizational Capacity of Nonprofits" allows for fiscal opportunities and education/training programs for a nonprofit organizations and nonprofit affordable housing 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.
13	**Goal Name**	**Foster Small and Local Business Development**
	Goal Description	"Foster Small and Local Business Development" 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.
14	**Goal Name**	**DOH Immediate Temp Housing Assistance for PLWH**
	Goal Description	Providing immediate temporary housing assistance to homeless people living with HIV. This goal is to be realized through the provision of funds to operate housing facilities.
15	**Goal Name**	**DOH-Expanding Housing to Persons Living w/ HIV**
	Goal Description	Expanding housing available to persons living with HIV. This goal is to be realized through the provision of funds for the construction of housing units.
16	**Goal Name**	**DOH-Reach Viral Suppression and Retain Care**
	Goal Description	Expanding housing available to persons living with HIV. This goal is to be realized through the provision of funds for the construction of housing units.
17	**Goal Name**	**DOH-Single Parents w/HIV & Family Stability**
	Goal Description	Preventing single parents living with HIV from losing dependent children due to homelessness. This goal is to be realized through the provision of rental assistance and transitional housing
18	**Goal Name**	**DOH-Persons Living w/HIV & Priv. Housing Stability.**
	Goal Description	Helping persons living with HIV to remain in their current private housing. This goal is to be realized through the provision of short-term rent, mortgage, and utility assistance.
19	**Goal Name**	**DOH-Persons Living w/HIV & Housing Stability**
	Goal Description	Helping persons living with HIV to maintain housing stability. This goal is to be realized through the provision of housing case management.

20	**Goal Name**	**DOH-Helping PLWH to Become Self-Sufficient**
	Goal Description	Helping people living with HIV to become self-sufficient. This goal is to be realized through the provision of funds to pay for supportive services such as job training, homeownership counseling, computer literacy, and financial literacy.
21	**Goal Name**	**DOH-Linking PLWH to Suitable Housing**
	Goal Description	Linking people living with HIV to suitable housing. This goal is to be realized through the provision of housing information.
22	**Goal Name**	**DOH-Develop Housing Resources for PLWH**
	Goal Description	Developing housing resources for persons living with HIV. This goal is to be realized through funds to pay for Resource Identification.
23	**Goal Name**	**DOH-PLWH Living Without Stigma**
	Goal Description	Helping people living with HIV to live independently without stigma. This goal is to be realized through the provision of rental assistance.

AP-35 Projects - 91.220(d)

Introduction

In drafting the FY 2022-2026 Consolidated Plan and FY2025 Action Plan, District stakeholders, through a needs assessment identified priorities and goals. The projects listed below align with those housing and community development needs. As community needs continue to evolve, projects are subject to change and will be done consistently with the Citizen Participation Plan.

All project funds are allocated District-wide with a focus on low-income census tracts and Wards 7 and 8 to achieve equitable distribution of the funds. Before project implementation, DHCD sends a letter to the local Area Neighborhood Council for citizen input.

A few projects are subject to federal limits or minimums as identified in AP 15, "Expected Resources."

#	Project Name
1	Administration/Fair Housing/Language Access
2	Affordable Housing Program
3	Community Housing Development Organization Development Projects
4	Community Housing Development Organization Development Operating Expenses
5	COVID-19 Programs
6	Disaster Relief Programs
7	ESG 22 Washington DC
8	Facade Program
9	Homeownership Purchase Assistance Program (HPAP)
10	HOPWA Only 2024-2026: Facility-Based Housing Operations DCH21F001
11	HOPWA Only 2024-2026: Tenant-Based Rental Assistance DCH21F001
12	HOPWA Only 2024-2026: Short-Term Rent Mortgage and Utility DCH21F001
13	HOPWA Only 2024-2026: Facility-Based Development DCH21F001
14	HOPWA Only 2024-2026: Supportive Services DCH21F001
15	HOPWA Only 2024-2026: Permanent Housing Placement DCH21F001
16	HOPWA Only 2024-2026: Resource ID DCH21F001
17	HOPWA Only 2024-2026: Housing Information DCH21F001
18	HOPWA Only 2024-2026: Grantee Administration DCH21F001
19	Housing Counseling Program
20	Job Creation/Retention Program
21	Non-Congregate Housing and Support Services
22	Nonprofit Capacity Building
23	Public Facilities Program
24	Public Service/Neighborhood Revitalization Strategy Area (NRSA)
25	Section 108 Loan Guarantee Program
26	Small Business Technical Assistance Program
27	Special Need Housing
28	Supportive Services for Special Needs Populations

Table 1 – Project Information

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. The need is determined using two methods. The first method for determining need is the feedback provided through consultation and citizen participation. The second method for determining a 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 funding availability, as the District has a high demand for housing and community development activities.

HOPWA Only 2021-2023 Projects, minus Grantee Administration, include an allotment for Project Sponsor Administration. Total Project Sponsor Administration will not exceed seven (7) percent**.**

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Administration/Fair Housing/Language Access**
	Target Area	District-Wide
	Goals Supported	AD: Promote Equitable Housing & Comm. Development
	Needs Addressed	Neighborhood Investments - AFFH Plans/Studies
	Funding	CDBG: $4,726,614 HOME: $939,661.97 HTF: $314,483.30 HOPWA: $383,113
	Description	Administer federal entitlement programs in compliance with 2 CFR 200 and create equity and inclusion within the program, using document translations and event translators. Administer compliance requirements for the Citizen Participation Plan. Maximum percentage allocations are: CDBG: 20 Percent HOME: 10 Percent HTF: 10 Percent HOPWA: 3 Percent HOPWA Project Sponsor: 7 Percent
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Districtwide stakeholders will benefit from the work, training, and access to information in their native language.
	Location Description	District Wide
	Planned Activities	Personnel Costs, Plans, and Studies, Translation Services, Fair Housing Events
2	**Project Name**	**Affordable Housing Program**
	Target Area	District-Wide
	Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Address Blighted and Substandard Property Issues Promote Energy-Efficiency & Green Building
	Needs Addressed	Affordable Housing Sustainability/Green Building/Community Resiliency

	Funding	CDBG: $4,975,800.82 HOME: $0 HTF: $2,830,349.70
	Description	To preserve and create affordable housing units for LMI Households through rehabilitation, new construction, and rental assistance (rent, utilities, and or deposit).
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Beneficiaries who can benefit from the project are families, individuals, seniors, special needs, and people at risk of homelessness. All beneficiary data is identified in the annual CAPER. CDBG: 25 Units HOME: 0 Units HTF will provide 14 units in a multi-unit development. All units will be designated for Permanent Supportive Housing (PSH) and will serve households earning 30% or less of the AMI.
	Location Description	District-Wide
	Planned Activities	Financing the development of preserving or creating affordable housing. Activities can include but are not limited to development financing costs, costs associated with acquisition, complex story and soft costs, rental subsidies, and green energy costs.
3	**Project Name**	**Community Housing Development Organization Development Projects**
	Target Area	District-Wide Wards 7 and 8
	Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Ensure Housing Stock is Safe/Healthy/Accessible Transform Abandoned/Vacant Properties into Assets Promote Energy-Efficiency & Green Building
	Needs Addressed	Affordable Housing Sustainability/Green Building/Community Resiliency
	Funding	HOME: $3,761,403.25
	Description	CHDO Assistance assists the District in developing affordable housing projects for households earning 80% or less of AMI.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	DHCD currently has six certified Community Housing Development Organizations (CHDO) and anticipates that the CHDOs will be requesting funding for new projects during this planning period to develop affordable housing units for persons at or below uncapped 80% of AMI. This grant will support 18 HOME-CHDO units but will be part of a more considerable affordable housing development. Beneficiaries who can benefit from the Project are families, individuals, seniors, special needs, and people at risk of homelessness. All beneficiary data is identified in the annual CAPER.

	Location Description	District-Wide
	Planned Activities	CHDOs are financing the development of preserving or creating affordable housing. Activities can include but are not limited to development financing costs, costs associated with acquisition, complex story and soft costs, rental subsidies, and green energy costs.
4	**Project Name**	**Community Housing Development Organization Development Operating Expenses**
	Target Area	District-Wide
	Goals Supported	Strengthen Organizational Capacity of Nonprofits
	Needs Addressed	Capacity-Building
	Funding	$100,000
	Description	CHDOs with projects in the construction phase are eligible for up to $100,000 to offset operating costs during the first 24 months of construction. This is need dependent and not a guarantee.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	CHDO Operating expenses will support one CHDO, in which additional resources can be deployed to CHDO-targeted populations (beneficiaries) at the award. All beneficiary data is identified in the annual CAPER.
	Location Description	District-Wide
	Planned Activities	Personnel Costs and Costs Outlined in 2 CFR 200
5	**Project Name**	**COVID-19 Programs**
	Target Area	District Wide
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Affordable Housing and Neighborhood Investment
	Funding	$1,000
	Description	This is a placeholder in case programs need to be developed to use EN funds for COVID-19 programs. Currently, a $1,000.00 placeholder is here to maintain the project in the FY 2025 AAP. If the project is not funded, the District would need to be removed from the plan. Should funding become available, the District will follow its Citizen Participation Plan and establish available financing. Low-income families, individuals and seniors could benefit from COVID-19 resources.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Low-income families, individuals and seniors could benefit from COVID-19 resources.
	Location Description	District-Wide
	Planned Activities	There are no planned activities currently.
6	**Project Name**	**Disaster Relief Programs**
	Target Area	District Wide
	Goals Supported	Community Resilience in a Disaster
	Needs Addressed	Sustainability/Green Building/Community Resiliency
	Funding	$1,000.00
	Description	This is a placeholder in case programs need to be developed to use EN funds for Community Resilience in a Disaster. Currently, a $1,000.00 placeholder is here to maintain the project in the FY 2025 AAP. If the project is not funded, the District would need to be removed from the plan. Should funding become available, the District will follow its Citizen Participation Plan and establish available financing. Low-income families, individuals and seniors could benefit from Community Resilience in a Disaster resources.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	10 Low-income families, individuals and seniors could benefit from disaster relief resources.
	Location Description	District Wide
	Planned Activities	There are no planned activities currently.
7	**Project Name**	**ESG 24 Washington DC**
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Persons Experiencing Homelessness or Experiencing
	Funding	ESG: $1,353,868
	Description	Emergency shelter services, Rapid Rehousing and Prevention Tenant Based Rental Assistance and supportive services for households experiencing or at risk of homelessness and supportive services to support the program. Program administration at $101,540, the 7.5% maximum cap allowable.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Two hundred forty individuals and or families are experiencing homelessness.
	Location Description	District-Wide
	Planned Activities	Rental Assistance, Emergency Shelter, Supportive Services and Administrative Services
8	**Project Name**	**Façade Program**
	Goals Supported	Foster Small and Local Business Development
	Needs Addressed	Neighborhood Investments
	Funding	CDBG: $0
	Description	Facade rehabilitation on existing storefronts in low to moderate-income areas/census tracts.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The Facade Program is in the construction phase and will be utilizing FY 23 allocations to undertake storefront improvements.
	Location Description	District-Wide, LMI Census Tracts
	Planned Activities	Hard and Soft Construction Costs
9	**Project Name**	**Homeownership Purchase Assistance Program (HPAP)**
	Target Area	District-Wide
	Goals Supported	Strengthen Homeownership/Tenancy Among Households
	Needs Addressed	Affordable Housing
	Funding	CDBG: $1,626,571.40 and HOME: $4,595,554.43
	Description	HPAP is a first-time homeownership program for persons wanting to buy in the District.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 households will benefit from this activity. All beneficiary data is reported in the annual CAPER.
	Location	District-Wide

	Planned Activities	Costs associated with the purchase of a first home. Prices include but are not limited to principal buydown, downpayment assistance, closing costs, interest rate buydowns, and gap financing.
10	**Project Name**	**HOPWA Only 2024-2026: Facility Based Housing Operations DCH21F001**
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness DOH Immediate Temp Housing Assistance for PLWH DOH-Reach Viral Suppression and Retain Care
	Needs Addressed	Persons Living Without a Home or At Risk of Living Facility-Based Housing Operations
	Funding	HOPWA: $3,621,344
	Description	To provide short-term and transitional housing to persons living with HIV.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	28 Families living with HIV/AIDs will be assisted.
	Location Description	DC EMSA for HOPWA
	Planned Activities	Other annual goals supported are Preventing the separation of dependent children from single parents living with HIV. They are at risk of homelessness—providing immediate temporary housing assistance to homeless persons living with HIV. The planned activities are for funds to provide operational costs and scattered-site leasing.
11	**Project Name**	**HOPWA Only 2024-2026: Tenant-Based Rental Assistance DCH21F001**
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness DOH-Expanding Housing to Persons Living w/ HIV DOH-Persons Living w/HIV & Priv. Housing Stability. DOH-Persons Living w/HIV & Housing Stability DOH-PLWH Living Without Stigma
	Needs Addressed	Tenant-Based Rental Assistance
	Funding	HOPWA: $10,381,771
	Description	Tenant-Based Rental Assistance is a rental assistance program for individuals and families with HIV/AIDS.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Three hundred fifty households for People Living With HIV (PLWH) to be able to live without stigma.
	Location Description	DC EMSA
	Planned Activities	To provide funds to pay rents for clients to private landlords.
12	**Project Name**	**HOPWA Only 2024-2026: Short Term Rent Mortgage and Utility DCH21F001**
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness DOH-Persons Living w/HIV & Housing Stability
	Needs Addressed	Persons Living Without a Home or At Risk of Living
	Funding	HOPWA: $721,602
	Description	Funds to support persons with HIV/AIDS to maintain their current housing status. Assistance cannot exceed 21 weeks in 52 weeks.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	DC EMSA for HOPWA
	Planned Activities	Provide rental or mortgage payments, including utility payments, if necessary, to help persons living with HIV maintain their current housing.
13	**Project Name**	**HOPWA Only 2024-2026: Facility Based Development DCH21F001**
	Target Area	District-Wide
	Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Prevent and End Homelessness DOH-Expanding Housing to Persons Living w/ HIV DOH- Develop Housing Resources for PLWH
	Needs Addressed	Facility-Based Development
	Funding	HOPWA: $2,829,298
	Description	Funds to provide acquisition and rehabilitation to create permanent housing for persons with HIV.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	DC EMSA for HOPWA
	Planned Activities	Make funds available to acquire and rehabilitate facilities to create housing for persons living with HIV. An annual goal that will be supported is expanding housing available to persons living with HIV.
14	**Project Name**	**HOPWA Only 2024-2026: Supportive Services DCH2F001**
	Target Area	District-Wide
	Goals Supported	DOH-Persons Living w/HIV & Housing Stability DOH-Helping PLWH to Become Self-Sufficient
	Needs Addressed	HIV/AIDS Supportive Services
	Funding	HOPWA: $1,700,000
	Description	Helping persons living with HIV to maintain housing stability. Assisting persons living with HIV to become self-sufficient.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 750 families with persons living with HIV will benefit from these activities.
	Location Description	DC EMSA
	Planned Activities	Housing Case Management. Job training, education, transportation, and food.
15	**Project Name**	**HOPWA Only 2024-2026: Permanent Housing Placement DCH2F001**
	Target Area	District-Wide
	Goals Supported	DOH-Single Parents w/HIV & Family Stability DOH-Persons Living w/HIV & Priv. Housing Stability. DOH-Persons Living w/HIV & Housing Stability DOH-Helping PLWH to Become Self-Sufficient DOH-Linking PLWH to Suitable Housing DOH-PLWH Living Without Stigma
	Needs Addressed	Permanent Housing Placement
	Funding	HOPWA: $250,000
	Description	Permanent Housing Placement. Assistance to households not exceeding two months of housing costs. Funds to pay for security deposits, background checks, etc.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 120 families with persons living with HIV will benefit from activities.
	Location Description	DC EMSA
	Planned Activities	Permanent housing placement.
16	**Project Name**	**HOPWA Only 2024-2026: Resource ID DCH21F001**
	Target Area	District-Wide
	Goals Supported	DOH- Develop Housing Resources for PLWH
	Needs Addressed	Resource Identification
	Funding	HOPWA: $86,000
	Description	Establish, coordinate, and develop housing assistance resources in a community and to conduct research or carry out activities to determine the feasibility of specific housing-related initiatives.
	Target Date	9/30/2025
	Planned Activities	
17	**Project Name**	**HOPWA Only 2024-2026: Housing Information DCH2F001**
	Target-Area	District-Wide
	Goals Supported	DOH-Reach Viral Suppression and Retain Care DOH-Linking PLWH to Suitable Housing
	Needs Addressed	Housing Information and Referral Services
	Funding	HOPWA: $361,920
	Description	Linking people living with HIV to suitable housing. This goal is to be realized by providing funds to pay for housing information.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5000 families with persons living with HIV will benefit from information on housing resources and determination of program eligibility
	Location Description	DC EMSA
	Planned Activities	Housing Information.
18	**Project Name**	**HOPWA Only 2024-2026: Grantee Administration DCH21F001**
	Target Area	District-Wide

	Goals Supported	DOH- Develop Housing Resources for PLWH
	Needs Addressed	Plans/Studies Facility-Based Housing Operations Short Term Rent Mortgage and Utility Assistance Facility-Based Development HIV/AIDS Supportive Services Resource Identification
	Funding	HOPWA: $383,113
	Description	Funds for the general administration and oversight of the HOPWA program are subject to 3% of the annual formula allocation.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	District Wide
	Planned Activities	General Administration and oversite of the HOPWA program.
19	**Project Name**	**Housing Counseling Program**
	Target Area	District-Wide Wards 7 and 8
	Goals Supported	Strengthen Homeownership/Tenancy Among Households
	Needs Addressed	Affordable Housing Neighborhood Investments - AFFH Housing Information and Referral Services
	Funding	CDBG: $6,441,909.60 for non-public service (NSP) and $3,544,960.50 public service (PS) activities. NPS: $6,441,909.60 and PS $3,544,960.50
	Description	Provide housing counseling and resources to LMI homeowners and tenants in the District.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Non-Public Service Housing Counseling Beneficiaries: The following programs have beneficiaries who will benefit from one-to- one housing counseling to purchase a new home or remain in their home so that individuals and families may live in safe, decent, sanitary, affordable, and stable housing: HPAP - 200 IZ/ADU – 750 HAF – 1250 Public Service Housing Counseling Beneficiaries: Group Housing Counseling – 10,000 District CBOs will provide group counseling sessions to over 10,000 individuals on the following topics (topics may vary based on need): budgets, pre-purchase, post-purchase and rental affordability, TOPA, etc.

	Location Description	District-Wide
	Planned Activities	Counseling Services, Foreclosure and Eviction Prevention and Preparing for First Time Homeowners. Annual Goals Supported is to strengthen homeownership and tenancy among low mod households.
20	**Project Name**	**Job Creation/Retention Program**
	Target Area	Wards 7 and 8
	Goals Supported	Foster Small and Local Business Development
	Needs Addressed	Neighborhood Investments - AFFH
	Funding	CDBG $1,000.00
	Description	This is a placeholder in case programs need to be developed to use EN funds for job retention/creation programs. Currently, a $1,000.00 place holder is here to maintain the project in the FY 2025 AAP. If the project is not funded, the District would need to be removed from the plan. Should funding become available, the District will follow its Citizen Participation Plan and establish available financing. Low-income families, individuals and seniors could benefit from job retention/creation program resources.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	10 Low-income families and or individuals.
	Location Description	Ward 7 and 8
	Planned Activities	There are no planned activities currently.
21	**Project Name**	**Non-Congregate Housing and Support Services**
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Tenant-Based Rental Assistance Housing Information and Referral Services
	Funding	CDBG $1,000.00

	Description	This is a placeholder in case programs need to be developed to use EN funds for non-congregate shelter and support services programs. Currently, a $1,000.00 place holder is here to maintain the project in the FY 2025 AAP. If the project is not funded, the District would need to be removed from the plan. Should funding become available, the District will follow its Citizen Participation Plan and establish available financing. Low-income families, individuals and seniors could benefit from non-congregate shelter and support services programs resources.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimates will be added to the AAP if an amendment is created. All beneficiary data is reported in the annual CAPER. 124 NCS units are being developed with HOME-ARP.
	Location Description	District Wide
	Planned Activities	There are no planned activities currently.
22	**Project Name**	**Nonprofit Capacity Building**
	Target Area	District-Wide
	Goals Supported	Strengthen the Organizational Capacity of Nonprofits
	Needs Addressed	Capacity-Building
	Funding	CDBG $1,000.00
	Description	Program descriptions will be developed should the need arise.
	Target Date	9/30/2025
	Location Description	This is a placeholder in case programs need to be developed to use EN funds for nonprofit capacity building programs. Currently, a $1,000.00 place holder is here to maintain the project in the FY 2025 AAP. If the project is not funded, the District would need to be removed from the plan. Should funding become available, the District will follow its Citizen Participation Plan and establish available financing. Low-income families, individuals and seniors could benefit from nonprofit capacity building program resources because the funds would allow partners to serve the community.
	Planned Activities	District Wide
23	**Project Name**	**Public Facilities Program**
	Target Area	District-Wide
	Goals Supported	Enhance/Improve Access to Amenities Near Aff'd Housing
	Needs Addressed	Affordable Housing Neighborhood Investments - AFFH
	Funding	CDBG $1,000.

	Description	This is a placeholder in case programs need to be developed to use EN funds for a public facilities project. Currently, a $1,000.00 place holder is here to maintain the project in the FY 2025 AAP. If the project is not funded, the District would need to be removed from the plan. Should funding become available, the District will follow its Citizen Participation Plan and establish available financing. Low-income families, individuals and seniors could benefit from a public facilities project.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	One public facility to be built or renovated if funding becomes available, which could help at least 1000 low-income people.
	Location Description	District Wide
	Planned Activities	There are no planned activities currently.
24	**Project Name**	**Public Service/Neighborhood Revitalization Strategy Area (NRSA)**
	Target Area	Wards 7 and 8
	Goal Supported	Strengthen Homeownership/Tenancy Among Households Enhance/Improve Access to Amenities Near Affordable Housing
	Needs Addressed	Affordable Housing Neighborhood Investments - AFFH Housing Information and Referral Services
	Funding	CDBG $1,000.00
	Description	Housing Counseling, SBTA, and Job Training. Annual Goals Supported are Prevent and End Homelessness, Affordable Housing, Strengthen Homeowners and Tenancy Among LMI H/H, Foster Small Business Development, and Neighborhood Investment.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimates will be added to the AAP if an amendment is created. All beneficiary data is identified in the annual CAPER. Approximately 20 Businesses and 5, 000 Households for Housing Counseling could benefit from additional funding being identified in a NRSA.
	Location Description	Ward 7 and 8
	Planned Activities	Housing Counseling, SBTA, and Job Training. Annual Goals Supported are Prevent and End Homelessness, Affordable Housing, Strengthen Homeowners and Tenancy Among LMI H/H, Foster Small Business Development, and Neighborhood Investment
25	**Project Name**	**Section 108 Loan Guarantee Program**
	Target Area	District-Wide

Commented [KM16]: How much housing counseling needs to go to NRSA.

Commented [KM17R16]: sent a request to Bill on 6.21 and will check in with him on Monday.

Commented [KM18]: Change to revolving loan fund or other project. Need specific guidance from 4th floor.

Commented [KM19R18]: I changed the language to RLF.

	Goals Supported	Preserve Existing Supply of Affordable Housing Transform Vacant Properties into Assets Enhance/Improve Access to Amenities Near Affordable Housing
	Needs Addressed	Affordable Housing Neighborhood Investments - AFFH
	Funding	CDBG 108: $38,500,000
	Description	The District is proposing to invest the remaining Section 108 loan balance of $38,500,000 in the Multi-family Housing Rehabilitation Loan Fund.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of approximately 150 affordable units. The project is still in development and final numbers will be listed in the FY 2025 CAPER.
	Location Description	District-Wide
	Planned Activities	Acquisition, hard and soft development costs, and financing costs.
26	**Project Name**	**Small Business Technical Assistance (SBTA) Program**
	Target Area	District-Wide
	Goals Supported	Foster Small and Local Business Development
	Needs Addressed	Neighborhood Investments - AFFH
	Funding	CDBG: $1,000
	Description	Provide funds to local community-based organizations (CBOs) that will provide technical assistance to business owners with business stability skills and resources in low to moderate areas.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	A Place holder for additional resources. Estimates will be added to the FY 2025 AAP if an amendment is created. All beneficiary data is identified in the annual CAPER. The District's SBTA program typically assists approximately 200 businesses. The benefit to families will be the economic stability impact on the families of the business owners who received TA from the CBOs.
	Location Description	District-Wide
	Planned Activities	Provide training and counseling to small business owners in low to moderate-income census tracts. The annual goal supported is to foster small and local business development.
27	**Project Name**	**Special Need Housing**
	Target Area	District-Wide

	Goals Supported	Preserve Existing Supply of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	$1,000.00
	Description	This is a placeholder in case programs need to be developed to use EN funds for special need housing. Currently, a $1,000.00 place holder is here to maintain the project in the FY 2025 AAP. If the project is not funded, the District would need to be removed from the plan. Should funding become available, the District will follow its Citizen Participation Plan and establish available financing. Low-income families, individuals and seniors could benefit from special need housing.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Ten households comprised of low-income families, individuals and seniors could benefit from special need housing resources.
	Location Description	District Wide
	Planned Activities	There are no planned activities currently.
28	**Project Name**	**Supportive Services for Special Needs Populations**
	Target Area	District-Wide
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Affordable Housing
	Funding	$1,000.00
	Description	This is a placeholder in case programs need to be developed to use EN funds for a supportive service for special needs population project. Currently, a $1,000.00 place holder is here to maintain the project in the FY 2025 AAP. If the project is not funded, the District would need to be removed from the plan. Should funding become available, the District will follow its Citizen Participation Plan and establish available financing. Low-income families, individuals and seniors could benefit from a supportive service for special needs population project.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Ten households comprised of low-income families, individuals, and seniors at risk of homelessness.
	Location Description	District Wide
	Planned Activities	There are no planned activities currently.

AP-40 Section 108 Loan Guarantee - 91.320(k)(1)(ii)

Describe available grant amounts.

In FY 23, DHCD closed on its first Section 108 loan for the Multi-family Housing Rehabilitation Loan Fund managed by the Development Finance Division (DFD). The District has a Section 108 loan balance of $38,500,000 to apply to a new project. Per 2 CFR 570, the District is proposing to use the balance in the Multi-family Housing Rehabilitation Loan Fund for the financing of housing rehabilitation of a multi-family affordable housing development.

Describe how applications will be accepted.

Multifamily Housing Rehabilitation Loan Fund Projects are selected competitively through DHCD's Consolidated Request for Applications (RFA) process. After projects receive conditional Letters of Commitment and meet all outstanding underwriting requirements, DHCD will send determination requests to HUD for final approval.

AP-45 Community Revitalization Strategies - 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?
Yes ○ No ◉

Describe the state's process and criteria for approving local government's revitalization strategies.

The District of Columbia is not a state.

AP-50 Geographic Distribution - 91.220(f)

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

Assistance is targeted for distribution District-Wide at 75% and the remaining 25% for Wards 7 and 8.

Geographic Distribution

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

Table 1 - 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 change 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. New affordable housing developments in high-opportunity neighborhoods will receive preference points through the District's competitive application process. Projects selected through the consolidated Notice of Funding Availability (NOFA) process will prioritize those areas. Low crime, low poverty, and access to high-quality schools and jobs are some variables considered in the District's analysis. All federal resources will follow the same prioritization methodology.

DHCD seeks to create affordable housing that racially, ethnically, and economically diversifies neighborhoods. Additionally, DHCD seeks to create higher opportunity neighborhoods in all Wards. These preference points will counter 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 assets, and economic opportunities. 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) to balance unintentional housing cost increases to reduce infrastructure or community amenity investments. 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 living below the poverty line or census tracts with three 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.

HOPWA funding allocations to jurisdictions in the Eligible Metropolitan Statistical Area (ESMA) are proportional to the number of documented HIV/AIDS cases in the Washington, DC region. They are determined annually by a HUD formula. The District allocates its HOPWA funds through 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.

Distressed census tract maps are in the Strategic Plan portion of the 5-year Consolidated Plan FY 2022-2026 and titled "Figure SP-10.1." The distressed census tracts have poverty rates greater than 20 percent, lower property assessments (80 percent or less of the DC median rate), and lower appreciation rates (80 percent or less of DC median rate). In addition, pending Council approval, these distressed census tracts may result in alternate resale restrictions under homebuyer programs funded by the local HPTF. According to the Affordable Homeownership Preservation and Equity Accumulation Amendment Act of 2014, the Mayor "shall decide on distressed neighborhoods annually." Specifically, the Mayor is directed to designate as distressed United States Census Tracts with a poverty rate of 20 percent.

Affordable Housing
AP-55 Affordable Housing - 91.220(g)

Introduction

The charts below represent the one-year goals of the Department of Housing and Community Development (DHCD) and the Department of Human Services (DHS) to support the needs of the residents in the District.

The data below meets the definition for affordable housing §92.252 (Rental) and §92.254 (Homeownership). Estimates do not include emergency shelters, transitional housing, or social services.

One Year Goals for the Number of Households to be Supported	
Homeless	125
Non-homeless	450
Special Needs	40
Total	615

Table 2 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	10
Rehab of Existing Units	165
Acquisition of Existing Units	0
Total	175

Table 3 - One Year Goals for Affordable Housing by Support Type

Commented [TW20]: Not sure how these tables are numbered. The previous table is Table 1

Commented [B(21R20]: @Wilson, Timothyj (DHCD) table numbers have been updated.

AP-60 Public Housing - 91.220(h)

Commented [SB22]: Information has been updated according to the information shared.

Introduction

The District of Columbia Housing Authority (DCHA) is dedicated to providing housing for our community's most vulnerable populations. DCHA achieves this role by providing quality housing units to approximately 8,000 households in the public housing program, and managing rental subsidy vouchers for over 12,000 households in the federal Housing Choice Voucher Program and over 7,500 households in local voucher and rental subsidy programs, including the Local Rent Supplement Program. DCHA's mission is to provide quality affordable housing to extremely low- through moderate-income households, foster sustainable communities, and cultivate opportunities for residents to improve their lives. DCHA is dedicated to addressing the housing needs of the District of Columbia's most vulnerable populations including seniors, people with disabilities and families with children. As an independent public agency, DCHA provides housing assistance to nearly 10% of the District's residents. The agency's work encompasses roles as a landlord, property manager, voucher administrator, and real estate developer.

Over the past year, DCHA has made strides in fulfilling this mission. After years of chronic vacancies in the public housing portfolio and less than quality housing conditions for occupied units, DCHA has prioritized its capital improvement program to address both the number of vacant and occupied units across the District and to invest in the housing conditions that public housing residents live under. In addition, DCHA has designed an aggressive approach to processing and placing more local and federal vouchers to assist low-income households to find housing in this rapidly gentrifying city. Both approaches have shown success. DCHA has begun to reduce the number of vacancies in the backlog and are working to achieving an industry standard for turning around new vacancies, while systematically addressing health hazards and increasing accessible units. For the first time in many years, DCHA has surpassed 80% utilization in the public housing portfolio. In addition, voucher programs have increased customer service by opening field offices, hosting landlord conference days to address landlord issues, staff training, and reducing the 20-year waiting list.

Moreover, to address the long-standing administrative issues, in June 2024, DCHA issued a Three-Year Recovery Plan whose aim is to address systemic issues comprehensively and in a coordinated manner. DCHA will continue to work with its residents and community partners on continuous improvements necessary to advance the mission.

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

Guided by the Three-Year Recovery Plan, DCHA is working with urgency to address the myriad of issues preventing the implementation of good customer service, quality work product, and having meaningful impact on the lives and well-being of residents living on DCHA properties and applicants and voucher holders in the rental subsidy programs.

Building upon the successes of the vacancy backlog response, DCHA will continue its multi-department approach to vacancy reduction. By increasing the number of contractors hired to address vacant units, on average approximately 100 units are available for applicants on the public housing waiting list and for current public housing residents requiring transfers. The units being returned to DCHA's portfolio are also being abated for health hazards such as lead paint and mold in a remediation and testing program consistent with current rules and regulations. DCHA has contracted with pest management companies to address the persistence of rodent and insect infestations. In addition, DCHA has commenced a coordinated approach to increasing the number of accessible units throughout the public housing portfolio. Moreover, to address resident complaints, DCHA's Property Management Operations (PMO) team has implemented a preventative maintenance program.

This year, new replacement units and an increased number of affordable units will be delivered on 3 DCHA properties: Kenilworth, Barry Farm, and Park Morton. DCHA's Development Department will commence renovations on the final 100 units at Judiciary Square and will commence renovations of the units at Montana Terrace and Langston. In addition, DCHA will preserve the affordable units at Henson Ridge and complete a capital investment of these units. Finally, through a newly created department, Capital Construction & Design (CCD), DCHA is coordinating its capital investment and development programs.

DCHA's development program has taken major steps in improving the guidelines for becoming a Public Developer. In May 2024, the DCHA Board approved two important resolutions: the guiding principles for all development projects and the principles for operating subsidy repositioning of its public housing portfolio. These resolutions outlined the necessary facets for a successful development program. As a result, DCHA has commenced its program to change the current operating subsidy from a very low public housing subsidy to a project-based voucher system (RAD or Section 18 conversions). This subsidy reposition strengthens DCHA ability to preserve and grow its affordable housing portfolio. In addition to creation of the Development Department and CCD, DCHA also created the Office of Asset Management. The role of this department is to create a strategic plan for the preservation, expansion, and management of a strong real estate portfolio of DCHA properties.

In the near future DCHA will create a development pipeline that will guide the comprehensive redevelopment efforts and to increase the number of affordable housing in the District. Through a two-stage procurement process, DCHA will select a list of pre-qualified development teams who want to partner with DCHA on the redevelopment of the portfolio. Thereafter and armed with the development pipeline, DCHA will coordinate the redevelopment of its portfolio based on the needs of each community and through coordination with other District agencies.

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

Improved customer service and active resident engagement is at the heart of DCHA's turnaround effort. As a core value, DCHA recognizes that public housing residents are its partners and must be involved in the decisions impacting where they live. As such, the Recovery Plan recognizes that each department in the agency must create programs and systems that improve customer service and that engage residents and voucher participants in agency programs and decisions. For example, the recently adopted "Guiding Principles for a Public Developer," the DCHA Board recognized the importance of this concept and mandated it for all development activities.

DCHA will undergo an agency-wide reorganization during the coming year. The Office of Resident Services which is currently under the OPM department, will be created as a new department whose role will be defined not only for capacity-building activities, organizational support, and resource coordination, but also for addressing the particular needs of youth, the elderly, and other vulnerable populations within public housing communities. Resident Service's role will be geared toward working with property managers to build strong public housing communities. In addition, DCHA staff will more aggressively assist Resident Councils with establishing and meeting their goals. DCHA will support the meetings and consult with the resident City-wide Advisory Board, an elected body of resident leaders selected by Resident Councils.

DCHA 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 virtual meeting platform, where participants can view videos online or join via phone for the audio-only option. More and more resident and community meetings are being held in person or in a hybrid manner so as to encourage greater resident participation

in all meetings. DCHA web site will be revamped so that the community facing portals and information will be more easily accessible. For example, this year DCHA will roll out an improved public housing resident portal that will allow residents to pay rent, request maintenance calls, submit certification materials and other information online. The system will allow for online applications and updates to the applications. In addition, landlords will be able to schedule and track unit inspections for the voucher programs.

DCHA will improve the effectiveness of its communication with persons with disabilities. DCHA complies with the District's Language Access law, and translators offer interpretation services for Limited English Proficient (LEP) persons, including translations of all development-related information, and having translators where such are requested. DCHA's communication strategy includes digital and traditional media touchpoints to ensure all customers are in the loop. The Agency communicates across all the Agency's social media channels, including Facebook, Instagram, Twitter, and LinkedIn. Updates to the website are integral to support overall agency updates and communications. 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 in our customer service centers. Customers can meet with housing specialists and case managers virtually or in person to conduct transactions or participate in fair hearings. Customer satisfaction surveys for 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 and allow residents to voice concerns. In addition, the Agency coordinates targeted engagement with families around specific initiatives/issues.

DCHA offers homeownership preparation programs to eligible public housing residents and Housing Choice Voucher (HCV) participants through its Homeownership Assistance Program (HOAP) and Family Self-Sufficiency (FSS) program. Residents prepare for homeownership with case management support and, in FSS, benefit from incentives that residents can use toward their down payment upon purchasing a home. DCHA works closely with DHCD to connect aspiring public housing and HVC homeowners with resources like the District's Home Purchase Assistance Program (HPAP) to become first-time homeowners. DCHA will be planning homeownership programs in three current redevelopment projects (Barry Farm, Kenilworth, and Park Morton) and will commence qualifying current public housing residents and vouchers holders with credit counseling and home ownership training.

If the PHA is designated as troubled, describe how financial assistance will be provided or other aid.

DCHA was first designated as a Moving to Work (MTW) agency by HUD in 2003 and is one of 139 public housing authorities currently in the program. Participating in MTW is based on an agency's ability to effectively manage and deliver affordable housing and related services under its purview. DCHA is not a "troubled agency" as per the traditional HUD definition. However, given the 2022 HUD Assessment identified countless regulatory and administrative violations and by issuing the Three-Year Recovery Plan, DCHA is setting its roadmap to ensure it does not slide backward to the past difficult times for the agency and for the residents of public housing and voucher holders.

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

Introduction

At the writing of this AAP, the information for the 2024 PIT count had not been released. The answers to the questions in AP-65 are addressed using the latest available data. Upon receipt of the data, the document will be updated.

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

After several consecutive years of declining PIT counts, the 2023 count data showed an overall 11.6% increase from 2022. This includes a 10.2% increase among unaccompanied individuals and a 12.1% increase among families.

Despite the increase, the 2023 count is lower than the count recorded in 2020 which was the last PIT count held prior to the COVID-19 public health emergency (PHE). Overall homelessness has decreased nearly 23% since prior to the PHE and family homelessness decreased nearly 50%, showing that the District has emerged from the public health emergency with fewer people experiencing homelessness than going into the public health emergency.

This decline in homelessness reflects the success of the District's multi-faceted strategy to end chronic homelessness for families. This strategy included 1) launching the homelessness prevention program to reduce inflow into the system; 2) shutting down the District's massive dilapidated family shelter located at DC General and replacing it with smaller short-term, trauma-informed family housing sites; and 3) implementing a housing first approach by assessing each family's needs and matching them to a housing resource to move them out of shelter and into stable housing as quickly as possible.

This progressive engagement model for families begins with the Virginia Williams Family Resource Center (VWFRC), the central intake office for all families in the District of Columbia seeking housing assistance. VWFRC assesses each family's unique needs and refers them to prevention services wherever possible. In FY23, VWFRC conducted 6,155 individual assessments, an average of 513 a month, up from an average of 376 per month in FY22. From there, families are referred to the Homelessness Prevention Program, Short-Term Family Housing (Emergency Shelter), or a different housing program based on the assessment.

Table 4

Unlike the family system, the system serving individuals has not had a central point of intake. Individuals experiencing homelessness could enter the homeless services system through many different access points, including low barrier shelter, day service centers, the homeless services hotline, and/or outreach teams. At each point of intake, there were different methods used to assess an individual's needs. In order to streamline this process, in FY23, the District entered the implementation phase of the Streamlining Intake initiative to create a more consistent way of assessing each person's needs and directing them to the right resource as quickly as possible, by launching the Front Door Navigation Tool with the Districts Homeless Services Hotline (previously Shelter Hotline). The tool screens individuals for prevention, diversion and rapid exit from the front door, as well as works to connect individuals to other specialized emergency services. This launch was hugely successful. In the first few months of usage, the Homeless Service Hotline used the tool over 130 times and referred over 70 individuals to the District's Diversion and Rapid Exit Program for individuals, Project Reconnect.

Due to Project Reconnect scaling up in FY22 and the new Front Door Navigation Tool launch in FY23, Project Reconnect saw a jump in clients assessed and successful diversion/rapid exits this year, seeing an increase of over 280% in assessments completed, along with over a 185% increase in successful diversions from 170 in FY22 to 485 in FY23.

Additionally, street outreach to unsheltered individuals is primarily provided by the Department of Human Services (DHS)' three contracted providers who make up the Comprehensive Street Outreach Network (CSON). DHS funds 52 outreach staff across the three CSON providers, who work in assigned clusters to cover the full geographic boundaries of the District. Outreach efforts include engaging with persons experiencing unsheltered homelessness, conducting health and safety checks, case management, referrals, and connecting persons with the CoC's Coordinated Entry System (CES). These providers identify the persons in their care using the Homeless Management Information System (HMIS).

As of Sept 2023, the teams were actively supporting individuals across 92 encampment sites, as well as supporting the housing process for individuals who are matched or assigned to a Permanent Supportive Housing resource. In addition, the outreach teams are supporting the efforts of PSH teams by assisting in completing LRSP voucher applications to assist clients in their path to housing.

In FY23 DHS has worked to ensure that all homeless street outreach providers operating in the District have access to HMIS and actively participate in the coordinated entry and housing placement (CAHP) processes. All coordinated entry or CAHP participating providers, including privately funded meal programs, drop-in centers, service providers and some community based mental health providers, are required to identify CAHP Liaison(s) from their respective agencies. The Liaisons serve as the lead point of contact in managing accurate data reporting

to inform the By-Name List (BNL) as well as all roles and responsibilities in the housing match process.

One challenge experienced by outreach providers, was that a number of privately funded outreach providers overlap in target areas with CSON providers, causing service duplication. To reduce this duplication, in FY23 DHS worked closely with The Community Partnership for the Prevention of Homelessness (TCP) and DC Interagency Council on Homelessness (ICH) to increase HMIS visibility so outreach teams across the system could see each other's engagements. Additionally, the ICH restarted its Front Door Services WG to increase collaboration and help address this challenge.

Over the last five years, the District replaced the dilapidated family mega-shelter (the old DC General hospital) with small, service-enriched, community-based Short-Term Family Housing (STFH) programs throughout the District. As these new facilities have opened, the District has experienced the importance of building design and its impact on providing the right types of services to help families exit homelessness and secure housing of their own. All STFH sites are equipped with common areas on each floor, computer labs for resident use, and an outdoor play area for kids. By providing targeted assistance and quickly stabilizing families to prepare them for permanent housing, the District has been able to reduce the average length of stay for families due to the STFH sites. As discussed in the previous section, the District has also been able to reduce family homelessness by over 70% percent since 2016 and has effectively ended chronic homelessness among families in the District of Columbia.

In FY23, the District continued implementing many of the same reforms to the individual system that were made in the family system: 1) focusing on homelessness prevention; 2) reforming and redesigning shelter; and 3) implementing a housing-first approach to connect shelter residents to housing as quickly as possible.

DHS began this process in FY2022, opening the District's first LGBTQ+ shelter for adults, as well as the brand new 801 East Men's Shelter in Ward 8. The 88,000 square-foot shelter was the first major shelter redevelopment project for individuals in the District since the implementation of Homeward D.C. and is equipped with 396 beds that serve a low-barrier shelter, a work bed program, and seniors and individuals with medical needs. There is also the extra capacity to expand during hypothermia season.

In 2023, this shelter won two awards at the AIA Potomac Valley. The Shelter won for Best in Show and a Merit Award for Institutional Architecture.

To ensure the best services are being provided as we continue to redevelop our shelters for single adults, in FY23 DHS hired an internal DHS staff member solely dedicated to ensuring a high level of client services and housing focused case management across the shelter system.

In FY23 the District also re-opened the newly renovated, beautifully designed Emery Men's shelter. Emery was transformed into a sleek a 130-bed low barrier men's shelter, that is centrally located, and is focused on moving individuals from shelter into permanent housing. Like the new 801 East Shelter, Emery offers single beds (no bunk beds), less populated dorms, and allows for significant storage for clients. The newly renovated building can also add beds to provide additional shelter capacity during the winter season.

DHS and the CoC continue to assess their approach to emergency shelter. Prior to the pandemic, all emergency shelters serving individuals were large, congregate sites serving hundreds of people. At the outset of the pandemic, DHS and the CoC de-densified shelters to allow adequate space for social distancing, implemented grab-and-go meals, and added new medical services and staff onsite. The District continues to maintain lower densities than pre-pandemic, but continues to balance the need to serve all individuals who need shelter with the need for lower densities.

Due to this assessment and utilizing client and community feedback, in FY23 the District purchased the Aston Building in Foggy Bottom, to open the first of its kind non-congregate Bridge Housing building for individuals who are medically vulnerable, matched to housing, or those who cannot be served by congregate settings. This building, set to open in FY24, will provide a semi-private, service rich environment to facilitate the delivery of case management services, medical care and housing navigation services critical for rapid exit of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs
The Centers for Disease Control and Prevention (CDC) took unprecedented action by issuing a temporary national moratorium on most evictions for nonpayment of rent to help prevent the spread of coronavirus. Even through this action was overturned by the Supreme Court, the District implemented its own moratorium that remained in effect until September 2021. The moratorium was a critical step in preventing waves of homelessness caused by the economic disruption and increased unemployment caused by the pandemic. The end of the eviction moratorium led to sweeping demand for the DHS' Emergency Rental Assistance Program (ERAP) the last two years, which helps low-income District residents who are facing housing crises, including eviction. Due to this, our ERAP program has seen significant increase in demand. In FY23, the ERAP program served over 9,000 ERAP applicants administering $49m in emergency rental assistance, which was more than double pre-pandemic levels of 3,912 in FY20, and over 2,000 more households served than FY22.

In FY 2023, DHS continued to build on the successes of the Homelessness Prevention Program (HPP), which prevents families at risk of becoming homeless from entering the shelter system by providing services and resources that stabilize the family within the community. HPP providers assist families with developing a plan, identifying resources, and setting goals that will help them maintain stable housing with their pre-existing support networks, rather than coming into the shelter system. In FY23, HPP served just over 2,360 families. As discussed in previous sections, family prevention has played a significant role prevention in reducing homelessness overall.

In FY 2023, DHS continued to refine its diversion strategies for individuals at risk of experiencing homelessness. As noted earlier, the system serving individuals has not had a centralized point of intake, therefore there is not a single place in the system that directs individuals to prevention services. To address this challenge, in FY23, DHS began implementation of the Streamlining Intake initiative to create a path for screening individuals for their specific needs and connecting them to the right service, including homelessness prevention, no matter where they enter the system. As part of this initiative, DHS launched our Front Door Navigation Tool with our Homeless Service Hotline, to screen individuals who are new to the system for prevention, diversion and rapid exit, which led to over 70 referrals to Project Reconnect. The Project Reconnect Program, which is a mobile team of diversion specialists who provide similar triaging services as Virginia Williams and can provide flexible funding to shelter residents to help them quickly end their episode of homelessness. DHS doubled the size of the team in FY22 to provide quicker prevention, diversions, and rapid exits for more individuals – whether that is buying a bus ticket to reconnect with family living elsewhere, providing additional financial support that enables the individual to continue living with family or friends, or providing mediation services. We saw huge success with this new expanded workforce and new referral process in FY23, almost quadrupling the number of assessments completed by Project Reconnect and leading to 487 completed diversions/rapid exits in FY23 compared to 170 in FY22.

Additionally, the District has been designing DC Flex for Singles, a pilot program intended to provide flexible funds that can be used for rent. Individuals will receive up to $7200 a year for up to 5 years to utilize to navigate

challenges individuals may face that would otherwise result in their inability to pay their full rental amount (e.g. a loss in hours or wages). Individuals must earn less than 40% of AMI to be eligible, among other requirements. This pilot program will initially serve approximately 100 individuals from our Rapid Re-Housing and shelter work bed programs. In FY23 the program was able to get regulations approve and all program documentation approved for legal sufficiency. The program launch will occur in October of 2023 and all eligible program spots filled throughout the FY24 fiscal year.

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.

As discussed in the previous sections, the District has implemented a multifaceted approach to reducing family homelessness. In addition to shelter reform and a focus on homelessness prevention, this strategy has relied on a housing first approach to connect families in shelter to rapid rehousing or permanent supportive housing to end the family's episode of homelessness as soon as possible. Thanks to this approach, DHS has significantly decreased the length of time homeless for families in our system almost 40% across the last two year from 185 days in FY21 to 114 days in FY23.

In FY23, 740 families exited the homeless services system for permanent housing. Roughly 75 percent of all exits to permanent destinations are into the District's Rapid Rehousing program for families, called the Family Rehousing and Stabilization Program (FRSP). Roughly 8 percent of exits are to a permanent supportive housing voucher or a targeted affordable housing voucher.

FRSP provides 12 to 18 months of rental assistance and is not meant to be a long-term housing intervention. For many families, the program is an intermediary program – a stepping stone to longer-term housing assistance with more intensive case management. FRSP, or Rapid Re-Housing (RRH) for families, has allowed DHS to reduce lengths of stay for families in shelter to approximately 60 days. For example, in FY22, roughly 20 percent of FRSP clients transferred to a longer-term housing program such as permanent supportive housing or targeted affordable housing. Many other families not connected to long-term assistance struggle to maintain the unit after assistance ends given the high cost of housing in the District and stagnant wages that haven't kept pace with housing costs, yet our data demonstrates that very few individuals return to homelessness after being housed in our system. In FY23, only 3.8% of housed families re-entered the homeless services system within 12 months of exiting the program, highlighting its success in preventing homelessness recurrence.

In FY23, DHS launched a series of reforms to the program to improve outcomes for families, including extending the program length so families have more time to stabilize, implementing incentives for clients and providers to reach program goals, setting clear performance indicators for case management, keeping rent stable so families aren't penalized for increasing income, and providing ongoing assessment for longer-term housing assistance.

In FY22, the District made significant investments in permanent supportive housing, more than doubling the number of available vouchers from FY21 to FY22. This substantial increase supported the lease-up of over 1,300 individuals with LRSP (Local Rent Supplement Program) vouchers over the last two years. As of September 2023, 1,350 individuals have been fully leased up under LRSP vouchers since the beginning of FY22, with over 660 of those being leased up in FY23. To connect as many clients as possible to this growing number of vouchers, the District offered hiring and retention bonuses to make case management positions more competitive and reduce

turnover, ensuring that we have the staffing required to assign individuals matched to a resource to a case manager.

In addition to Permanent Supportive Housing (PSH), our Rapid Re-Housing (RRH) program for individuals doubled the number of providers serving homeless individuals, growing from three to six providers in FY22. This expansion also doubled the number of individuals that the Department of Human Services (DHS) is able to serve, while adding housing navigators and employment specialists to provider teams to bolster resources for each client served. This expansion allowed the District to provide RRH to just over 1,000 individuals in FY23.

To ensure that the District can continue to find quality units for our clients in all of our housing programs, DHS is building partnerships with housing providers through a Continuum of Care Landlord Advisory Group. DHS is also providing risk mitigation through the Landlord Partnership Fund. Additionally, in FY23, the District worked across the Continuum of Care (CoC) to prepare to launch the District's Central Unit Repository, where landlords can upload available, rent-reasonable units. This repository ensures visibility for case managers in our system, allowing clients to find desirable, rent-reasonable units with a simple click of a button.

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	184
Tenant-based rental assistance	390
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	58
Total	632

Table 5

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

Barriers to affordable housing in the District are:

- Equitable geographic access.
- Paying more than 30% of gross income for housing payments and utilities.
- The high cost of housing development and rehabilitation.

In 2014, The Urban Institute surveyed local affordable housing developers to determine the most significant challenges to building and preserving affordable housing in DC. The most significant barriers among respondents were:

- Cost to develop.
- The process of obtaining funding.
- The process of 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

SP-55 and AP -75 Barriers to Affordable Housing – 91.215(h) Barriers to Affordable Housing
Barriers to affordable housing in the District are equitable geographic access, paying more than 30 percent of gross income for housing payments and utilities, and the high cost of housing development and rehabilitation. In 2014, The Urban Institute surveyed local affordable housing developers to determine the most significant challenges to building and preserving affordable housing in DC. The survey was sent to developers who built affordable housing in the District five years before the survey. The most significant barriers among respondents were costs to develop, the process of obtaining funding and the process of obtaining permits. The same barriers were identified in Chapter 5, the Housing Element of the District's Comprehensive Plan1 (Comp Plan). You can find more on the plan at the DC Office of Planning's website.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The District will focus its strategy on removing barriers to affordable housing by expanding its supply and preserving existing affordable housing. Through these initiatives, the District will continue to streamline the processes for developers and residents.

Black Homeownership Strike Force (BHSF)
Mayor Muriel E. Bowser launched the Black Homeownership Strike Force (BHSF) in 2022, was comprised of a diverse group of government and public experts in housing counseling, financial counseling, lending/underwriting, real estate development, and services, as well as representatives from the faith-based, senior, immigrant, and LGBTQ+ communities and advocates and representatives that address social and racial equity.

Mayor Bowser proposed $10 million of the FY2024 budget be used to support the creation of new black homeowners, Mayor Bowser and the District has a bold goal; 20,000 black homeowners by 2030.

The final report for the BHSF can be found here.

District Homeowner Information Access

The District created the website Front Door (https://www.frontdoor.dc.gov/) 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 residents. District government and local partner staff identified 50+ resources for District homeowners. Several of the District's critical affordable housing agencies that provide homeownership assistance, such as the Department of Housing and Community Development (DHCD) and the DC Housing Finance Agency (DCHFA), are listed for consolidated access. The District government and local partners listed below mapped out the resident experience for each resource and provided feedback on the resource pages: District government:

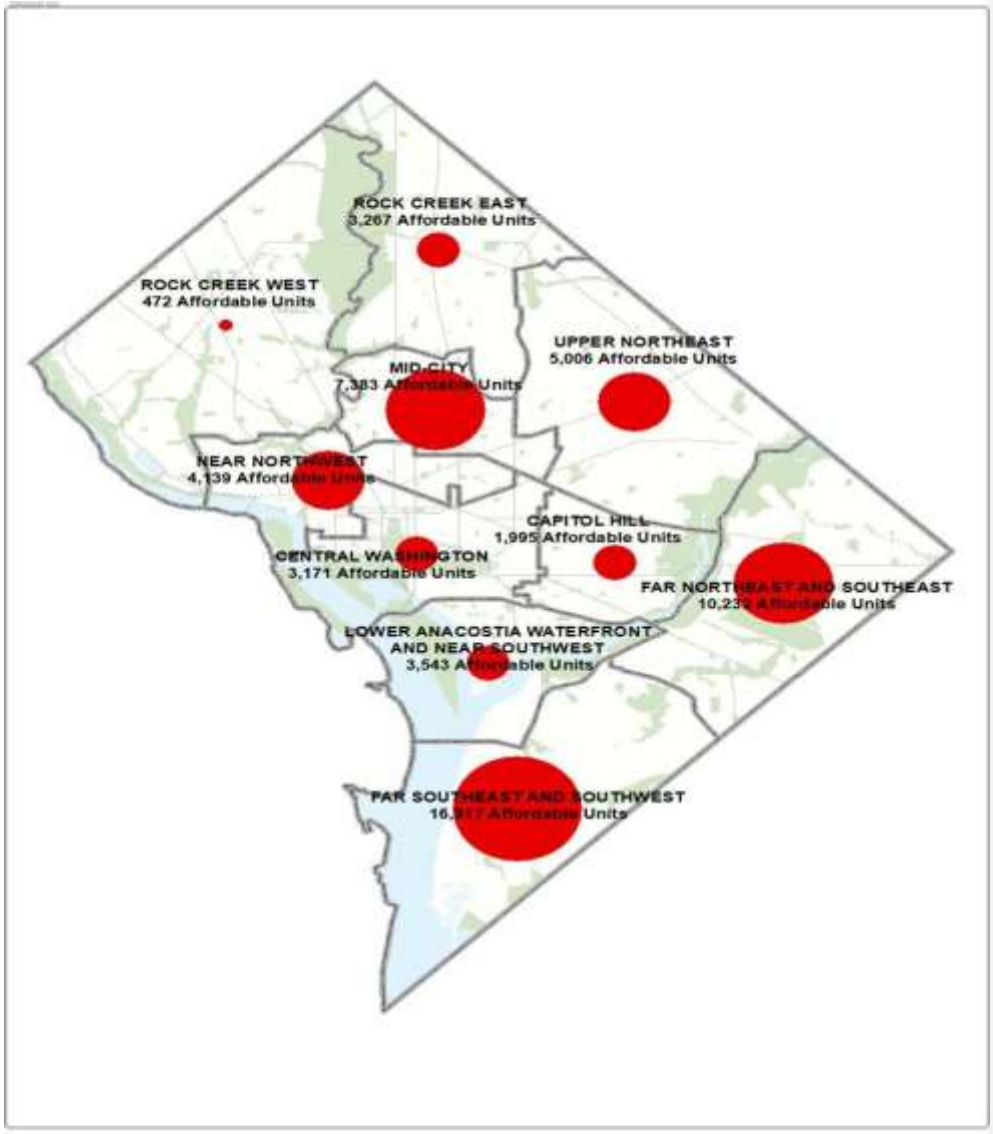
- DC Housing Finance Agency
- Department of Aging and Community Living
- Department of Consumer and Regulatory Affairs
- Department of Energy and Environment
- Department of Healthcare Finance
- Department of Housing and Community Development
- Department of Insurance, Securities, and Banking
- Department 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
- Office of Victim Services and Justice Grants
- Local partners:
- Alliance for the Chesapeake Bay
- Casey Trees
- DC Sustainable Energy Utility (DCSEU)
- Design Green
- Eagle Bank
- Housing Counseling Services
- Landed

Inequitable Distribution of Affordable Housing

On May 10, 2019, Mayor Muriel Bowser signed an order, the Mayor's Order on Housing, directing District agencies to address housing affordability and increase the supply by 2025 with at least 12,000 more affordable units. DHCD and the Office of Planning (OP) 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 to inform how it has more affordable and market-rate housing. It will aid in understanding the 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, affordable housing needs to be distributed more evenly across the city. For example, the map below

illustrates how the Far Southeast and Southwest areas of Washington, DC, have more than 15,000 affordable units, or about 31 percent of all 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.



Office of Planning – February 17, 2017

Government of the District of Columbia

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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

Comprehensive Amendment Cycle

In October 2019, OP launched an Amendment Cycle of the District Elements to the 2006 Comp Plan. Since the first amendment cycle, OP has completed six Small Area Plans and other initiatives and plans in addition to the District government-wide initiatives and projects completed in the last four years. Additionally, the District has seen significant changes in its neighborhoods occurring at a faster pace than the Comprehensive Plan's 20-year timeframe.
Therefore, 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.

The District identified the following critical issues for housing during the last amendment process:

- 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 District will use the Con Plan and future AAPs to identify the federal resources to invest in addressing 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 community and charged with developing an action plan to preserve the District's existing affordable housing covenants 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 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 more significant amounts of private capital to preserve affordable housing; (3) Develop a Small Properties Preservation and Affordability Program within DHCD to assist properties with five 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 more significant 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 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 older adults on fixed incomes or funds for renovating multi-unit buildings, individual apartments, and single-family homes to create appropriate housing options for them to age in place. (https://dhcd.dc.gov/page/dc-housing-preservation-strike-force). In response to the Strike Force's recommendations, DHCD has created a Preservation Unit, a DOPA unit, and expanded TOPA.

Rental Housing Conversion and Sale Amendment Act of 2005

The District continues to enforce the *Rental Housing Conversion and Sale Amendment Act of 2005,* also known as TOPA. Before the sale of multi- and single-family properties, tenants can purchase their building or assign their rights to a third party.

Low-interest loans are available to tenant groups that want to buy their units and, in many cases, rehabilitate their building–when their landlord decides to sell. Without this program's financial and technical assistance, many tenant groups cannot take advantage of the opportunity to purchase, preserve their housing and retain its affordability when their apartment building is being sold. To learn more about TOPA, please visit, https://ota.dc.gov/page/tenant-opportunity-purchase-act-topa.

District Opportunity to Purchase Act

DOPA allows the mayor to purchase rental housing consisting of five or more rental units in which at least 25 percent or more of the rental units are deemed affordable (i.e., equal to or less than 30 percent of the monthly income of a household with a gain of 50 percent of the area median income for the Washington metropolitan area). If tenants decline to exercise their opportunity to purchase, the mayor may elect to purchase the property to increase affordable units in the building. To learn more about DOPA and to review the final rule, please visit, https://dhcd.dc.gov/service/district-opportunity-purchase-act-dopa.

Disposition of District Land for Affordable Housing Act of 2013

The Disposition of District Land for Affordable Housing Act of 2013 requires that public land dispositions with a housing component restrict a percentage of their project for affordable dwelling units– 30 percent in locations within a half-mile of a metro station or a quarter mile from a bus priority corridor/streetcar line, and 20 percent in all other areas. In housing built as a rental, one-fourth of the affordable units shall be reserved for residents making 30 percent or less of the Area Median Income (AMI). The remaining affordable units shall be restricted to residents making 50 percent of AMI or less. In homeownership buildings, half of the affordable units shall be determined 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

Commented [KM23]: @lesley - Where does this information come from?

Eligible homeowners, nonprofit organizations, and shared equity investors may receive a five-year tax abatement and be exempt from recording and transferring taxes. To qualify, the property owner must earn less than 50 percent of AMI, and the home value must be less than
$548,000.00. Property tax relief is also available for older adults over 65 and disabled property owners. The benefit reduces a qualified homeowner's property tax by 50 percent. To qualify, the homeowner must own over 50 percent of the property/unit and earn less than $154,750.00 in the prior calendar year.

Inclusionary Zoning

In August of 2009, the District implemented its Inclusionary Zoning (IZ) program, which affords private sector development companies the right to additional density for their projects in exchange for making 8-10 percent of units in the project affordable to households who earn less than 50-80 percent of AMI. IZ is integral to the District's reasonable housing strategy, producing new affordable units often in high-cost and highly competitive locations. The housing is created without subsidies from the Housing Production Trust Fund or federal resources. DHCD, in collaboration with OP, 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 more significant opportunities to low- and moderate-income homebuyers in the District and District government employees. All HPAP programs can be used with the FHA 203(k) rehabilitation mortgage, allowing 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 IZ and Affordable Dwelling Unit (ADU) 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 threats to health and safety, and remove accessibility barriers for persons with limited mobility or other physical impairments. The program offers grants specifically for roof repairs and handicapped improvements and low-interest loans for general home rehabilitation.

The Department of Aging and Community Living (DACL) and DHCD partnered in FY2016 to develop and implement a new home adaptation program called Safe at Home. This program continues to promote aging-in-place for older adults (60 years and older) and people with disabilities (18 to 59 years old) with an annual household income at or below 80% of the area median income (AMI) 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 homes and then work with a general contractor to begin installing modifications and equipment to address them. The Lead-Safe Washington Program, operated by the Department of Energy and Environment (DOEE), reduces lead hazards in privately owned properties with children under six. Exposure to peeling lead-based paint and lead-contaminated dust are the most hazardous lead sources in the U.S. They can cause severe developmental disabilities in children after long-term exposure. Although lead-based paints were banned in the U.S. after 1978, the District has a significant amount of older housing stock built before the ban that may be at risk of lead hazards.

Rent Supplement Programs

The Local Rent Supplement Program (LRSP) was created in 2007 to help decrease the number of families on the Housing Authority tenant-based voucher waiting list. The program is funded locally by the District government and administered by DCHA. Modeled after the federal Housing Choice Voucher program, the LRSP provides monthly rental subsidies that cover the difference between 30 percent of income in rent, with the voucher covering the difference between that amount and the cost of rent on the open market. LRSP provides rental subsidies in three ways: 1) individual tenant-based vouchers to individuals and families using the same criteria as the Housing Choice Voucher Program. The coupon 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 nonprofit developers who agree to make many units affordable to low-income families, and sponsor-based vouchers that are given to nonprofit developers and landlords who agree to provide supportive services; 3) Sponsor-based vouchers are portable and can be moved to another project managed by the nonprofit 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 business with the District becomes easier.

Housing Education/Capacity Building

Fair Housing Activities: To raise awareness about fair housing rights and responsibilities, DHCD, along with partner District agencies and civil rights organizations, holds educational events across Washington, DC, during National Fair Housing Month in April.

DHCD continues to hold an annual accessibility compliance training program for all subrecipients developing, creating, and rehabilitating affordable housing. The training covers practical and regulatory actions concerning accessible housing according to local building codes and its parallels to federal regulations and laws, multifamily project compliance with the Section 504 accessibility rules and regulations of the Rehabilitation Act of 1973, and the Fair Housing Act as Amended.

In addition, mandatory affirmative marketing training is held at least once per year for all grantees. This training ensures that program service grantees understand discriminatory practices and how to avoid them in delivering services and programs. This capacity-building workshop provides a more significant opportunity for a more diverse group of recipients to reflect the District's demographics. Affirmative marketing training is required by all DHCD's contracted community-based partners, who are needed to communicate further and perform affirmative marketing goals.

The Office of Human Rights (OHR) conducts presentations and outreach efforts that teach community members about non-discrimination laws in the District and how to file discrimination complaints with OHR. Topics include explaining OHR's cost-free process for investigating complaints, the damages complaints can receive, and how to identify discriminatory incidents when they occur.

The District is engaged in a regional racial equity housing analysis (see attachment). The last Analysis of Impediments to Fair Housing Choice included resident interviews and lending data demonstrably revealing that Black residents encounter racially discriminatory real estate and lending practices. As previously stated and discussed, the District is committed to affirmatively furthering fair housing. It continues to expand policies, programs, and outreach to develop proactive solutions to promote appropriate housing choices.

Resident Education from Community-based Partners: DHCD partners with nonprofit and private sector housing advocates, tenant organizers, and practitioners to provide more excellent education about housing and fair housing issues to a racially and ethnically diverse community. Community-based organizations (CBOs) provide outreach and education for tenants on purchase programs, comprehensive homeownership and housing counseling, and assistance for relocation and location of apartments. Fair housing education for residents is critical to increasing tenant rights and protection awareness. To date, DHCD has contracts with ten organizations, some of which have multiple locations across the District, to provide housing services in neighborhood-based settings in every ward.

Housing Expo: Before the pandemic, DHCD annually hosted a housing expo as part of National Homeownership Month in June, providing hands-on demonstrations, classes on financial and homeownership issues, presentations about DHCD programs and how to access them, and an exhibitor hall with private companies, government agencies, and community-based organizations showcasing products, services, and programs for District residents. The Housing Expo is a well-attended event. 2019 drew over 6,000 residents, highlighting the wide range of housing programs and counseling available to District residents is vital.

Department of Insurance, Securities, and Banking (DISB): DISB's mission is to protect District residents from financial fraud and abuse by providing adequate and efficient supervision of financial-service entities. Through education, training, and outreach, DISB works to protect the interests of District consumers from unfair and abusive practices, including predatory lending practices.

Aging and Disability Resource Center (ADRC): ADRC provides a single, coordinated information system for older adults over 60, individuals with disabilities, and their caregivers. ADRC facilitates the acquisition of services individualized to the unique needs expressed by each person.

Housing Regulation Education: DHCD, through its Housing Regulation Administration, holds informational seminars on the agency's regulatory programs that impact affordable housing – rent control, rental conversion, sales, IZ, and ADUs. The events are held quarterly and targeted at both residents and property owners. Topics include general program overviews, allowable rent increases under rent control, a tenant bill of rights, processes to register for an IZ or ADU unit and the upcoming pipeline of available units, an overview of new notices to vacate, and a step-by-step process of what happens when a landlord decides to sell its property.

Office of the Tenant Advocate (OTA): Tenants often are unaware of their legal rights as renters, frequently cannot pay for legal representation, and do not know how to use lower-cost court mediation and adjudication services - OTA was started to respond to these needs of District tenants. This office advocates for education and provides outreach for tenants in Washington, DC. During the 2016-2021 Consolidated Plan (Con Plan) cycle, DHCD developed a capacity-building agenda for residents, developers, and community-based partners that identified available resources, federal and local compliance requirements, and tenant rights, including efforts to grow existing and new nonprofit organizational capacity. DHCD will continue to enhance and expand upon these current activities.

Barriers - Cost to Develop

Washington, DC's 68.3 square miles are relatively densely developed and substantially built. While many jurisdictions with limited space make higher, the District is constrained by zoning restrictions and a citywide height maximum set by the Uniform Height Act of 1910, which effectively limits building height to 13 stories and requires an Act of Congress to repeal. Finite new development options coupled with increased development pressure have driven acquisition costs and are largely not feasible for affordable housing without significant public subsidies to counter acquisition costs.

High land costs pressure developers to build as many units as possible on each parcel to recuperate costs for land, legal fees, architectural costs, and other fixed costs. Since acquisition costs are prohibitive, many developers pursue projects for which they can acquire the ground through the District or some other partnership with a developer or organization. Particularly challenging tasks are those with fewer than 50 units, as the size of the building limits the project's ability to achieve the economies of scale large enough to recuperate the fixed costs to develop family-sized units and community spaces, such as playgrounds, computer rooms, or multipurpose areas that require additional space and limit the available rentable space; historic preservation projects that limit opportunities to reconfigure spaces and may have architectural features that also define the open rentable space; and supportive services, including computer classes, job skills development, or parenting classes, that require additional funding. It is difficult to restrict many units in one building to be affordable to extremely low-income households without a permanent operating subsidy. The District does not have underwriting standards based on project type and difficulty. It could increase the ratio of support per housing unit on projects that traditionally have higher per-unit costs due to the nature of the project.

Barriers - Process for Obtaining Funding

The timeliness of receiving funding from DC agencies was cited as the next most common challenge to affordable housing development. Sellers want to close on a property within 90 days, but obtaining financing from DC Government typically takes much longer. Affordable housing developers compete with other developers interested in the land for other uses, which may be able to close on financing more quickly if they are not dependent on public subsidies. Many non-profit organizations need to find a way to afford to hold a property for the time it takes for an application to move through public review. Since the last consolidated planning period, however, DC

The District government has made significant strides to ease the funding process, such as creating the Preservation Fund, the consolidated funding competitive application, developing an online application portal, and increasing the number of application review opportunities after an RFA.

The District of Columbia's Department of Housing and Community Development ("DHCD") has released two Request for Applications ("RFA"): one for a tax abatement per the Tax Abatements for Affordable Housing in High-Needs Areas Amendment Act of 2020 ("HANTA Statute" or "Act") or developers building new affordable housing units in the Rock Creek West, Rock Creek East, Capitol Hill, and Upper Northeast planning areas. The District's Housing Equity Report identified These four areas as having the highest dedicated affordable housing production goals. This RFA for HANTA will be open on a rolling basis with review windows that close every month.

The second release is to support Faith-Based Institutions. The Request for Applications (RFA) for DHCD's Pilot for Supporting Faith-Based Institutions in Developing Affordable Housing ("the Pilot Program") invited applications from qualified for-profit corporations or non-profit/tax-exempt institutions capable of structuring,

administering, and funding a program for faith-based institutions in Washington, D.C. to receive and leverage the resources available to support the development of affordable housing in Washington, DC.

Barriers - Process for Obtaining Permits

Another significant barrier, according to one-fifth of respondents to the Urban Institute survey of affordable housing developers, is the time-consuming and confusing permitting process that can lengthen and complicate development projects and drive-up carrying costs. The District's DCRA launched an expedited permitting process in 2017. The Fast Track Plan Review Program (Velocity or Expedition) was originally an emergency program instituted in September 2017 and has been extended indefinitely. It is designed to speed up the permit review process by offering two routes for fast-tracked approvals. The Velocity Service is for permit applicants whose design concepts and plans are 100% complete, while the Expedited Service is for applicants still in the design phase. Lastly, DCRA has launched two new services. The Permit Wizard was expanded to increase the tool's efficiency so that customers may determine what permits are required for a project. Additionally, pre-approved plans are now available, which allows customers to choose from pre-approved DCRA code-compliant plans, which will shorten plan review times.

AP-85 Other Actions - 91.220(k)

Introduction

The District of Columbia has identified the following actions to address affordable housing goals:

- Address obstacles to meet underserved needs.
- Foster and maintain affordable housing.
- Reduce lead-based paint hazards.
- Reduce the number of poverty-level families.
- Develop institutional structure.
- Enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

DHCD developed a capacity-building plan for residents, developers, and community-based partners that identifies the following:

- Available resources,
- Federal and local compliance requirements,
- Identifies tenant rights, and
- Includes efforts to grow existing and new nonprofit organizational capacity continuously.

As a result, DHCD has met with two nonprofit organizations desiring to become certified Community Housing Development Organizations (CHDOs) in the District of Columbia and build affordable housing units.

Actions planned to foster and maintain affordable housing

The Housing Preservation Fund was seeded with $10 million in local funds in DHCD's FY 18 Budget, and an additional $9 million in the FY 19 Budget, and $10 million in the FY 20 Budget. These funds were leveraged three to one with other private and philanthropic investments to fund $116 million in short-term bridge acquisition and predevelopment financing for eligible borrowers. In FY23, an additional $17 million was allocated and dispersed to existing fund managers. These funds came from Revenue Replacement funds provided by Coronavirus State and Local Fiscal Recovery Funds (SLFRF), established by the American Rescue Plan Act of 2021 (ARPA), and will leverage an additional $51MM in private funds. To date, the fund has helped preserve 2,494 affordable housing units by supporting acquisition, predevelopment costs and critical repairs. The loan fund targets occupied multi-family housing properties with five or more units for investments. To be eligible, at least 50 percent of units must be rented at levels affordable to households earning no more than 80 percent of the Median Family Income (MFI). When an HPF loan is made, a covenant is recorded to preserve that level of affordability for 10 years.

The District Opportunity to Purchase Act (DOPA) was amended by the District's Opportunity to Purchase Amendment Act of 2021 (D.C. Law 24-24). As a result of this amendment, the mayor has an opportunity to purchase any property in the District with more than ten units offered for sale that are not purchased through the Tenant Opportunity to Purchase Act process (TOPA). If the Mayor exercises her opportunity to purchase, the units in the property must be rented at an average level affordable to households earning no more than 60% of MFI. The Mayor provided a statement of interest in one property in FY23, which was superseded by a TOPA purchase.

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. Hence, illnesses and injuries caused by environmental risks are why children require hospitalization in the District. However, many parents do not know where a child is most likely to be harmed by an environmental health hazard at home. This includes but is not limited to asthma, lead poisoning, unintentional injuries, and other harmful health effects. The most common culprits include peeling 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. The Department of Energy & Environment (DOEE) launched the Energy Efficiency and Remediation Program (EERP) in response to these threats. DOEE's Residential Services Division works with local nonprofits to identify and end environmental health and safety threats while leveraging energy efficiency improvements in eligible single-family and multifamily homes throughout the District. Depending on the results of an assessment of the property, EERP can address the common culprits listed earlier, as well as roof repair, new windows, doors, or flooring, with priority given to households with young children.

Actions planned to reduce the number of poverty-level families.

DHCD contributes to reducing family poverty by providing individuals and families with stable housing. DHCD helps residents improve their financial stability by delivering 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. DCHA provides residents of buildings with expiring Section 8 protections and targeted assistance in locating housing options and are introduced to the DHCD-sponsored TOPA Program to move toward ownership. Other agencies play a crucial role in the reduction of poverty. The DHS administers income support, welfare to work, and various programs to support families and individuals. The Office on Aging (OOA) provides support services to seniors and partners with DHCD in developing 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' progression from school to real jobs in the DC market.

Actions planned to develop an institutional structure.

To 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, ensure the ability to move quickly, stabilize families and individuals experiencing homelessness and accelerate the connection back to permanent housing. Increase the dedicated supply of supportive and affordable housing.

Reducing the length of stay in a shelter is the key to meeting the annual demand for protection while at the same time reducing spending on shelter cover. Reduce barriers to supportive and affordable housing. An adequate housing supply does not assist clients who cannot access it. Increase economic security of the households. Financial security is particularly essential for families provided with Rapid Re-Housing assistance. Rapid Re-Housing is a crucial tool that allows people to move quickly from the shelter into permanent housing. To increase the success of families and individuals in the program and reduce the likelihood of returning to homelessness, targeted employment assistance must be provided to these households. While particularly important for Rapid Re-Housing

of household homes, increasing income is critical for all families. 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 families before arriving 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 recommends which projects should be funded. After thorough underwriting, the project manager presents findings to a loan committee, offering guidance to the Director on whether to approve funding. The Interagency Council on Homelessness (ICH) aims to facilitate interagency and cross-sector coordination in planning, policymaking, program development, system performance monitoring, and budget planning for the Continuum of Care (CoC) of homeless services. DHCD's Director serves as Co-Chair of the Housing Solutions Committee, responsible for assessing the need for permanent housing resources and identifying gaps. In conjunction with the Strategic Planning Committee, the committee recommends annual investment priorities to funders. The committee serves as a formal link to broader affordable housing efforts in the community, including developing strategies to incentivize the participation of landlords and developers.

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 children and a wide range of health and safety threats. Additional information on lead-based paint hazards can be reviewed in the SP-65 section of the Consolidated Plan.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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	0
2. The number 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.	$38,500,000
3. The amount of surplus funds from urban renewal settlements	0
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	0
Total Program Income:	**$38,500,000**

Table 5

Other CDBG Requirements

1. The number of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate-income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Table 6

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

ESG Written Standards

1. **Include written standards for providing ESG assistance (may include as an attachment)**

   The written standards are included as an attachment to this plan.

2. **If the CoC has established a 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. The Virginia Williams Family Resource Center (VWFRC) is the central point of intake for families experiencing homelessness or that are at risk of homelessness in the District of Columbia. The District of Columbia's Homeless Services System Continuum of Care for Families aims to provide the appropriate level of support and resources to families who are presenting for homeless services. VWFRC conducts an intake to determine whether the family is eligible for homeless services. Once a family is deemed eligible, they may be placed in emergency shelter as described in the section above, connected to the District Alliance for Safe Housing (DASH) for Domestic Violence Support, or referred to a Homelessness Prevention Program (HPP). DC uses the Family Coordinated Assessment and Housing Placement (F-CAHP) process to determine how to match families and individuals experiencing homelessness with available housing resources. The system standardizes access and assessments for all families within the homeless services continuum, and prioritizes families based on their level of need. This process is intended to ensure clarity, transparency, consistency, and accountability surrounding the homeless families referred, the available resources, and the homeless service providers. Families receive a case manager assigned to help them connect to resources such as employment or other financial benefits, SNAP, health or mental health services, housing, and much more based on individual need. Local DC funds support these case management services. HUD waived the requirement that participants in rapid re-housing or homelessness prevention meet monthly with the case manager when ESG funds are used to respond to COVID-19. However, recipients must continue to make housing stability case management and other appropriate services available and accessible. From the F-CAHP Process, families can be referred to the local DC rapid rehousing program known as Family Rehousing and Stabilization (FRSP) (different from HUD ESG RRH). Not all clients will be enrolled in ESG, as many will use an alternate Local funding stream managed by DHS, if financial assistance is needed. Because FRSP has different eligibility requirements than ESG RRH, the ESG Administrator ensures each household record clearly demonstrates that the family was eligible per HUD's homeless definition before enrolling them in ESG. All ESG funded RRH families entered the program directly from Emergency Shelter or Transitional Housing (within 7 days of exit, as recorded in HMIS) or, in limited situations, were referred from Domestic Violence Service Providers and have provided written certification of eligibility. DC's Coordinated Assessment and Housing Placement for adult single individuals, or I-CAHP, represents standardized access and assessment for all individuals experiencing homelessness within the District of Columbia, whether that homelessness includes any combination of emergency shelter, transitional housing or locations outdoors not meant for human habitation. Individuals receive referrals for housing (permanent supportive housing, targeted affordable housing, rapid rehousing, transitional housing, and other housing

options) based on acuity of service needs (including medical vulnerability, mental health needs, substance use issues and other risk factors) and length of homelessness. The CAHP system also facilitates connections to services and temporary housing to meet immediate needs, in addition to helping individuals explore housing options outside of the CAHP system when possible. Providers utilize the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) as the common assessment, currently utilized by more than 130 communities worldwide, to screen any single individual experiencing homelessness. Individuals matched to rapid rehousing must be Category 1 Literally Homeless to be eligible. Not all clients will be enrolled in ESG, as many will use an alternate Local funding stream managed by DHS, if financial assistance is needed.

3. **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 District works with the ICH and CoC lead, TCP, to determine gaps in the system and what areas need more funding.

   The Greater Washington Urban League processes rental payments and completes housing inspections, but since they do not make programmatic decisions or determine eligibility, they are considered contractors and not subrecipients.

   As required by HUD, the District has involved homeless or formerly homeless individuals on the Family Rehousing and Stabilization Program (FRSP), a multi-stakeholder task force, to develop recommendations for how to improve the program. The Task Force included 30% FRSP Customer Representatives (homeless or formerly homeless individuals). Participation of homeless or formerly homeless individuals is written into the District code that established the ICH: https://code.dccouncil.us/us/dc/council/code/sections/4-752.01 (see (b)(5)).

   The District 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 TCP. Ongoing evaluation of the grant and its contractors 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.

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

   The ESG program is administered by DHS so there is not a subrecipient. The rental payments for families are processed by the Greater Washington Urban League. In addition, processing rental payments, GWUL completes the housing inspections, but since they do not make programmatic decisions or determine eligibility, they are considered contractors and not subrecipients.

   DHS has a grant agreement with GWUL that is renewed at the beginning of each fiscal year. DHS utilizes a standardized process Grant Agreements and Memorandum of Understandings.

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.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

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

The District only uses HOME funds for those investments identified in 92.205. The types of investments we currently use are deferred payment loans for our homeownership program and loan guarantees for the finance development portfolio. We do not advance federal funds or undertake equity investments.

We do not use HOME to refinance existing debt. In multi-family developments using HOME priority is given to households earning 50% or less AMI. See Page 11 2021 Consolidated RFP.

In all other HOME Activities, all households earning 80% or less of AMI are eligible to apply.

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:

DHCD exercises recapture only in compliance with 92.254.

When DHCD provides a deferred payment loan to a homebuyer participating in the Home Purchase Assistance Program (HPAP), Recapture provisions will be utilized under 24 CFR 92.254(a)(5)(ii)(A)(1), which is summarized below:

> The total 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 under 24 CFR 92.254(a)(4) up to the net proceed, as described below, available from the sale.

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

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.

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

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

In cases where the subsequent homebuyer needs HOME assistance over the balance of the original HOME loan, the HOME subsidy (the direct subsidy as described in § 92.254) to the actual 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.

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:

A HOME written agreement is executed between all parties involved in purchasing all HOME funds used to acquire property. 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 compliant 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.

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:

DHCD assists with creating or rehabilitating affordable housing with loans and grants to qualified developers and tenant associations to fund the construction and rehabilitation of homeownership units in the District. DHCD has not refinanced debt with HOME funds but has done so with other funding sources. If DHCD decides to use HOME funds for refinancing, existing debt guidelines will be developed.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l) (1,2,4)

Introduction

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 through a Request for Application (RFA) process. The Department of Health's (DC Health) grant-making process, including RFA, is as follows:

Making 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 it 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 in 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 their status. A pre- application conference is held to answer any questions and clarify any discrepancies, etc. A 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 a 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, work with the sub-grantee to adjust assignments tasks, and goals as needed, and ensure the timeline incorporated in the 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

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, 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 selecting the recipient to receive HTF funds and ends 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 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:
   a) Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development; or
   b) Design, construct, rehabilitate, and market affordable housing for homeownership.
   c) Provide forms of assistance, such as down payments, closing costs, or interest rate buydowns for purchasers.

Describe the jurisdiction's requirements for eligible recipients applying 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 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 perspectives, 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).

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.

1. An appraisal that includes the values for the property "as-is," "as-built" with restrictive rents, and "as-built" with free rents.
2. A market study
3. A Phase I Environmental Site Assessment.
4. Architectural plans and cost estimates.
5. The project must meet designed and constructed by the Green Building Act of 2006, DC Official Code §§6–1451.01, et seq.

A relocation and anti-displacement strategy (this is 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):

1. 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
2. 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:

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

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

Applicants that meet all Threshold Eligibility Requirements are then scored according to the current RFP scoring criteria, further evaluating the project team's technical and financial capacity to meet the recipient requirements of 24 CFR §93.2.

Describe the jurisdiction's required priority for funding based on geographic distribution, which describes the state's geographic areas (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.

Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities promptly.

The description can be found in the attached HTF allocation plan.

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.

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

Details are listed in the attached HTF allocation plan.

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).

1. **Transit Proximity:** projects within 1/2 a mile of a Metro station or DC Streetcar stops.
2. **Economic Opportunity Targeting**: points awarded for projects based on location. DHCD seeks to create more affordable housing in high-opportunity neighborhoods 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 areas. Projects requesting HTF funds will be scored against DHCD's RFP. A map and breakdown of the points are included in the attachments.
3. **R/ECAP**: Full points will be awarded to projects not located in a HUD- designated Racially or Ethnically Concentrated Area of Poverty (R/ECAP).

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.

Describe the jurisdiction's required priority for funding based on the extent to which the application uses 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.

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

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

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 for 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 expenses, $2.7 million per year would produce between 18 and 19 units annually, restricted to 30 percent of the area median income.

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 standards must be detailed to determine the required rehabilitation work, including methods and materials. The measures may refer to applicable codes or establish requirements that exceed the minimum requirements of the regulations. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction does not use HTF funds for housing rehabilitation, 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 the new construction of affordable housing.

Resale or Recapture Guidelines

Below, the jurisdiction must enter (or attach) a description of the guidelines used for resale or recapturing 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 outlined in our Resale/Recapture guidelines.

HTF Affordable Homeownership Limits

Suppose 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. In that case, it must determine 95 percent of the median area purchase price and set forth the information by §93.305. If the jurisdiction will not use HTF funds to assist first- time homebuyers, enter "N/A."

N/A: Currently, 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.

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 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."

N/A: Currently, the District does not intend to limit the beneficiaries or give preferences to a particular segment of the extremely low or very low-income population to serve unmet needs using HTF funds. Should that change, the District will follow its Citizen Participation Plan and amend the HTF Allocation Plan.

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

N/A

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 does not refinance existing debt, enter "N/A."

N/A: Currently, the District does not intend to use HTF funds to refinance existing debt. Should that change, the District will follow its Citizen Participation Plan and amend the HTF Allocation Plan.

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 meager federal income (ELI) level, which is 30 percent of Area Median Income (AMI), or families with income below national poverty level, whichever is greater. In the District, the federal poverty level is lower than the federal ELI; therefore, HTF will serve households earning 30% or less of the national 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.