

**DISTRICT OF COLUMBIA ACTION PLAN**  
Projected Use of CDBG, HOME, ESG, and HOPWA Funds  
Subject to Change Following Public Comment Period  
10/1/14 - 9/30/16

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**Community Development Block Grant (CDBG)**

The District of Columbia Fiscal Year (FY) 2015 Annual Action Plan (“Plan”) showed \$36,409,954.00 allotted for spending. This amount in FY 2016 is \$33,813,894.90. CDBG funds have been made or will be available for the following activities:

**CDBG Projects for FY 2016** **\$33,813,894.90**

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- **HELP Development Corp. Walter Reed redevelopment** **\$6,942,470.00**
  - The former Walter Reed Army Medical Campus is part of the early 2000s decommissioning of the US Army Base Realignment and Closures. The District formed a Local Redevelopment Authority (LRA) solicitation to manage the acquisition and future use of the portion of the campus made available to the city. The project will create 75 affordable units for chronically homeless veterans and other homeless individuals.
  
- **So Other Might Eat Walter Reed Building 17 redevelopment** **\$5,831,969.00**
  - The owner/developer of the Walter Reed Building 17 Project is the nonprofit organization So Others Might Eat (SOME) and they are partnering with Wiencek + Associates architects on the substantial rehabilitation project. The project will provide a newly constructed 40 unit affordable housing community with resident and supportive services for seniors at or below 30% of the area median income.
  
- **Open CDBG project drawdowns thru 6/1/16** **\$5,477,355.00**
  - These funds will be used for non-profits to provide Small Business Technical Assistance to empower and train businesses in low- to moderate- income areas following the CDBG regulation (§ 570.201(o)). This effort will also involve attraction and retention of a good mixture of stores and other professional businesses in those particular areas. The funds will also be used for non-profits to provide Façade improvements in the business corridors of low to moderate income areas and used as a catalyst for the commercial corridor development under (§ 570.203). Under the Housing component at DHCD the funds will be used to provide outreach and application intake for several DHCD housing programs such as the Homeownership Assistance Program, Single Family Rehabilitation Programs (§ 570.202), LEAD Safe, Inclusionary Zoning, Affordable Dwelling Units (ADU) and Tenant Opportunity to Purchase Act (TOPA) projects. Housing Counseling agencies will receive funding in accordance to (§570.201(n) or §570.201(e)) to counsel individuals and families to obtain a decent safe and affordable place to live in the District of Columbia.

- **Neighborhood Based Activities: Housing Counseling Services** **\$4,631,500.00**

  - Housing Counseling Services are provided by Community Based Organizations to connect residents with a range of services that provide access to affordable housing options in the District. Community Based Organizations offer counseling on: Homeownership/Credit Counseling, Inclusionary Zoning/Affordable Dwelling Unit Application, Tenant Opportunity to Purchase Act Assistance, HPAP/EAHP Loan Applications.
  
- **Administrative Drawdown Performance Year 2014** **\$3,298,500.00**

  - The administrative drawdown is for planning activities that fall under (§ 570.205) which may include: comprehensive plans; community development plans (including the Consolidated Plan, Action Plan); policy planning and procedures, capacity building and staffing that are involved in the development of housing programs that is eligible under the CDBG regulations. Plus, other plans and studies in developing programs at DHCD.
  
- **District Dept. of Transportation Street Fortification** **\$3,144,026.90**

  - Installing new structures which include curbs, gutters, sidewalks, pavement base, constructing corner cut backs, resetting stone curb, furnishing sewer-water manhole frames and basin tops, constructing wheelchair/bicycle ramps, installing under drain system where directed by the engineer and perform the necessary grading and excavating. Install permanent striping on the roadway after the work has been excavated. All work will be to improve areas in Ward 8 in the District of Columbia and will be in accordance with (§ 570.201(c)).
  
- **Neighborhood Based Activities: Façade Improvement** **\$2,004,000.00**

  - The Façade Improvement program provides matching grants for the revitalization of existing storefronts in the District's commercial corridors. This program improves the function and appearance of blocks and individual buildings which improves the overall image and economic viability of an area. Community Based Organizations usher applicants through the process that results in maintenance or installation of doors, windows, signs, awnings, and lights.
  
- **Neighborhood Based Activities: Small Business Technical Assistance** **\$1,967,763.00**

  - The Small Business Technical Assistance program provides grants for Community Based Organizations to provide business development and retention services to small businesses in target commercial corridors. This goal is accomplished through group and one-on-one trainings in marketing, accounting, human resources and an array of other areas, as well as referrals to professional services.
  
- **Good Hope Road Stabilization (Property Acquisition and Development Division)** **\$965,962.00**

  - Project consists of renovations to 1205 and 1209 Good Hope Road SE. The renovated structures will receive new roofing coverings, doors, and flooring. The

selective demolition for the structure will also require extensive hazardous materials abatement considerations.

- **Holy Comforter St. Cyprian Community Action Group** **\$954,949.00**
  - The Holy Comforter Saint Cyprian Community Action Group is rehabilitating a 1923 two-story building that housed five businesses located in the Old City neighborhood of Ward 6. The revitalized building will preserve a community facility and provide outreach services to low income individuals, victims of domestic violence and special needs individuals.
  
- **Architectural and engineering services (Single Family Residential Rehabilitation Program)** **\$175,000.00**
  - This contract will support costs associated with providing A&E services on behalf of the Single Family Residential Rehabilitation Program in its affordable housing home rehabilitation program.
  
- **Fair Housing Analysis of Impediments** **\$60,000.00**
  - As a recipient of federal funding, DC is required to certify, in writing, through its Consolidated Plan that it is “Affirmatively Furthering Fair Housing” in its activities. This legal requirement mandates that federal grantees further the purposes of the Fair Housing Act. Hence, the city must look at all factors—past, current and future—which have resulted in or help to perpetuate historical areas of segregation, racially concentrated areas of poverty, and unequal access to vital community assets and services. As part of this requirement, the city is mandated to (1) Conduct an Analysis of Impediments to Fair Housing Choice (AI), now called the Fair Housing Analysis (FHA); (2) take appropriate actions to overcome the effects of impediments, and (3) keep records reflecting the analysis and showing actions taken.
  
- **Office of Management and Budget on-site training** **\$50,000.00**
  - Conduct on-site training of DHCD staff and sub-awardees on recent changes in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (“Supercircular”) as well as federal grants management training.
  
- **Fair Housing brochure (production and printing)** **\$40,000.00**
  - The fair housing brochure series “Your Fair Housing Rights,” originally published in 2002, covers all the federally protected categories in a five-brochure series. Each brochure was translated from English into Spanish, Chinese, Vietnamese, and Amharic. The series also contain the brochure title, “Your Fair Housing Right to Homeownership,” which will be translated into the various Limited English Proficiency languages of impact to DHCD. The brochures contain vital information for consumers on how to recognize housing discrimination in the sales or rental of housing. The brochures will be updated into a current design program for easy maintenance and update.

- **1648 U Street SE (architecture and engineering services) \$30,000.00**

  - Purpose of spending is to conduct an environmental assessment of several buildings and to develop scope of work that provides for remediation of all hazardous materials, including but not limited to mold, lead-based paint, asbestos-containing materials, and radon.
  
- **Amber Overlook (architecture and engineering services) \$30,000.00**

  - This project will create new affordable housing ownership opportunities in the Marshall Heights community. Marshall Heights has undergone positive transformation from funding by private and government partnerships.
  
- **Fair Housing Annual Symposium \$7,000.00**

  - The Annual Fair Housing Symposium is held in partnership with District and nonprofit partners to address current and pressing fair housing issues. The target audience varies from residents and housing advocates to housing providers, designers, builders, realtors and management professionals. The aim of the Symposiums is to foster an open dialogue on fair housing in the District and present ideas on how all parties can work collaboratively to end housing discrimination in the city.
  
- **Accessibility/Construction Project Training \$7,000.00**

  - The training focuses on two critical areas of project development: design and construction. Developers, architects, general contractors and laborers will have an opportunity to learn about civil rights laws pertaining to new construction and rehabilitation of residential dwellings (multifamily, groups homes, community facilities), particularly the failings in design of multifamily housing to incorporate accessible features for people with disabilities. The training addresses the scoping provisions of the accessibility requirements of the Washington DC Building Code, Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Amendments Act, highlighting technical criteria referenced by each. Interpretation of applicable requirements of the Fair Housing Act Design and Construction Guidelines, Architectural Barriers Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, and the local DC building codes which may be subject to various interpretations.

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**CDBG Projects for FY 2015 \$36,409,954.00**

- **Homebuyer Assistance (Home Purchase Assistance and Employer Assisted Housing Programs) \$6,679,623.00**

  - The Home Purchase Assistance Program (HPAP) provides financial assistance in the form of interest-free loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives units.
  
- **Residential Rehabilitation Programs \$1,682,092.00**

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

- **Property Acquisition and Disposition** **\$3,162,850.00**

  - The goal of PADD is to stabilize neighborhoods by (1) decreasing the number of vacant and abandoned residential properties in the District, and (2) transforming vacant and/or abandoned deteriorated properties into homeownership opportunities for District of Columbia residents at all income levels.
  
- **Development Finance Division Project Financing, Acquisition for Rehabilitation** **\$9,032,360.00**

  - This portion of the Development Finance Project Financing for FY2016 (HUD 2015) finances sites acquired by for-profit and non-profit applicants to develop housing, including community-based residential facilities, for households with special needs, including the elderly, disabled, and individuals undergoing treatment for substance abuse.
  
- **Development Finance Division Project Financing: Tenant Purchase of Portner Place** **\$2,400,000.00**

  - Project was submitted in FY2013 by tenants of Portner Place as a Coop under the District's Tenant Opportunity to Purchase Act. Project contains 48 units and is affordable to households at 50% of AMI and below.
  
- **Development Finance Division Project Financing: Tenant Purchase of Juniper Heights** **\$6,750,000.00**

  - Project was submitted by tenants of Juniper Heights as a Coop under the District's Tenant Opportunity to Purchase Act in response to the FY 2013 RFP. Project will contain 92 units and is affordable to households at 50% of AMI and below.
  
- **Community Services—Housing Counseling and Development** **\$6,117,288.00**

  - Through nonprofit community-based organizations, DHCD supports a broad range of housing services, including outreach, application intake and general counseling for several of the DHCD's programs.
  
- **Agency Management Program** **\$95,306.00**

  - Community Development Block Grant (CDBG) funds may be used to pay reasonable program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG or HOME programs.
  
- **Program Monitoring and Compliance/Portfolio Management** **\$490,435.00**

  - The purpose of the Program Monitoring and Compliance activity is to provide oversight and monitoring services of DHCD projects to ensure the Department's use of project funds fully complies with HUD and District regulations. The Portfolio Management Division manages the Low Income Housing Tax Credit allocations including compliance requirements and other activities; it will also compile the DHCD expenditures to identify loans and grants created by the expenditures.

**Home Investment Partnerships Program (HOME)**

The District's FY 2015 Plan showed \$22,152,260 in HOME funds to be spent, and the FY 2016 Plan has \$16,930,267.80 allotted for spending. HOME funds have been made or will be available for the following activities:

**HOME projects for FY 2016** **\$16,930,267.80**

- **Pleasant Park Cooperative** **\$6,095,040.00**
  - The Pleasant Park Cooperative represents a group of tenants who purchased five rental clusters under the DC Tenant Opportunity to Purchase Act in 2007. The tenant group formed a limited equity cooperative with a goal of ensuring that the development remains a long-term affordable housing rental property. The property is located in Ward 7 near the border with Prince Georges County, MD.
  
- **Benning Heights Apartments** **\$5,012,387.00**
  - Renovation to modernize 148 affordable housing units. The owner/developer of the apartment complex is the nonprofit organization, National Housing Partnerships Foundation (NHPF) and they are partnering with Hamel Builders and Wiencek & Associates on this project.
  
- **2620 Bowen Road, SE** **\$4,380,685.00**
  - 41-unit community is part of the Office of the Deputy Mayor for Planning and Economic Development's New Communities program. The site is one-quarter mile from the Anacostia Metro and the amenities include a community room, outside garden area and washers and dryers in each apartment home.
  
- **Girard Street Senior Apartments** **\$323,028.00**
  - This Ward 5 development provides a newly constructed 25 unit affordable housing community with resident and supportive services for seniors.
  
- **Community Housing Development Organization (CHDO)** **\$559,563.90**
  - The HOME program mandates 15% of the annual allocation to be set-aside for housing development activities undertaken by non-profit housing development organizations which have achieved the necessary requirements to be designated as a Community Housing Development Organization (CHDO). The Development and Finance Division, through a competitive process will solicit CHDO's to make applications for affordable housing development.
  
- **Agency Management Program** **\$373,042.60**
  - Up to 10% of the HOME fund allocation may be used to pay reasonable administrative and planning costs. Program administration costs include staff and related expenditures required for overall program management, coordination, monitoring, reporting, and evaluation.
  
- **CHDO Reserve Money** **\$186,521.30**

- CHDO Operating can be up to 5% of the annual allocation.

**HOME projects for FY 2015**

**\$22,152,260.00**

- **Homebuyer Assistance (Home Purchase Assistance and Employer Assisted Housing Programs) \$926,934.00**
  - The Home Purchase Assistance Program (HPAP) provides financial assistance in the form of interest-free loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives units.
- **Development Finance Division Project Financing, Acquisition for Rehabilitation \$6,796,680.00**
  - This portion of the Development Finance Project Financing for FY 2016 (HUD 2015) finances sites acquired by for-profit and non-profit applicants to develop housing, including community-based residential facilities, for households with special needs, including the elderly, disabled, and individuals undergoing treatment for substance abuse.
- **Development Finance Division Project Financing: 6925 & 6929 Georgia Avenue \$1,302,318.00**
  - Financing of Affordable Rental Housing for households at 60% of the AMI. Applied for funding in 2011 by Mi Casa Inc., a non-profit developer with a proven track record with DHCD.
- **Development Finance Division Project Financing: Israel Manor Senior Residences \$1,514,000.00**
  - New construction of 20 unit senior rental apartment building located at 10th Street and Rhode Island Avenue NE. Units to be set aside for seniors with incomes at or below 60% of AMI.
- **Development Finance Division Project Financing: North Capitol Commons \$7,000,000.00**
  - Construction of 123 affordable rental housing. When completed will be reserved for households at or below 60% of AMI.
- **Development Finance Division Project Financing: Construction of The Serverna II \$3,500,000.00**
  - Construction of 101 affordable rental housing units affordable to households at or below 80% of AMI. 71 of the units are reserved for projects at or below 60% of AMI.
- **Community Housing Development Organization (CHDO) \$620,523.00**
  - The HOME program mandates 15% of the annual allocation to be set-aside for housing development activities undertaken by non-profit housing development organizations which have achieved the necessary requirements to be designated as a Community Housing Development Organization (CHDO). The Development

and Finance Division, through a competitive process will solicit CHDO's to make applications for affordable housing development.

- **Agency Management Program** **\$62,675.00**
  - Up to 10% of the HOME fund allocation may be used to pay reasonable administrative and planning costs. Program administration costs include staff and related expenditures required for overall program management, coordination, monitoring, reporting, and evaluation.
  
- **Program Monitoring and Compliance/Portfolio Management** **\$429,130.00**
  - The purpose of the Program Monitoring and Compliance activity is to provide oversight and monitoring services of DHCD projects to ensure the Department's use of project funds fully complies with HUD and District regulations. The Portfolio Management Division manages the Low Income Housing Tax Credit allocations including compliance requirements and other activities; it will also compile the DHCD expenditures to identify loans and grants created by the expenditures.

**Emergency Solution Grant (ESG)**

The District received \$1,165,367 in ESG funds in FY 2015, and expects to receive \$1,245,280 in ESG funds for FY 2016. ESG funds have been made or will be available for the following activities:

**ESG activities for FY 2016** **\$1,245,280.00**

- **Homeless Prevention, Rapid Rehousing, Administrative Costs** **\$1,245,280.00**
  - ESG funds will be used to make emergency homeless prevention assistance available for families and single adults; pay security deposits, first month's rent and short term rental subsidies in accordance with HUD and ESG guidelines; and ESG funds will be used towards the costs of Partnership staff involved in carrying out ESG-eligible administrative activities, to include program and fiscal monitoring of the ESG-funded activities.

**ESG activities for FY 2015** **\$1,165,367.00**

- **Emergency Solutions Grant Program—Homeless Prevention** **\$431,186.00**
  - The Partnership will make emergency homeless prevention assistance available for approximately 100 families and 75 single adults.
  
- **Emergency Solutions Grant Program—Rapid Rehousing** **\$640,952.00**
  - ESG funds will be used to pay security deposits, first month's rent and short term rental subsidies in accordance with HUD and ESG guidelines.
  
- **Emergency Solutions Grant Program—Administrative Costs** **\$93,229.00**

- ESG funds will be used towards the costs of Partnership staff involved in carrying out ESG-eligible administrative activities, to include program and fiscal monitoring of the ESG-funded activities. Administrative funds may also be passed to fund the administrative functions of the Family Support Collaborative and the Virginia Williams Family Resource Center.

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

The District received \$10,732,310 in HOPWA funds in FY 2015, and expects to receive \$11,165,299 in HOPWA funds for FY 2016. In FY 2015, HOPWA funds were used for the following activities:

**HOPWA activities for FY 2016** **\$11,165,299.00**

- **Housing Information Services; Facility Based Housing; Tenant Based Rental Assistance; Short Term Rent, Mortgage, and Utility (STRMU) Assistance; Permanent Housing Placement; Supportive Services; Sub-Recipient Administrative Expenses; and Project Sponsor Administrative Expenses** **\$11,165,299.00**
  - Represents the funding of various programs that ensure clients who need housing and housing support services are provided with needed services.

**HOPWA activities for FY 2015** **\$10,732,310.00**

- **Housing Opportunity for Persons With AIDS—Housing Information Services** **\$516,685.00**
  - Housing Information Services will ensure that clients who need housing and housing support services receive information about landlords with available housing units, educational materials to support access and maintenance of affordable housing, enrollment screening for HOPWA programs, and linkages to housing opportunities available through other federal, state, and local programs.
- **Housing Opportunity for Persons With AIDS—Facility Based Housing** **\$1,225,767.00**
  - Facility Based Housing will provide short-term, emergency and transitional housing to homeless and transitionally housed residents.
- **Housing Opportunity for Persons With AIDS—Tenant Based Rental Assistance** **\$8,439,357.00**
  - The Tenant Based Rental Assistance (TBRA) program is a voucher based program that provides rental subsidy payments to low-income, persons living with HIV/AIDS. Clients are required to pay approximately 30% of their income towards rent and the TBRA subsidy pays the remainder of the rent cost of the lease along with associated utility costs.

- **Housing Opportunity for Persons With AIDS—  
Short Term Rent, Mortgage, and Utility (STRMU) Assistance** **\$1,008,928.00**

  - The STRMU assistance program provides short-term financial assistance to low-income, HIV positive persons at risk for homelessness. The program pays past due rental, utility and/or mortgage costs for clients who can demonstrate eligibility, a housing plan to assure long-term stability, and a need for assistance. No applicant may receive more than 21-weeks of assistance during any 52-week period.
  
- **Housing Opportunity for Persons With AIDS—  
Permanent Housing Placement** **\$89,000.00**

  - Permanent Housing Placement dollars are used to assist low-income, HIV positive residents with security deposits. This program is essential in helping residents move from transitional or emergency housing into longer-term housing placement.
  
- **Housing Opportunity for Persons With AIDS—Supportive Services** **\$716,993.00**

  - Support Services dollars focus on those populations most at-risk for homelessness such as those in emergency or transitional facility based housing.
  
- **Housing Opportunity for Persons With AIDS—  
Sub-Recipient Administrative Expenses** **\$413,866.00**

  - The sub-recipient administrative expenses are distributed to administrative agents in each jurisdiction and to the Grantee to ensure that HOPWA dollars meet the needs of each local community and are coordinated with programs funded with other federal, state, and local dollars. Each sub-recipient receives 3% of their overall award to be spent for costs associated with general management, monitoring and oversight, coordination, technical assistance for project sponsors, strategic programmatic planning and reporting.
  
- **Housing Opportunity for Persons With AIDS—  
Project Sponsor Administrative Expenses** **\$965,688.00**

  - The project sponsor administrative expenses are distributed to project sponsors in each to assist programs responsible for direct client services with the administrative costs associated with operating a program. Each project sponsor receives 7% of their overall award to be spent for costs associated with general management, executive oversight, coordination, strategic programmatic planning and reporting.

## **INSTRUCTIONS FOR SUBMITTING PUBLIC COMMENTS ON THE PLAN**

The Department of Housing and Community Development has scheduled a public hearing to receive public comments on its draft FY 2015-2016 Action Plan and its draft FY 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) to be submitted to the U.S. Department of Housing and Urban Development. The hearing is scheduled for January 19, 2016 at 6:30 p.m. at the Housing Resource Center at 1800 Martin Luther King Jr. Avenue, SE, Washington, DC 20020.

District of Columbia residents who would like to present oral testimony are encouraged to register in advance either by e-mail at [dhcd.events@dc.gov](mailto:dhcd.events@dc.gov) or by calling 202-442-7251. Please provide your name, address, telephone number, and organization affiliation, if any.

If you wish to provide Action Plan comments for the record, please do so by mail or email by close of business Monday, January 23, 2016. Written statements should be mailed to: Polly Donaldson, Director, DHCD, Attention: Annual Action Plan Comments, 1800 MLK Jr., Ave., SE, Washington, DC 20020. Emailed comments should be submitted to [dhcd.events@dc.gov](mailto:dhcd.events@dc.gov) with a subject line "Annual Action Plan comments."

If you wish to provide CAPER comments for the record, please do so by mail or email by close of business Monday, January 23, 2016. Written statements should be mailed to: Polly Donaldson, Director, DHCD, Attention: CAPER Comments, 1800 MLK Jr., Ave., SE, Washington, DC 20020. Emailed comments should be submitted to [dhcd.events@dc.gov](mailto:dhcd.events@dc.gov) with a subject line "CAPER comments."