

**DRAFT**

**HUD FY2018**

**DHCD FY2019**

**ANNUAL**

**ACTION PLAN**

**FOR THE DISTRICT OF COLUMBIA**

**Final Pending Approval of the U.S. Department of Housing  
and Urban Development**

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## Executive Summary

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### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

This document serves as the Annual Action Plan of the Department of Housing and Community Development (DHCD) of the District of Columbia (the District) for the U.S. Department of Housing and Urban Development (HUD).

- **The Community Development Block Grant (CDBG) program** is the District's most flexible funding resource and can be used for both housing and non-housing activities, including those that revitalize neighborhoods, promote economic development, and improve community facilities, infrastructure and services in low-moderate income communities. DHCD anticipates receiving \$15,223,007 in HUD FY2018/DHCD FY2019.
- **The Emergency Solutions Grant (ESG) program** provides funding to support program and services for unaccompanied youth, individuals and families who are at-risk of homelessness or literally homeless. ESG funding can be distributed to support the following goals: outreach, HMIS administration, rapid-rehousing, prevention and emergency shelter services. The Department of Human Services (DHS) administers this program and historically used ESG funding to support rapidly rehousing families exiting shelter to permanent housing destinations. DHS anticipates \$1,241,749 in HUD FY2018/DHCD FY2019.
- **The Housing Opportunities for Persons with AIDS (HOPWA) program** makes grants to the District and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families. The Department of Health (DOH) administers this program and anticipates \$11,221,025 in HUD FY2018/DHCD FY2019. HOPWA funds are distributed to the entire Washington, DC Eligible Metropolitan Statistical Area, including: the District, counties in Northern Virginia, Calvert, Charles and Prince George's Counties, Maryland and parts of West Virginia.
- **The HOME Investment Partnerships (HOME) program** supports building, buying, and/or rehabilitating affordable housing for rent and homeownership as well as providing direct rental assistance to low-income residents. DHCD anticipates receiving \$5,637,890 in HUD FY2018/DHCD FY2019.
- **The Housing Trust Fund (HTF) program** will complement existing District efforts to increase the supply of affordable housing for extremely low-income households, including homeless families and individuals, and persons with special needs. DHCD anticipates receiving \$3,000,000 in HUD FY2018/DHCD FY2019.

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## 2. Summary of the objectives and outcomes identified in the Plan

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.*

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

- **Provide decent housing:** Activities focused on housing programs where the purpose of the activity meets individual, family, or community needs and not programs where housing is an element of a larger community revitalization effort;
- **Establish and maintain a suitable living environment:** Activities designed to benefit families, individuals, and communities by addressing their living environment; and
- **Create economic opportunities:** Activities related to economic development, commercial revitalization, or job creation.
- **HAHSTA priority objectives are to house person's living with HIV/AIDS with housing vouchers in the Tenant Based Rental Assistance (TBRA) program:** The TBRA program allows clients to live independently in the private sector of rental housing within the HOPWA Eligible Metropolitan Statistical Area (EMSA). Additionally, HAHSTA has increased its supportive services program to ensure that intensive supports are in place to assist clients with maintaining stable housing and having access to other services within the community.

These objectives are combined with three performance outcome categories:

- **Accessibility/availability:** Activities that make 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 provide affordability in a variety of ways in the lives of low- and moderate-income people. They can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- **Sustainability:** Projects where the activity is aimed at improving communities or neighborhoods, increasing their livability by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple

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activities or services that sustain communities or neighborhoods. Additional information can be found in the Executive Summary of the Consolidated Plan.

### **3. Evaluation of past performance**

The District has made a significant impact with CDBG, HOME, ESG, and HOPWA funds. A commitment of District resources is often the catalyst used by community-based organizations as the basis for their fundraising efforts and leveraging private dollars for even greater impact. With the endorsement and financial commitment of the District, organizations are greatly strengthened in their ability to obtain donations from the community, foundations, and the private sector. Additionally, District funds are often used as “gap financing” to support important efforts after an organization’s fundraising capacity has been reached. Annual performance, projects funded, and entitlement resources expended are located in the CAPER.

Additional information on the past performance can be found in the Executive Summary of the Consolidated Plan.

### **4. Summary of Citizen Participation and Consultation Process**

DHCD displays its draft of the CAPER on the agency’s website for the public to view. The public was allowed to participate in an informal question and suggestion setting during the agency’s annual Housing Expo. Two public hearings are held and those hearings are announced in the *Washington Post*, the city’s local newspaper, and Twitter; and notices are sent to the organizations that the agency does business with. Announcement boards of the hearings are also placed on Metro Buses and Metro Trains. At the hearings, citizens are allowed to testify and to ask questions. During the hearings copies of the draft for the citizens to view are made available and citizens are given 30 days to submit written comments.

A more detailed Summary of the Citizen Participation and Consultation Process is located in sections *PR-10: Consultation* and *PR-15: Citizen Participation*.

### **5. Summary of public comments**

The wide range of perspectives in the public participation process pointed to the need for flexibility in the use of funds to address the District’s affordable housing gap, de-concentrate poverty, and provide neighborhood-based amenities in underserved communities. A more detailed summary of public comments will be added after the Annual Action Plan hearing on July 25, 2018.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Some comments fell outside the scope of the Annual Action Plan, including specific recommendations on inclusionary zoning, the local Housing Production Trust Fund, or projects that will not be receiving funds with federal entitlement resources. Comments will be transmitted to the appropriate District agencies.

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## PR-05 Lead and Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WASHINGTON	Department of Housing and Community Development
HOPWA Administrator	DOH	Department of Health
ESG Administrator	DHS	Department of Human Services
HTF Administrator	DHCD	Department of Housing and Community Development
HOME Administrator	DHCD	Department of Housing and Community Development

**Table 1 – Responsible Agencies**

Narrative

### Consolidated Plan Public Contact Information

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

### 7. Introduction

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

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

Executive functions are organized under the Mayor, City Administrator, and five additional Deputy Mayors who supervise clusters of agencies with similar missions. The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration priorities. Additionally, monthly Mayor’s Cabinet Meetings are used to further coordinate among the clusters of agencies. This system provides for continuous consultation and coordination between agencies. In addition, DHCD identified the following coordination efforts:

- **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). After initial evaluation a project proposal, DHCD staff presents project recommendations to an independent review panel, consisting of government representatives from both housing and service agencies and subject matter experts from the private and non-profit sectors. The review panel considers overall resource constraints and makes recommendations on which projects should be funded. After thorough underwriting, the project manager presents findings to a loan committee, which offers recommendations to the Director on whether to approve funding.
- **Interagency Council on Homelessness (ICH):** The ICH is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders that inform and guide the District’s strategies for meeting the needs of individuals and their families who are homeless or at imminent risk of becoming homeless.
- **Age-Friendly DC Task Force:** The 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. Charged with developing District-wide recommendations for improvements and enhancements across

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these topics, the task force submitted strategic goals that informed the final Age-Friendly DC Strategic Plan (2014-2017). The Task Force and subcommittees continue to meet regularly to track and monitor progress and to streamline programs and services.

- **Sustainable DC Interagency Task Forces:** Ten interagency task forces were developed to advance Sustainable DC, a plan to make the District the healthiest, greenest, and most livable city. The interagency work groups were staffed by 16 agencies and they recommended 131 actions that promote sustainability goals, including increasing affordable housing, making affordable housing greener, and strengthening the link between workforce development and green jobs.

While these work groups concluded in 2014, the Department of Energy and the Environment's Urban Sustainability Administration continues to monitor and track Plan benchmarks in a report annually.

- **Partnership for Healthy Homes:** A collaboration of multiple District agencies and private-sector partners focused on identifying homes with children that contain health and/or safety threats.

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

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

**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 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 family’s income at the time of receiving assistance either for rapid re-housing or prevention assistance and family’s ability to maintain housing after assistance. The operation and administration of HMIS is 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 amount of federal funds TCP receives to support HMIS administration and operations.

**8. Agencies, groups, organizations and others who participated in the process and consultations during the ConPlan**

**Table 2 – Agencies, Groups, Organizations That Participated**

1	Agency/Group/Organization	DC Housing Authority
	Agency/Group/Organization Type	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?	Held a coordination meeting to enhance overlapping homeownership programs; provided language on Public Housing-Specific sections
2	Agency/Group/Organization	Office of the Deputy Mayor for Health
	Agency/Group/Organization Type	Other government – Local Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided language for housing/service needs for older adults and persons with a disability; identified existing facilities and services for older adults and the District's unmet need; coordinated in the development of goals in SP-45 targeted to older adults;

3	Agency/Group/Organization	Department of Human Services
	Agency/Group/Organization Type	Other government – Local Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for ESG-specific strategies; furthered coordination between homeless goals, resulting in better connection between ESG resources and overarching federal and local spending goals
4	Agency/Group/Organization	DC Department of Behavioral Health
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed resources for content development of mental health needs and existing services/facilities
5	Agency/Group/Organization	DC Office of Planning
	Agency/Group/Organization Type	Other government – Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed data and mapping analysis for housing needs; helped align Consolidated Plan with existing District-wide plans

6	Agency/Group/Organization	DC Department of Consumer and Regulatory Affairs
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group /Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided needed data on vacant and blighted properties; coordination informed “Address blighted property issues”
7	Agency/Group/Organization	DC Department of Health
	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?	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 better connection between HOPWA resources and overarching federal and local spending goals
8	Agency/Group/Organization	DC Office of Aging
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In coordination with the Age Friendly Initiative, provided needed data to develop content for older adults and persons with disabilities

9	Agency/Group/Organization	Office of the Deputy Mayor for Public
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided language on housing/service needs of victims of domestic violence
10	Agency/Group/Organization	Community-Based Organizations
	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
11	Agency/Group/Organization	Inter-Agency Council on Homelessness
	Agency/Group/Organization Type	Services-homeless Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Developed language for the homeless needs, Institutional Delivery, and Strategy Sections; better alignment with city-wide homeless goals will help federal resources further action items/strategies outlined in Homeward DC

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

15	<b>Agency/Group/Organization</b>	Department of Transportation
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conversations revolved around how DHCD and DDOT can collaborate on targeted investments in underserved communities
16	<b>Agency/Group/Organization</b>	Department of Energy and the Environment
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Health Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Lead-based Paint Strategy Community Resilience
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Developed content for utility burden, condition of housing, climate change resilience and sustainability requirements; coordinated with DHCD on “increase green building/sustainability/community resilience goals outlined in SP-45 (Consolidation Plan) and the Lead-Based Paint Strategy in SP-65 (Consolidation Plan); consultation will lead to better coordination, integration, and the identification and alignment of resources

17	Agency/Group/Organization	DC Water
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Public Facility Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided lead pipe data, language, and program suggestions on targeted investments in underserved communities or for low and moderate-income households
18	Agency/Group/Organization	HOPWA Service Providers
	Agency/Group/Organization Type	Services – Health Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HASTA and HOPWA providers and jurisdiction representatives discussed the planning process of the Consolidated Plan; provider and jurisdiction representatives identified strengths and weaknesses of the HOPWA program and support service they identified barriers to providing services or implementing the program activities.
19	Agency/Group/Organization	DC Department of Public Works
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Public Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conversations revolved around how DHCD and DPW can collaborate on targeted investments in underserved communities.

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

DHCD consulted with DHS and DOH, who are also involved in housing and community development activities associated with the Consolidated Plan. An effort was made to contact and consult with a wide variety of agencies, groups, and organizations involved with or interested in affordable housing, homelessness, persons with special needs, and community and economic development. However, DHCD may have inadvertently missed interested parties.

**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?
Continuum of Care	Inter-Agency Council on Homelessness	Homeward DC (2015-2020): Prevent and end homelessness; increase the supply of affordable and supportive housing; increase the economic security of households in CoC System; increase prevention efforts to stabilize households before housing loss occurs
Housing Needs Assessment for DC	Office of the Deputy Mayor for Planning	Preserve existing federally and locally subsidized housing stock while expanding the supply of affordable housing; continue to streamline and improve development processes
Bridges to Opportunity	2012 Comprehensive Housing Strategy	Preserve existing federally and locally subsidized housing stock while expanding the supply of affordable housing; encourage affordable housing in high-opportunity areas; encourage green building techniques in new and existing housing development

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Age-Friendly (2014-2017)	Office of the Deputy Mayor for Health and Human Services	Develop a housing needs assessment for older adults, which will improve community development decisions during the consolidated planning period; Increase the availability of community-based living opportunities for older adults and persons living with a disability; Improve access to and enhance the number of neighborhood amenities; improve access to and enhance the number of neighborhood amenities; provide home modification programs for older adults to age in place
Sustainable DC (2012-2032)	Inter-Agency effort led by the Department of Energy and the Environment	Preserve federally and locally subsidized housing stock while expanding the existing supply of affordable housing; locate new affordable housing in high- opportunity areas (near transit); eliminate environmental health threats, such as mold, asbestos, lead, and carbon monoxide in the District's affordable housing; rehabilitate affordable housing to be green, healthy, and capable of meeting net-zero energy standards
Olmstead Plan	Office of Disability Rights	Integrate housing for residents with special needs, including seniors and disabled; evaluate and improve access to home modification programs; determine methodology to evaluate housing needs for individuals who have been referred to the Aging and Disability Resource Center because they want to live in the community

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	DHCD	Latest Report (2006-2011) – Provide affordable housing opportunities and make targeted neighborhood investments that increase racial and ethnic diversity; DHCD will prioritize non-housing neighborhood investments in Racial/Ethnic Concentrated Areas of Poverty
CHASE Action Agenda	Office of Planning	Foster small and local business development; activities may include facade improvements or funding to non-profits for business incubators or temporary maker space
Housing Element-latest Comprehensive Plan	Office of Planning	Expand the affordable housing stock while preserving locally and federally subsidized housing stock; promote homeownership access through education and funding incentives for low and moderate-income households; integrate housing for residents with special needs, including seniors, disabled, homeless, persons living with HIV/AIDS, and ex-offenders
Creative Economy Strategy	Office of the Deputy Mayor for Planning	Foster small and local business development; activities may include incentives for developers to build make/live spaces for use by creative individuals and organizations or non-profits spaces/business incubators
Vision Zero	Department of Transportation	Increase safety of pedestrian-oriented transportation options

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Ward 5 Works Study	Office of Planning	Foster small and local business development through activities such as incentives for developers to build make/live spaces or non-profits to construct maker spaces/business incubators; improve access to increase the number of neighborhood amenities through activities such as landscape buffers or streetscape improvements
Climate Adaptation Plan	Department of Energy and the Environment	Climate-change plan identifies neighborhoods as well as specific community facilities and public housing properties that are vulnerable to climate change and recommends adaptation strategies to increase climate resilience; the plan ties directly to two goals in this document – to increase green building, sustainability, community resilience and to improve access to and increase the number of neighborhood facilities.
90/90/90/50	Department of Health	

**Table 3 - Other Local/Regional/Federal Planning Efforts**

**Narrative**

## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process allows the agency to listen to the citizens and helps the agency to determine if there needs to be adjustments made to the goals. Some minor adjustments to the plan have been made due to citizen participation. Detailed information on citizen participation can be found in the Consolidated Plan.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Persons Living With HIV/AIDS				
3	Luncheon	Persons Living With HIV/AIDS	Held July 10, 2018			

Table 4 – Citizen Participation Outreach

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## Expected Resources

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

#### Introduction

HUD's Office of Community Planning and Development allocates CDBG, HOME, ESG, and HTF to DHCD. The DHS administers the ESG program.

HUD allocates HOPWA to DOH, which is distributed regionally to the Eligible Metropolitan Statistical Area – the District, counties and cities in Northern Virginia, Calvert, Charles, and Prince Georges Counties in Maryland, and Jefferson County in West Virginia. The regional HOPWA allocation is administered through and monitored by DOH, HIV/AIDS, Hepatitis, Sexually Transmitted Diseases, and Tuberculosis Administration (HAHSTA)

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## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$15,223,007	\$9,913,134	\$3,500,000	\$28,636,141	\$53,772,282	Total amounts to \$82,408,423; calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$5,637,890	\$1,483,560	\$2,637,425	\$9,758,875	\$16,880,325	Total amounts to \$26,639,200 calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	Public-federal	Multi-family rental new construction Multifamily rental rehab For the very-low and extremely low income persons	\$3,000,000	\$0	\$6,000,000	\$9,000,000	\$6,000,000	Total amounts to \$15,000,000 calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.
HOPWA	public – federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$11,221,025	0	\$4,786,849	\$16,007,874	\$22,442,050	In FY16, the total available funds to the HOPWA EMSA are \$15,035,862. Amounts are distributed as follows: Washington, District of Columbia – \$8,901,719; Northern Virginia Regional Commission – \$3,747,943; and Community Networks, Inc. – \$23,468.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public – federal	Rapid re-housing (rental assistance, 1st month's rent)	\$1,241,749	0	0	\$1,241,749	\$2,483,498	Total Amounts to \$2,483,498; calculation based upon flat level funding and entitlement allocation. Amount is subject to change.
Other	Public – local	Acquisition Admin and Planning Conversion and rehab for transitional housing. Economic Development Financial Assistance	\$9,800,000	0	0	\$9,800,000	0	
Other	public – local	Financial Assistance Short term or transitional housing facilities Supportive services	\$658,277	0	0	\$658,277	\$1,316,554	This local funding is used in conjunction with HOPWA to provide supportive services, transitional housing and short-term rental assistance.

Table 5 – Expected Resources – Priority Table

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

The District uses federal funds as well as local resources to create, preserve, and protect affordable housing and promote community development. The Housing Production Trust Fund (HPTF) has been administered by DHCD since 2002 and continues to serve as a key tool for preserving and developing affordable housing. The HPTF enables non-profit housing providers, mission-driven for-profit developers, and renters wishing to exercise their right to purchase under the Tenant Opportunity to Purchase Act (TOPA) the needed funds to improve, purchase, and develop property for affordable housing. In fiscal year 2016, the District invested an unprecedented \$100 million into the HPTF and has continued that investment. The *Housing Production Trust Fund Baseline Funding Amendment Act of 2014* supports at least \$100 million in appropriations for the HPTF annually.

Strong guidelines ensure the program services the District's diverse housing needs and 40 percent of the HPTF funds shall be designated for assisting households with incomes under 30 percent of the area median income (AMI), 40 percent of expenditures for households with incomes less than 50 percent AMI, and funded units remain affordable for an extended period of time. The balance of the funds serves households with incomes up to 80 percent of AMI. Due to the high proportion of cost-burdened renters in DC, at least 50 percent of HPTF must be for rental housing; and units receiving funds from HPTF must remain affordable – a minimum of 40 years for rental units and a range between five and 15 years for ownership units.

### **ESG Funds**

ESG fund match will be provided through local funds allocated for its Family Re-Housing and Stabilization Program. The District invests over \$24 million annually in the Family Re-Housing and Stabilization Program (FRSP), the locally funded RRH program for families. Currently, through a contract with The Community Partnership for the Prevention of Homelessness, the District competitively awards RRH resources to provide case management to community-based organizations, faith-based organizations, and other non-profit service providers. DHS has a Memorandum of Understanding (MOU) with the District of Columbia Housing Authority (DCHA) to operate as a pass-through agency to use ESG funds to pay first-month's rent and security deposits directly to landlords to qualified ESG participants.

### **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 draw down from HOME Funds, the District

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incurs a *match liability*, which must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. During this consolidated planning period, the District will use the HPTF for HOME match requirements.

### **HOPWA Match**

*While HOPWA does not have a match requirement, HIV/AIDS, Hepatitis, STD, TB Admin'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(PL WHA).*

### **Program Income**

Program-income dollars are collected monthly by DHCD for the CDBG program. Program income is derived primarily from loan repayments provided to citizens to assist in the purchase of homes or from developers provided to assist in the development of affordable housing and non-housing community development projects within the District

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

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

- **Property Solicitations:** Attractive sites prime for development; some site assembly may be required by DHCD to encourage development;
- **Turn-Key:** The city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use. Optimal turn-key sites are properties that are high-risk for development or make little economic sense for the private sector to invest, but are ideal for residential development. PADD may also use turn-key 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 sector or the public sector through turn-key.

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**Vacant to Vibrant:** DHCD placed approximately half of the over 90 sites currently in its [PADD](#) inventory in some form of disposition between January 2015 and December 2017. On December 15, 2017, a five-point DC initiative was launched to transform the balance of that inventory into vibrant and productive solutions, such as workforce housing and creative green space, and spur economic development.

**The Disposition of District Land for Affordable Housing Act of 2013**, which requires that public land dispositions with a housing component restrict a percentage of their project as affordable – 30 percent in locations within 1/2 mile of a metro station or 1/4 mile from a bus priority corridor/streetcar line, and 20 percent in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents who earn less than 30 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 restricted to residents who earn less than 50 percent of AMI and the other half of the affordable units shall be restricted to 80 percent or less.

A property sale will transform 809-813 Kennedy Street, NW in the Brightwood Park neighborhood of Ward 4 into affordable housing for seniors. DHCD is holding a public hearing to summarize the plans on July 25, 2018. The site was in a round of Solicitation for Offers issued by DHCD on June 1, 2016. The property was awarded to Dante's Partners/Gilbane Development Company JV, LLC, through a competitive selection process. The project will consist of 38 units for seniors. Each one bedroom/one bath unit will be targeted for seniors making no more than \$58,600 (50 percent of the AMI for 2018). The project will also contain over 1,000 square feet of ground floor retail.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.220(c)(3) and (e) Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments – AFFH Capacity-Building	CDBG: \$0 HOME: \$4,080,061	
2	Expand the Affordable Housing Stock	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing Neighborhood Investments – AFFH	CDBG: \$3,500,000 HOME \$845,683.50  HTF \$2,700,000	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 18 Household Housing Unit
3	Strengthen Homeownership Among Low/Mod HHs	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments – AFFH Capacity-Building	CDBG: \$3,202,231 \$5,175,678  HOME \$0	Public service activities for Low/Moderate Income Housing Benefit: 320 Households Assisted Homeowner Housing Rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 225 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Ensure Housing Stock is Safe/Healthy/Accessible	2016	2020	Affordable Housing Non-Homeless Special Needs		Affordable Housing Neighborhood Investments – AFFH Sustainability/ Green Building/ Community Resiliency	CDBG: \$0	Homeowner Housing Rehabilitated: 270 Household Housing Unit
5	Prevent and End Homelessness	2016	2020	Affordable Housing Homeless		Affordable Housing Homelessness	CDBG: \$0  ESG: \$1,143,736  HOME \$0	Rental units constructed: 250 Household Housing Unit Tenant-based rental assistance/ Rapid Rehousing: 250 Households Assisted
6	Transform Abandoned/Vacant Properties into Assets	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Neighborhood Investments – AFFH	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit: 0 Persons Assisted Homeowner Housing Added: 5 Household Housing Unit Other: 10 Other
7	Address Blighted and Sub-standard Property Issues	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments – AFFH	CDBG: \$0	Housing Code Enforcement/ Foreclosed Property Care: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Promote Energy-Efficiency/Community Resilience	2016	2020	Affordable Housing		Affordable Housing Neighborhood Investments – AFFH Sustainability/Green Building/Community Resiliency	CDBG: \$0	Homeowner Housing Rehabilitated: 0 Household Housing Unit
9	Enhance/Improve Access to Amenities Near Affordable Housing	2016	2020	Non-Housing Community Development		Neighborhood Investments – AFFH Sustainability/Green Building/Community Resiliency	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
10	Promote Effective Comm. Dev. – Planning/Research	2016	2020	Non-Housing Community Development		Plans/Studies	CDBG: \$0	Other: 1 Other
11	Strengthen Organizational Capacity of Non-Profits	2016	2020	Non-Housing Community Development		Capacity-Building	CDBG: \$0	Other: 1 Other
12	Foster Small and Local Business Development	2016	2020	Non-Housing Community Development		Neighborhood Investments – AFFH	CDBG: \$3,331,847 \$2,215,366	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Facade treatment/business building rehabilitation: 35 Business

13	Expanding housing available to persons with HIV/AIDS	2016	2020	Homeless		Housing development for persons with HIV/AIDS	HOPWA: \$2,500,000	Housing for People with HIV/AIDS added: 15 Household Housing Unit
14	Housing homeless persons with HIV/AIDS	2016	2020	Homeless		Facility Housing	HOPWA: \$ 1,147,285	HIV/AIDS Housing Operations: 140 Household Housing Unit
15	Persons with HIV/AIDS obtaining rental housing	2016	2020	Non-Homeless Special Needs		Tenant Based Rental Assistance	HOPWA: \$9,287,413	Tenant-based rental assistance / Rapid Rehousing: 650 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
16	Persons with HIV/AIDS maintaining current housing	2016	2020	Non-Homeless Special Needs		Short Term Rent Mortgage and Utility Assistance	HOPWA: \$ 584,520	Homeless Person Overnight Shelter: 250 Persons Assisted
17	Persons with HIV/AIDS being self sufficient	2016	2020	Non-Homeless Special Needs		HIV/AIDS Supportive Services	HOPWA: \$1,688,348	Public service activities other than Low/Moderate Income Housing Benefit: 920 Persons Assisted
18	Linking Persons with HIV/AIDS to housing	2016	2020	Homeless Non-Homeless Special Needs		Housing Information and Referral Services	HOPWA: \$543,210	Public service activities other than Low/Moderate Income Housing Benefit: 6500 Persons Assisted

**Table 6 - Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	<b>Preserve Existing Supply of Affordable Housing</b>
	<b>Goal Description</b>	<p>“Preserving” Affordable Housing (vs. “new production”) means that the city is ensuring that existing housing units currently made affordable to low- and moderate-income households by virtue of federal, state, and local subsidies are not lost from the affordable housing stock. Typically this loss occurs when subsidies expire, when the conditions have deteriorated such that the properties are no longer eligible for subsidies, or when an owner wants to sell the property on the open market and seeks to terminate the contracts associated with the subsidies. To promote this goal, the District will increase efforts to better track subsidized housing, offer proactive outreach to residents and property owners, and foster collaborative partnerships with property owners to develop solutions for maintaining affordability.</p>
2	<b>Goal Name</b>	<b>Expand the Affordable Housing Stock</b>
	<b>Goal Description</b>	<p>Expanding the existing affordable housing stock with newly produced units will better meet the current unmet need for affordable housing. This goal also promotes funding for residents to exercise their right to purchase their property under the District’s local TOPA program. DHCD will also ensure Limited/No English Proficiency tenants understand their rights under the TOPA program and fair housing law. 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 percent of the area median income, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.</p>

3	<b>Goal Name</b>	<b>Strengthen Homeownership Among Low/Moderate Households</b>
	<b>Goal Description</b>	<p>Includes activities that increases access to homeownership and maintains homeownership for low and moderate-income households. “Access” refers to financial assistance to purchase a home, housing counseling education, and fair housing enforcement and education. “Maintenance” refers to activities that sustain homeownership such that homeowners have tools to remain in their homes, including access to capital for needed home rehabilitation (emergency repairs, repairs as a result of natural disaster emergencies, remove barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures), education about home maintenance and rehabilitation, and foreclosure prevention education. Activities will be targeted to low and moderate-income households and households with special needs populations.</p> <p>Expanding the existing affordable housing stock with newly produced units will better meet the current unmet need for affordable housing. 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. 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 percent of AMI, housing for older adults, persons with disabilities, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other underrepresented groups.</p>
4	<b>Goal Name</b>	<b>Ensure Housing Stock is Safe/Healthy/Accessible</b>
	<b>Goal Description</b>	<p>Promote long-term, community-based housing options for residents to age in place; promote actions that increase accessibility to persons with disabilities, decrease environmental hazards, such as lead-based paint or lead poisoned drinking water, and other hazards as part of the Healthy Homes Rating System. Also support policies and programs that increase a community's ability to respond to natural disasters and other impacts of climate change, particularly for vulnerable populations.</p>

5	<b>Goal Name</b>	<b>Prevent and End Homelessness</b>
	<b>Goal Description</b>	Promotes action items outlined in the Homeward DC Plan – a strategic plan to make homelessness a rare, brief, and non-recurring experience. Activities that promote this goal include targeted affordable housing, tenant- based rental assistance for at-risk households to prevent homelessness, rapid-rehousing, the development of new permanent supportive housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, or support special needs populations.
6	<b>Goal Name</b>	<b>Transform Abandoned/Vacant Properties into Assets</b>
	<b>Goal Description</b>	Produces community assets through solicitation for offers, general listings, and turn-key whereby the city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use, and partnerships with other Agencies or community-based partners on non-housing assets where the neighborhood is not ripe for housing development or is in need of 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	<b>Goal Name</b>	<b>Address Blighted and Sub-standard Property Issues</b>
	<b>Goal Description</b>	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 will be used to address substandard housing and blighted property issues as a result of natural disasters, neglect, or lack of capital reserves to repair safety and environmental hazards. This goal also promotes tenants and tenant organizations to educate them on their rights to safe, decent, and sanitary housing as part of their fair housing rights.

8	<b>Goal Name</b>	<b>Promote Energy-Efficiency/Community Resilience</b>
	<b>Goal Description</b>	Encourage policies and programs that highlight the District's commitment to expand energy efficiency, renewables, and green building to District residents across ethnic and racial groups, thereby reducing the utility burden on low-income households, enhancing affordability, and increasing neighborhood vitality. Activities may include programs and incentives targeted to low and moderate-income households as well as financial support for energy audits and gap financing to meet greater green building outcomes. Guided by the Sustainable DC plan's goal to reach net-zero energy for new construction by 2032, DHCD will promote solar for low-income single family and community solar for affordable housing. Similarly, DHCD and its agency partners will encourage and incentivize net-zero housing.
9	<b>Goal Name</b>	<b>Enhance/Improve Access to Amenities Near Affordable Housing</b>
	<b>Goal Description</b>	Targeted neighborhood investments that provide safe and accessible pedestrian modes of transportation to persons with disabilities and the elderly from affordable housing communities to its neighborhood amenities and public transit. Activities may also promote crime prevention through environmental design standards, such as better street lighting or landscaping. These activities lead to added neighborhood amenities relevant to neighborhood residents that enhance the quality of life, increased economic opportunities, and support fair housing outcomes. In partnership with the Department of Energy and Environment, DHCD will implement the city's forthcoming Climate Adaptation Plan recommendations to ensure the city is properly prepared and can effectively respond to severe weather events and other future impacts of climate change. It is vital to inform residents, including vulnerable populations, such as the elderly, persons with disabilities, and Limited/No English Proficiency, about environmental awareness, safety precautions and available resources.

10	<b>Goal Name</b>	<b>Promote Effective Comm. Dev. – Planning/Research</b>
	<b>Goal Description</b>	Through targeted needs assessments, the Agency will better understand the city's unmet affordable housing need, particularly for special needs populations. Market Studies, Transportation Studies, and Appraisals will help the Agency better understand a site's development program potential, highest and best use, financial limitations, and how development would impact the surrounding neighborhood.
11	<b>Goal Name</b>	<b>Strengthen Organizational Capacity of Non-Profits</b>
	<b>Goal Description</b>	Educational Programs for non-profit organization and affordable developers that focus on skill development, organizational development, and certifications that further the development of affordable housing and delivery of services to residents. This goal also supports operating resources for certified Community Housing Development Organizations (CHDOs).
12	<b>Goal Name</b>	<b>Foster Small and Local Business Development</b>
	<b>Goal Description</b>	Targeted commercial revitalization efforts and support for energy-efficiency that reduces the cost-burden of small businesses, technical assistance that increases economic opportunity and greater access to capital for low and moderate-income entrepreneurs that increase the diversity of business services and amenities. Funds are targeted to commercial corridors in low and moderate-income neighborhoods.
13	<b>Goal Name</b>	<b>Expanding Housing Available to Persons w/HIV/AIDS</b>
	<b>Goal Description</b>	Funds to provide development of permanent housing for persons with HIV/AIDS and their family members.
14	<b>Goal Name</b>	<b>Housing Homeless Persons with HIV/AIDS</b>
	<b>Goal Description</b>	Providing housing for persons living with HIV/AIDS, Substance abuse, and mental illness. Clients are placed through HAHSTA's intake provider, Metropolitan Housing Access Program (MHAP). MHAP services conduct
15	<b>Goal Name</b>	<b>Persons with HIV/AIDS obtaining rental housing</b>
	<b>Goal Description</b>	To assist clients with obtaining housing within the private housing market providing greater choice of housing options.

16	<b>Goal Name</b>	<b>Persons with HIV/AIDS Maintaining Current Housing</b>
	<b>Goal Description</b>	To maintain better health outcomes and reduce transmission of HIV by retaining stable housing. This population lives independently and not normally
17	<b>Goal Name</b>	<b>Persons with HIV/AIDS Being Self Sufficient</b>
	<b>Goal Description</b>	To increase client self-sufficiency and increase income opportunities via job skills training and education.
18	<b>Goal Name</b>	<b>Linking Persons with HIV/AIDS to Housing</b>
	<b>Goal Description</b>	The Single Point of Entry for all HOPWA housing, a need to provide clients linkages to housing and knowledge on how to navigate all housing related services.

**Table 7 - Goal Descriptions**

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## AP-35 Projects 91.220(d)

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### Introduction

The Action Plan provides details on projects using CDBG and ESG and HOPWA funds that address a wide range of community needs, homeownership down payment assistance, other housing assistance programs (Tenant Based Rental Assistance, Short-term Rental Assistance, Short term Rent, Mortgage, and Utilities and Permanent Housing Placement) and other public services for low-income residents, homelessness prevention, Rapid Re-housing, housing information, referrals and emergency shelter services.

#	Project Name
1	2016-2018 Washington DC EMSA DCH16FOO1 (ADMIN)
2	2016-2018 Community Family Life Services DCH16FOO1 (CFLS)
3	2016-2018 Homes for Hope DCH16FOO1 (HFH)
4	2016-2018 Greater Washington Urban League DCH16FOO1 (GWUL)
5	2016-2018 Housing Counseling Services DCH16FOO1 (HCS)
6	2016-2018 Gaudenzia DCH16FOO1 (RAP)
7	2016-2018 Community Networks Incorporated DCH16FOO1 (CNI)
8	2016-2018 Greater Washington Urban League MD DCH16FOO1 (GWUL-MD)
9	2016-2018 Southern Maryland Tri-County Community Action Committee (SMTCCAC)
10	2016-2018 Northern Virginia Regional Commission DCH16FOO1 (NVRC)
11	2016-2018 Arlington County DCH16FOO1 (AC)
12	2016-2018 Fredericksburg Area HIV/AIDS Support Services DCH16FOO1 (FAHASS)
13	2016-2018 Northern Virginia Family Services DCH16FOO1 (NVFS)
14	2016-2018 Prince William County DCH16FOO1 (PWC)
15	2016-2018 Wesley Housing DCH16FOO1 (Wesley)
16	Small Multi-family Rehabilitation Loan Program
17	Home Purchase Assistance Program (HPAP) and Employer Assisted Housing Program (EHAP)
18	Small Business Activities
19	Weatherization Assistance Program and DC Solar Initiatives

#	Project Name
20	Infrastructure /Community Facilities
21	Small, Community-based Homeless Shelters
22	Annual Capacity Building, Research and Planning
23	Housing Counseling Services
24	Home Purchase Assistance Program (HPAP) and (EHAP)
25	HOME-funded Affordable Housing Projects
26	Community Housing Development Organization (CHDO) Reserve
27	Tenant Based Rental Assistance

**Table 8 - Project Information**

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

Priority is assigned based on: the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Federal resources have been declining for many years now and local resources, based on the performance of the District's economy and mechanisms used to fund affordable housing programs, such as the transfer tax, have been constrained as well.

## AP-38 Project Summary

### Project Summary Information

Table 9 - Project Summary

1	Project Name	2016-2019 Washington DC EMSA DCH16F001 (ADMIN)
	Target Area	
	Goals Supported	Expanding housing available to persons with HIV/AIDS
	Needs Addressed	Housing development for persons with HIV/AIDS
	Funding	HOPWA: \$2,935,758
	Description	Funds (\$333,212) for administration and oversight for the Washington DC EMSA. Portions of these funds (\$2,602,546) for Capital Investment to add to the affordable housing stock for persons living with HIV/AIDS households.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Using funds for Capital Investment, approximately 35 units will be added to the affordable housing stock for households and families that include persons living with HIV/AIDS.
	Location Description	
	Planned Activities	
2	Project Name	2016-2019 Community Family Life Services DCH16F001 (CFLS)
	Target Area	
	Goals Supported	Housing homeless persons with HIV/AIDS
	Needs Addressed	Facility Housing
	Funding	HOPWA: \$213,742
	Description	Funds for facility based operations, supportive services and administrative cost.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	14 single families will be provided facility operations, supportive services and administrative costs.
	Location Description	4860 Fort Totten Drive, Washington, DC 20011
	Planned Activities	Facility-based housing, supportive services and administrative costs to low income single families living with HIV/AIDS.

3	<b>Project Name</b>	<b>2016-2019 Homes for Hope DCH16F001 (HFH)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing homeless persons with HIV/AIDS
	<b>Needs Addressed</b>	Facility Housing
	<b>Funding</b>	HOPWA: \$394,464
	<b>Description</b>	To provide Facility Based Operations, supportive services and administrative cost.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Nine households who are homeless and living with HIV/AIDS.
	<b>Location Description</b>	3003-3005 G St Units A-B, 1-2 SE, Washington, DC 20019
	<b>Planned Activities</b>	To provide Facility Based Operations for nine households with persons living with HIV/AIDS.
4	<b>Project Name</b>	<b>2016-2019 Greater Washington Urban League DCH16F001 (GWUL)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and End Homelessness Persons with HIV/AIDS obtaining rental housing
	<b>Needs Addressed</b>	Tenant Based Rental Assistance Short Term Rent Mortgage and Utility Assistance Permanent Housing Placement
	<b>Funding</b>	HOPWA: \$6,100,000
	<b>Description</b>	To provide Tenant-Based Rental Assistance, Short-Term Rent, Mortgage and Utility Assistance, Permanent Housing Placement and Administrative costs.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental assistance for 300 single and multi-families, STRMU for 150 families and Permanent housing placement for 50 singles and families.

	<b>Location Description</b>	Scattered Sites
	<b>Planned Activities</b>	Rental assistance for 300 single and multi-families, STRMU for 150 families, and Permanent housing placement for 50 singles and families.
5	<b>Project Name</b>	<b>2016-2019 Housing Counseling Services DCH16F001 (HCS)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Linking Persons with HIV/AIDS to housing
	<b>Needs Addressed</b>	Housing Information and Referral Services
	<b>Funding</b>	HOPWA: \$500,000
	<b>Description</b>	To provide Housing Information and Referral Services to persons living with HIV/AIDS
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To assist persons living with HIV/AIDS to housing resources.
	<b>Location Description</b>	2410 17th Street, NW, Washington, DC 20009
	<b>Planned Activities</b>	To provide housing information and linkage to services to 1,200 persons living with HIV/AIDS in Washington DC and Suburban Maryland.
6	<b>Project Name</b>	<b>2016-2019 Gaudenzia DCH16F001 (RAP)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing homeless persons with HIV/AIDS
	<b>Needs Addressed</b>	Facility Housing
	<b>Funding</b>	HOPWA: \$263,214
	<b>Description</b>	To provide Facility-Based Operations for emergency, transitional housing, supportive services and administrative cost.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To provide Facility-Based Operations for 10 families in emergency housing, 16 families in transitional housing, and supportive services.
	<b>Location Description</b>	1938 4th St. NE, Washington, DC 20002 and 1947 4th St. NE, Washington DC 20002
	<b>Planned Activities</b>	To provide Facility-Based Operations for 10 families in emergency housing, 16 families in transitional housing, and supportive services.

7	<b>Project Name</b>	2016-2019 Community Networks Incorporated DCH16F001 (CNI)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and End Homelessness Housing homeless persons with HIV/AIDS Persons with HIV/AIDS obtaining rental housing Persons with HIV/AIDS maintaining current housing Linking Persons with HIV/AIDS to housing
	<b>Needs Addressed</b>	Tenant-Based Rental Assistance Short-Term Rent Mortgage and Utility Assistance Housing Information and Referral Services HIV/AIDS Supportive Services Permanent Housing Placement
	<b>Funding</b>	HOPWA: \$23,468
	<b>Description</b>	To provide TBRA, STRMU, Supportive Services, Housing Information and Referral Services, and Permanent Housing Placement, and Administrative Costs to persons living with HIV/AIDS.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To provide services to singles and families to 24 persons living with HIV/AIDS.
	<b>Location Description</b>	Scattered Sites and 309 W. King Street, Martinsburg, WV 25401
	<b>Planned Activities</b>	TBRA to six PLWHA, STRMU to six PLWHA, Supportive Services to six PLWHA, PHP to four PLWHA and HIRS to PLWHA

8	<b>Project Name</b>	<b>2016-2019 Greater Washington Urban League MD DCH16F001 (GWUL-MD)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and End Homelessness Persons with HIV/AIDS obtaining rental housing
	<b>Needs Addressed</b>	Tenant-Based Rental Assistance Short-Term Rent Mortgage and Utility Assistance
	<b>Funding</b>	HOPWA: \$2,105,341
	<b>Description</b>	To provide TBRA and STRMU to persons living with HIV/AIDS in Charles and Prince George's Counties
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To provide TBRA to 123 persons living with HIV/AIDS. To provide STRMU to 100 persons living with HIV/AIDS.
	<b>Location Description</b>	Hyattsville, MD
	<b>Planned Activities</b>	TBRA and STRMU
9	<b>Project Name</b>	<b>2016-2019 Southern Maryland Tri-County Community Action Committee (SMTCCAC)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Persons with HIV/AIDS obtaining rental housing
	<b>Needs Addressed</b>	Tenant Based Rental Assistance
	<b>Funding</b>	HOPWA: \$186,507
	<b>Description</b>	To provide TBRA and administrative costs to households living with HIV/AIDS.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	17 households living with HIV/AIDS.
	<b>Location Description</b>	Calvert County Maryland
	<b>Planned Activities</b>	Tenant-Based Rental Assistance.

10	<b>Project Name</b>	<b>2016-2019 Northern Virginia Regional Commission DCH16F001 (NVRC)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Linking Persons with HIV/AIDS to housing
	<b>Needs Addressed</b>	Housing Information and Referral Services
	<b>Funding</b>	HOPWA: \$123,260
	<b>Description</b>	To provide housing information and referral services.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To provide housing information and referral services.
	<b>Location Description</b>	Housing information to the Northern Virginia Region.
	<b>Planned Activities</b>	To provide HIRS to 10,000 persons living with HIV/AIDS.
11	<b>Project Name</b>	<b>2016-2019 Arlington County DCH16FO01 (AC)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Persons with HIV/AIDS obtaining rental housing Persons with HIV/AIDS being self sufficient
	<b>Needs Addressed</b>	Tenant-Based Rental Assistance HIV/AIDS Supportive Services
	<b>Funding</b>	HOPWA: \$64,381
	<b>Description</b>	Tenant-based rental assistance is a rental subsidy used to help participants obtain permanent housing in the private rental housing market that meets housing quality standards and is rent reasonable and supportive services including housing case management. Funds also for administration.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of five low-income households will receive TBRA and five low-income households will receive case management.
	<b>Location Description</b>	TBRA is provided throughout Arlington County. Case Management is open to persons throughout the Northern Virginia Area.
	<b>Planned Activities</b>	Planned Activities are TBRA and Case Management. Funds will also be provided to support administration costs.

12	<b>Project Name</b>	<b>2016-2019 Fredericksburg Area HIV/AIDS Support Services DCH16F001 (FAHASS)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Persons with HIV/AIDS obtaining rental housing Persons with HIV/AIDS maintaining current housing Persons with HIV/AIDS being self sufficient
	<b>Needs Addressed</b>	Tenant-Based Rental Assistance Short-Term Rent Mortgage and Utility Assistance HIV/AIDS Supportive Services Permanent Housing Placement
	<b>Funding</b>	HOPWA: \$204,823
	<b>Description</b>	Tenant-based rental assistance is a rental subsidy used to help participants obtain permanent housing in the private rental housing market that meets housing quality standards and is rent-reasonable. Short-Term Rent Mortgage and Utility Payments are designed to prevent homelessness and increase housing stability. Grantees may provide assistance for a period of up to 21 weeks in any 52-week period. For rental payments, client must be named tenant under valid lease or referenced in lease as occupant of the premises. For mortgage payments, client must demonstrate that he/she is owner of mortgaged real property (mortgage, deed of trust, title insurance policy). For utility payments client must have account in their name or proof of responsibility to make utility payments (copies of money orders, cancelled checks, receipts). Costs associated with placement in housing include: application fees and credit check expenses, first month's rent and security deposit (not to exceed two month's rent), and one-time utility connection fees and processing costs. Supportive services include: housing case management and employment readiness and placement. Funds to provide oversight and administration of programs.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that five low income persons with HIV/AIDS will get TBRA. An estimate of 15 low income persons with HIV/AIDS will receive STRMU. An estimate of five low income persons with HIV/AIDS will receive housing placement. An estimate of 60 low income persons with HIV/AIDS will receive Housing Case Management. An estimate of 30 low income persons with HIV/AIDS will receive transportation support
	<b>Location Description</b>	
	<b>Planned Activities</b>	Planned Activities are Tenant-Based Rental Assistance, Short-Term Rent Mortgage and Utility Assistance, Housing Case Management, and Employment Readiness. Funds will also provide administration costs,

13	<b>Project Name</b>	<b>2016-2019 Northern Virginia Family Services DCH16F001 (NVFS)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Persons with HIV/AIDS obtaining rental housing
	<b>Needs Addressed</b>	Tenant-Based Rental Assistance Short-Term Rent Mortgage and Utility Assistance HIV/AIDS Supportive Services Permanent Housing Placement
	<b>Funding</b>	HOPWA: \$1,499,623
	<b>Description</b>	Tenant-based rental assistance is a rental subsidy used to help participants obtain permanent housing in the private rental housing market that meets housing quality standards and is rent reasonable. It is designed to prevent homelessness and increase housing stability. Grantees may provide assistance for a period of up to 21 weeks in any 52-week period. For rental payments, client must be named tenant under valid lease or referenced in lease as occupant of the premises. For mortgage payments, client must demonstrate that he/she is owner of mortgaged real property (mortgage, deed of trust, title insurance policy). For utility payments, client must have account in their name or proof of responsibility to make utility payments (copies of money orders, cancelled checks, receipts). Costs associated with placement in housing include: application fees and credit check expenses, first month's rent and security deposit (not to exceed two month's rent), and one-time utility connection fees and processing costs. Supportive services include: housing case management and transportation.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 114 low-income persons with HIV/AIDS will receive TBRA, a total of 20 low-income persons will receive STRMU, a total of 10 low-income persons with HIV/AIDS will receive permanent housing placement. A total 65 low-income persons with HIV/AIDS will receive housing case management. A total of 20 low-income persons with HIV/AIDS will receive transportation services.
	<b>Location Description</b>	Services will be provided in the Northern Virginia Metropolitan Area.
	<b>Planned Activities</b>	Planned Activities are Tenant-Based Rental Assistance, Short-Term Rent Mortgage and Utility Assistance, Case Management, Permanent Housing Placement and Transportation Services. Funds will also be provided to support administration costs.

14	<b>Project Name</b>	<b>2016-2019 Prince William County DCH16F001 (PWC)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Persons with HIV/AIDS obtaining rental housing
	<b>Needs Addressed</b>	Tenant-Based Rental Assistance
	<b>Funding</b>	HOPWA: \$348,219
	<b>Description</b>	Tenant-based rental assistance is a rental subsidy used to help participants obtain permanent housing in the private rental housing market that meets housing quality standards and is rent reasonable.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 22 low income persons with HIV/AIDS will receive TBRA.
	<b>Location Description</b>	Funds to provide Tenant-Based Rental Assistance in Prince William County.
	<b>Planned Activities</b>	Planned Activities are Tenant-Based Rental Assistance. Funds will also be provided to support administration costs.
15	<b>Project Name</b>	<b>2016-2019 Wesley Housing DCH16F001 (Wesley)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Persons with HIV/AIDS being self sufficient
	<b>Needs Addressed</b>	HIV/AIDS Supportive Services
	<b>Funding</b>	HOPWA: \$73,062
	<b>Description</b>	Supportive services to provide housing case management for persons with HIV/AIDS.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 252 low-income persons with HIV/AIDS will receive housing case management services.
	<b>Location Description</b>	Case management for clients living Northern Virginia.
	<b>Planned Activities</b>	Planned Activities are Case Management. Funds will also be provided to support administration costs

16	<b>Project Name</b>	<b>Small Multi-family Rehabilitation Loan Program</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Address Blighted and Sub-standard Property Issues
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	
	<b>Description</b>	This program will make landlords of small multifamily properties (fewer than 50 units) eligible for low-interest-rate loans from DHCD. The loans will be in amounts from \$25,000 to \$250,000. Loans underwritten will follow DHCD procedure, and affordability covenants will be placed on assisted properties.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low- and moderate-income households annually
	<b>Location Description</b>	District-wide
<b>Planned Activities</b>		
17	<b>Project Name</b>	<b>Home Purchase Assistance Program (HPAP) and Employer Assisted Housing Program (EHAP)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	HPAP provides financial assistance in the form of interest-free loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives units. Qualified households are eligible for loans to meet acquisition and closing cost requirements. EHAP provides special home purchase assistance benefits to District government employees, including loans for down payment and closing costs assistance ; and matching fund grants to use towards the purchase; and credits toward District property and income taxes. Funds are provided to a sub-recipient under contract with the Department to administer the HPAP and EAHP loan program operation for the District. HPAP and EAHP loans are subordinate to first-trust mortgage financing. The funds will go toward two programs, one that uses CDBG funds and another that uses HOME.

	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	225 low- and moderate-income households
	<b>Location Description</b>	
	<b>Planned Activities</b>	District-wide
18	<b>Project Name</b>	<b>Small Business Activities</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster Small and Local Business Development
	<b>Needs Addressed</b>	Neighborhood Investments – AFFH
	<b>Funding</b>	
	<b>Description</b>	The Small Business Technical Assistance program provides grants for CBOs 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. DHCD CBOs develop storefront facade improvement projects in low to moderate income retail/commercial areas in the District.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,000 small businesses/individuals
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	
19	<b>Project Name</b>	<b>Weatherization Assistance Program and DC Solar Initiatives</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Energy-Efficiency/Community Resilience
	<b>Needs Addressed</b>	Sustainability/Green Building/Community Resiliency
	<b>Funding</b>	

	<b>Description</b>	The Weatherization Assistance Program (WAP) provides technical and financial assistance to help low-income residents reduce their energy bills by making their homes more energy efficient. WAP measures may include: insulation, duct sealing, heating and cooling systems repairs or replacement, air infiltration mitigation, and reducing electric base load consumption through measures such as energy efficient lighting and appliances. Eligibility for WAP is verified by DOEE's Low-Income Home Energy Assistance Program (LIHEAP). Below is a breakdown of the income-eligibility limits at the 60 percent District median income level. Funding may also be used for the Energy Smart DC Solar Initiatives, which provides help installing solar panels at no cost to income-qualified District residents.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low-income households
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	
20	<b>Project Name</b>	<b>Infrastructure /Community Facilities</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance/Improve Access to Amenities Near Affordable Housing
	<b>Needs Addressed</b>	Neighborhood Investments – AFFH
	<b>Funding</b>	
	<b>Description</b>	DHCD will partner with other District government agencies on infrastructure and community facility projects for the purpose of providing a sustainable living environment.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Ward 8, SE, Washington, DC
	<b>Planned Activities</b>	

21	<b>Project Name</b>	<b>Small, Community-based Homeless Shelters</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and End Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	
	<b>Description</b>	The funds will go toward helping the Department of General Services construct shelters across the city to replace the DC General Shelter for families.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	33 individuals/families experiencing homelessness
	<b>Location Description</b>	District-wide
22	<b>Project Name</b>	<b>Annual Capacity-Building, Research and Planning</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Effective Comm. Dev. – Planning/Research Strengthen Organizational Capacity of Non-Profits
	<b>Needs Addressed</b>	Capacity-Building Plans/Studies
	<b>Funding</b>	
	<b>Description</b>	This project includes community development plans (including the Consolidated Plan, Action Plan, and Comprehensive Plan), policy planning and procedures, capacity building and staffing that are involved in the development and research of housing programs that is eligible under the CDBG regulations. Plus, other plans and studies are to be used in developing programs at DHCD.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	

23	<b>Project Name</b>	<b>Housing Counseling Services</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Strengthen Homeownership Among Low/Mod Households
	<b>Needs Addressed</b>	Affordable Housing Capacity-Building
	<b>Funding</b>	
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 low- and moderate-income households
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	

24	<b>Project Name</b>	<b>Home Purchase Assistance Program (HPAP) and (EHAP)</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Strengthen Homeownership Among Low- and Moderate-Income Households
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	HPAP provides financial assistance in the form of interest-free loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives units. Qualified households are eligible for loans to meet acquisition and closing cost requirements. EHAP provides special home purchase assistance benefits to District government employees, including loans for down payment and closing costs assistance ; and matching fund grants to use towards the purchase; and credits toward District property and income taxes. Funds are provided to a sub-recipient under contract with the Department to administer the HPAP and EAHP loan program operation for the District. HPAP and EAHP loans are subordinate to first trust mortgage financing. These funds will go toward two programs: one that uses CDBG funds and another that uses HOME.

	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	
25	<b>Project Name</b>	<b>HOME-funded Affordable Housing Projects</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expand the Affordable Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	
	<b>Description</b>	HOME funds may go toward affordable rental housing and homeownership affordability through the acquisition, new construction, reconstruction, or rehabilitation of housing, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs. The housing must be permanent or transitional housing. These funds will be dispersed through two planned Consolidated Notices of Funding Availability (NOFAs) administered by DHCD's Development Finance Division during FY 2018.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	750 households
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	
26	<b>Project Name</b>	<b>Community Housing Development Organization (CHDO) Reserve</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expand the Affordable Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	
	<b>Description</b>	CHDO Reserve HOME funds are at least 15 percent of the annual HOME allocation
	<b>Target Date</b>	9/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 new CHDOs and 4 existing CHDOs
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	
27	<b>Project Name</b>	<b>Tenant-Based Rental Assistance</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	
	<b>Description</b>	These funds will be used for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing for very low- and low-income individuals and families. Funding reflects carryover from previous fiscal year.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	District-wide
	<b>Planned Activities</b>	

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## AP-50 Geographic Distribution – 91.220(f)

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

Assistance will be directed District-wide to areas that are 80 percent or below the AMI defined by HUD.

#### Geographic Distribution

Target Area	Percentage of Funds
Distressed Areas	0

Table 10 – 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 through the consolidated Request for Proposal process. Low-crime, low-poverty, and access to high-quality schools and jobs are some variables that may be used in the analysis. All federal resources, including the National Housing Trust Fund, will follow the same prioritization methodology.

New affordable housing developments located in identified high-opportunity neighborhoods will receive preference points through the city's competitive application process. DHCD seeks to create affordable housing that integrates neighborhoods racially, ethnically, and economically and diversifies the District's affordable housing supply to include higher opportunity neighborhoods and Wards. These preference points will provide a counterbalance to the implicit incentive for developers to build affordable housing in low-cost and high-poverty neighborhoods.

In lower opportunity areas, DHCD is committed to non-housing investments that increase the desirability of distressed neighborhoods through increasing community amenities, public investments, and economic opportunities. To balance unintentional housing cost increases as a result of infrastructure or community amenity investments, DHCD is committed to preserving existing affordable housing and promoting new affordable housing opportunities through programs such as the TOPA.

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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 percent of the individuals live below the poverty line or tracts with 3 or more times the District-wide poverty rate- will be a starting point for the Agency to affirmatively further fair housing policies during this consolidated planning period. Figure *SP-10.2* depicts the R/ECAPs. DHCD intends on revisiting this map with other federal and local data sources and development and demographic trends and any subsequent data from HUD.

The basis for allocating HOPWA funding to each jurisdiction within the Eligible Metropolitan Statistical Area is solely based upon where there is the highest number of documented HIV/AIDS cases in the Washington, DC region, and is determined on an annual basis by a HUD formula. Funding within the District is distributed on a Request for Application (RFA) process. Activities funded under the CDBG Program are restricted to census tracts where more than half of the residents earn less than 80 percent of the AMI. *Figure SP-10.3* depicts eligible census tracts under the CDBG Program.

### **Discussion**

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

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

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## Affordable Housing

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### AP-55 Affordable Housing – 91.220(g) Introduction

One Year Goals for the Number of Households to Be Supported	
Homeless	
Non-Homeless	
Special-Needs	
Total	

Table 11 – One Year Goals for Affordable Housing by Support Requirement

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

Table 12 – One Year Goals for Affordable Housing by Support Type

#### Discussion

### AP-60 Public Housing – 91.220(h) Introduction

The DCHA provides housing assistance through its federal Public Housing and Housing Choice Voucher programs to over 20,000 households. DCHA’s public housing portfolio consists of over 8,360 units at 63 developments, serving families, seniors and non-elderly disabled individuals. In addition, the agency administers 11,881 federally funded vouchers through its Housing Choice Voucher Program (HCVP). DCHA also manages 2,304 housing subsidies through the Local Rent Supplement Program (LRSP), a locally funded affordable housing program modelled after the federal voucher program.

DCHA administers three subsidized housing programs, with a separate waiting list for each program. Rental assistance is provided to low-income families through each housing program and the assistance is based on household income.

Types of Housing Program Waiting Lists:

- **Public Housing:** The Public Housing program consists of 52 apartment communities in

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Washington, DC that are managed and maintained by DCHA.

- **Section 8 Housing Choice Voucher Program:** The Section 8 Choice Voucher program assists eligible families obtain rental housing in the private marketplace. Once a voucher is issued, a voucher holder can live in any locality in the United States that has a Section 8 Choice Voucher program. Section 8 units are managed and maintained by Section 8 certified landlords.
- **Section 8 Moderate Rehabilitation:** The Section 8 Moderate Rehabilitation program includes apartment communities throughout Washington, DC that are managed by individual landlords. The assistance provided is called “unit based.” This means that the assistance provided to pay rent is only for the unit in which a family lives. The assistance cannot be transferred to another unit.

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

The current number of UFAS accessible units in the DCHA inventory (691) exceeds the 5 percent accessible unit requirement and the required 565 units mandated by the Voluntary Compliance Agreement with HUD that was closed in 2013. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/preservation of other affordable housing units, consideration is made for the creation of accessible units.

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

Guided by the principal that resident engagement is critical to successfully achieving the agency mission, DCHA encourages resident involvement through a number of ways. Through the Office of Resident Services, DCHA provides technical assistance to elected Resident Councils in Public Housing communities, including capacity-building activities, organizational support and resource coordination. The DCHA Board of Commissioners holds monthly meetings as public forums for public housing and HCVP residents/participants, waiting list applicants and other stakeholders to provide input on agency management and existing/proposed agency activities, policies and programs. The public housing and HCVP families are represented by four members on the DCHA Board of Commissioners, including three elected public housing residents and an appointed HCVP participant. To maximize resident access, Board of Commissioners’ meeting locations rotate monthly between DCHA public housing communities and the DCHA central office. In addition, the Board has standing committees that meet regularly.

The agency holds public hearings, community meetings, and public comment periods to discuss resident concerns and solicit input/feedback on current and proposed policies, programs and activities.

In addition, agency staff participates at the request of resident leadership at Resident Council meetings and consults regularly with the resident District-wide Advisory Board, an elected body of resident leaders selected by Resident Councils.

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The agency administers customer satisfaction surveys in both its Public Housing and HCV programs, Property Managers' hold monthly meetings to update residents on agency and community activities, as well as provide an opportunity for residents to voice concerns. In addition, the agency coordinates targeted engagement with families around specific initiatives/issues. Examples include efforts around the District's New Communities Initiative and the establishment of a resident advisory group for the District's dcConnectHome digital inclusion initiative.

Maximizing on the efficiencies afforded by technology, the agency has increased its social media presence and has begun the use of texting and e-mails, along with the use of traditional media tools (i.e. newsletters, FAQs, informational collaterals, etc.), to connect with residents about the activities of the agency, including opportunities to participate and provide feedback. Through DCHA's Homeownership Assistance Program (HOAP) and Achieving Your Best Life (AYBL) program, both HCVP and public housing families are provided supportive services designed to facilitate homeownership.

Through AYBL, eligible public housing residents interested in homeownership have the opportunity to participate in a place-based self-sufficiency program that provides support through case management and the coordination of homeownership preparation services, along with incentives that include a savings escrow. The savings escrow involves placing a percentage of their rent in savings for use as a down payment on a home upon successful completion of the program. In addition, DCHA works closely with DHCD to connect aspiring public housing and HCVP homeowners with resources like HPAP.

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

DCHA is not a troubled agency. In fact, the agency is one of only 39 public housing authorities nationwide designated as a Moving to Work (MTW) agency by HUD, a designation based on an agency's ability to perform effectively in the management and delivery of affordable housing and related services under its purview.

**Discussion**

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

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

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**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

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

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The District uses four types of shelter for adult individuals:

1. **Low-Barrier Shelter for Individuals:** primarily short-term shelter for individuals. Low-barrier shelter is designed to keep people safe, is operated 12 hours a day in a congregate setting and is provided on a first-come, first-served basis. Currently, the District operates five low-barrier shelters for individuals, three men's shelters in Wards 5 and 8; two women's shelters in Wards 2 and 8.
2. **Seasonal Shelter:** opens on the first night a hypothermia alert is called and is open every night when the actual temperature or temperature with a wind chill is 32 degrees or below, or there is precipitation or 40 percent chance of precipitation for more than one hour.
3. **Hypothermia Shelter:** open only on nights when a hypothermia alert has been called, when actual or forecasted temperature is 32 degrees or below and there is actual precipitation or a 40 percent chance of precipitation for one hour or more. During this time, some low-barrier shelters with the ability to offer expanded capacity to support hypothermia shelter needs. Additionally, D.C. Recreation Centers and other community sites, including houses of worship and other community-based organizations function as hypothermia shelter sites to expand capacity to serve individuals who street homeless. These sites provide access to restrooms, meals, and sleeping quarters. However, non-shelter sites will not be used as shelter during day time hours regardless of whether the alert is still active, because these sites operate their normal programming during daytime hours and are only contracted to operate during shelter on alert nights. Homeless clients may

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remain in recreation centers during daytime hours because these are public facilities, serving all District residents and visitors.

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

### **Shelter redevelopment**

The DC General Family Shelter is the primary placement site for families seeking emergency shelter in DC. Currently, there are more than 150 families, including 200 children at DC General. The District released a plan in early 2016 to permanently close DC General in 2018 and replace it with smaller, service enriched neighborhood shelters that will each accommodate no more than 50 families. These short-term family housing sites will provide onsite services and connection to offsite supports designed to reduce the length of stay and quickly stabilize families with the goal of transitioning families to permanent housing within 90 days. DHS, working closely with DGS, will open the first three replacement sites in the Fall of 2018.

Similar to DC General, the District owns a handful of very large (350+ persons) facilities that are used to provide shelter to single adults in congregate settings. In addition to the significant maintenance costs of these aged buildings, the shelters are too large to provide appropriate programming to meet client needs. The Interagency Council on Homeless (ICH) is currently developing a replacement strategy for each facility, similar to DC General, which may be implemented during this consolidated planning cycle.

### **Daytime services**

Beginning in FY18, the District will invest approximately \$2,000,000 to expand daytime services for homeless individuals. These services will help connect homeless individuals to housing, employment, and supportive services. DHS expects to provide daytime services to approximately 100 individuals a day.

**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**

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### **Increase the supply of affordable housing**

Increasing the supply of supportive and affordable housing is central to the District's efforts to prevent and end homelessness. Reducing the length of stay in a shelter is the key to the District's ability in meeting the annual demand for shelter while at the same time reducing our spending on shelter. Homeward DC – the strategic plan that lays out policy for ending chronic homelessness by 2020 – outlines several steps to meet annual permanent housing inventory targets. During this consolidated planning period, the District will:

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

### **Increase economic security of households**

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

### **Increase homelessness prevention efforts**

The ICH along with DHS is currently evaluating existing prevention programs to prevent new individuals from becoming homeless, particularly individuals transitioning out of other systems, including adult and juvenile justice systems, child welfare and foster care systems, and behavioral health systems.

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

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### **Emergency Rental Assistance Program (ERAP)**

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

### **Homeless Prevention Program**

DHS also offers a targeted homeless prevention program for families experiencing homelessness or at imminent risk of becoming homeless to assist them with obtaining safe, stable, and affordable housing. This type of prevention program differs from the ERAP, because it provides comprehensive case management and service referrals in conjunction with rental assistance, and it targets families most likely to become homeless. After a thorough needs assessment of each participating household, the program provides utility and rental assistance or refers eligible families to community-based service providers for appropriate utility and rental assistance; comprehensive case management and mediation services to include family mediation and landlord-tenant mediation; budgeting financial management; and financial assistance payments to promote housing stability, mitigate obstacles to retaining or obtaining employment, or address an unmet household need that may result in eviction or family displacement.

### **Discharge Coordination Policy**

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

### **Discussion**

DHCD will be developing a Tenant-Based Rental Assistance program using the HOME funds to prevent homelessness and to provide stability in maintaining a decent and safe place to live in the near future.

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## 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	250
Tenant-based rental assistance	650
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	15
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	140
Total	1055

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

### Introduction

In 2014, The Urban Institute conducted a survey of local affordable housing developers to determine the greatest challenges to building and preserving affordable housing in DC. The survey was sent to developers who have built affordable housing in DC in the past five years. The most significant barriers among respondents were costs to develop, process of obtaining funding, and the process for obtaining permits.

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

The District will focus its strategy to remove barriers to affordable housing on expanding the supply of affordable housing by both preserving existing affordable housing while adding new affordable housing, continue to streamline processes for both developers and residents who access the District's resources, and promote housing education and capacity building among residents, developers, and community-based partners.

The District is currently engaged in an update to the previous Analysis of Impediments to Fair Housing Choice (AI) which will be completed in FY2018 (DC FY 2019). Additionally, the District has committed to exploring a regional AI with the Metropolitan Council of Governments (MWCOC) and surrounding jurisdictions including Virginia and Maryland. The District would be the lead agency in this initiative as its Consolidated Plan is not due until

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August 2021. This proposed initiative includes counties, cities and Public Housing Authorities (PHAs).

The last regional analysis of fair housing impediments was completed in 1995.

For a more in-depth knowledge of the strategies, see the Consolidated Plan SP: 55 which outlines the strategies.

## Discussion

### **AP-85 Other Actions – 91.220(k)**

#### Introduction

The District has identified a number of actions that will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

#### **Actions planned to address obstacles to meeting underserved needs**

DHCD will develop a capacity-building agenda for residents, developers, and community-based partners that not only identifies available resources, outlines compliance requirements in our federal and local regulations, and identifies tenant rights, but also includes efforts to grow both existing and new non-profit organizational capacity on a continuous basis.

#### **Actions planned to foster and maintain affordable housing**

The District's actions planned for fostering and maintaining affordable housing involves a focus on both preserving existing affordable housing and adding new affordable housing, continuing to streamline processes for both developers and residents who access the District's resources, and promoting housing education and capacity building among residents, developers, and community-based partners.

In FY 17 DHCD implemented the Preservation Fund, in which \$10 million in local funds were invested in DHCD's FY18 Budget. The fund will increase the preservation of affordable housing in the District. Along with other private and philanthropic investments, the \$10 million will be used to grow the fund to approximately \$30 million. These monies will provide short-term bridge acquisition and predevelopment financing to eligible borrowers. Properties targeted for fund investments are occupied multi-family housing of over five units, in which at least 50 percent of units are currently affordable to households earning up to 80 percent of the median family income.

Additionally through the creation of the [Oramenta Newsome Predevelopment Loan](#), launched on June 1, 2018 non-profit developers were able to apply for up to \$100,000 per project to help

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partially cover pre-development costs, such as architectural plans and third party reports, required by (DHCD as part of its consolidated request for proposals application. It is anticipated that this new \$2 million fund will help non-profit developers secure the early capital needed to get affordable housing projects off the ground faster. DHCD and the DC Housing Finance Agency (DCHFA) are administering the fund.

### **Actions planned to reduce lead-based paint hazards**

DHCD, in coordination with educational outreach and environmental testing from the Department of Energy and the Environment (DOEE), conducts lead-safe abatement activities across the District. The Lead-Safe Washington Program (LSW) administers both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, competitively awarded through HUD's Healthy Homes and Lead Hazard Control Program. Lead-abatement activities are targeted to low- and moderate-income families with at least one child under six years old.

Implementation involves approving and monitoring the full range of lead-hazard reduction activities: disclosure verification, risk assessment completion, lead scope-of-work development, and finance for the lead-based paint reduction work, construction inspection, and verification of clearance. Once DOEE reviews and approves a permitted project's clearance examination report, a notification is issued to the appropriate party. DOEE issues a Notice of Compliance to the property owner if an enforcement action was issued prior to the clearance examination, and issues a Notice of Permit Completion to the property owner and permitting company if no enforcement action was issued prior to the clearance examination.

In addition to DHCD's lead-remediation activities, DOEE works with the District's Child and Family Services Agency to inspect the homes of prospective foster parents to ensure they do not contain lead-based paint hazards, and takes enforcement actions to ensure any identified hazards are eliminated prior to a child being allowed to move in to the home. DOEE also oversees the work of contractors and others whose activities disturb painted surfaces in pre-1978 residential properties and child-occupied facilities to ensure lead-based paint hazards are not generated by those activities, and requires remediation measures should hazards be identified.

Last year, DOEE initiated a three-year project to improve the rate at which children living in the District are getting screened for possible lead exposure. The District requires that children get screened twice by the time they are two years old – once between the ages of 6 and 14 months, and a second time between the ages of 22 and 26 months. To help this initiative, DOEE funded three grant-recipients to perform outreach efforts to pediatricians, health fairs, and residents. DOEE also works in close collaboration with the District's Medicaid agency, the

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Department of Health Care Finance, the District's managed-care organizations, and DC Public Schools to actively promote screening of all children less than six years of age.

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

DHCD contributes by providing individuals and families with stable housing. DHCD helps residents improve their financial stability by providing tenants and prospective homeowners with household/home management and maintenance, fair-housing education, credit and homeownership counseling all geared toward improving residents' opportunities to obtain and retain decent housing. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options and are introduced to the DHCD-sponsored TOPA Program to move toward ownership.

Other agencies play a key role in the reduction of poverty. The DHS administers income support, welfare to work, and a range of programs to support families and individuals. The Office on Aging provides support services to seniors and partners with DHCD in the development of senior housing.

The Department of Employment Services provides extensive job training opportunities through its "One Stop Service Centers." The DC Public School Administration has created career-oriented high schools to facilitate students progressing from school to real jobs in the DC market.

**Actions planned to develop institutional structure**

**Develop a more effective crisis-response system**

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

**Increase dedicated supply of supportive and affordable housing**

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

**Reduce barriers to supportive and affordable housing**

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

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### **Increase economic security of households**

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

### **Increase homelessness prevention efforts**

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

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

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

### **Development decisions**

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

### **Interagency Council on Homelessness (ICH)**

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

### **Age-Friendly Task Force**

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

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support and health services, emergency preparedness and resilience, and elder abuse, neglect, and fraud. The Task Force and subcommittees continue to meet regularly to track and monitor progress, and streamline programs and services.

#### Sustainable DC Interagency Task Forces

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

#### Partnership for Healthy Homes

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

#### **Discussion**

DRAFT

## Program Specific Requirements

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

#### Introduction

#### 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 start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be during the year to address the priority needs and specific objectives the grantee's strategic plan	0
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:	0

#### Other CDBG Requirements

1. The amount 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 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan	0.00 percent

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## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(l)(2)

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

N/A

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

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

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

1. This requirement is established as a covenant in the loan documents executed at settlement of the property.
2. Net Sales Proceeds means all proceeds from such sale remaining after payment of any senior mortgage, closing costs, Original Purchaser's initial down payment and the depreciated value of any capital improvements made by Original Purchaser to the HOME assisted unit.
3. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit, HOME program income used for direct assistance to the homebuyer is included when determining the period of affordability.

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

In cases in which the subsequent homebuyer needs HOME assistance in excess of the balance of the original HOME loan, the HOME subsidy (the direct subsidy as described in § 92.254) to the original homebuyer must be recaptured. A separate HOME subsidy must be provided to

the new homebuyer, and a new affordability period must be established based on that assistance to the buyer.

3. For 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) as follows:

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

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

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

- i. The full amount of assistance is recaptured upon transfer of the property or upon the homebuyer's relinquishment of the use of the property as a principal residence within the Affordability Period pursuant to 24 CFR 92.254(a)(4) up to the net proceed available from the sale.
  1. This requirement is established as a covenant in the loan documents executed at settlement of the property.
  2. Net Sales Proceeds means all proceeds from such sale remaining after payment of any senior mortgage, closing costs, Original Purchaser's initial down payment and the depreciated value of any capital improvements made by Original Purchaser to the HOME assisted unit;
  3. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit, HOME program income used for direct assistance to the homebuyer is included when determining the period of affordability.

## Housing Opportunities for Persons with HIV/AIDS

### Reference 91.220(l)(3)

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

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

The Making of a Subgrant through the Office of Grants Management (OGM) includes the Solicitation Process (Recruitment-the search), Review of applications and issues of awards, and Compliance – Monitoring and Performance.

Within the Solicitation Process (Recruitment- the search), the DOH HAHSTA decides to subgrant funds to achieve a public purpose through a competitive process. First, the funds are identified by confirming authorizing legislation and/or grantor program regulations for specific requirements and/or restrictions. A Notice of Funding Availability (NOFA) is approved and the Office of Documents and Administrative Issuance (ODAI) issues for publication in the *District Register*. The NOFA is also submitted to the Office of Partnerships and Grant Services (OPGS) for publication in the District Funding (<http://opgs.dc.gov/service/funding-alert-information>) and posting to DC Clearinghouse (<http://opgs.dc.gov/pa/ge/opgs-district-grants-clearinghouse>).

A completed RFA is transmitted to OGM for review, approval, and authority to release through the Dashboard (ADS). <https://octo.quickbase.com/db/main?a=SignIn&nexturl=https%3A%2F%2Focto.quickbase.com%2Fdb%2Fbina9fifp%3Fa%26Dr%26r%3Duj&rc=psi>

The RFA includes language on the reporting requirements, and clearly defines and outlines applicant eligibility. A final approved electronic copy is also forwarded to OPGS for posting to the District Grants Clearinghouse.

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

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

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

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

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

### **Emergency Solutions Grant (ESG) Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment) See Appendix A.
2. If the CoC has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

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

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

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

The Department of Human Services (DHS) may make sub-awards of part or all its grant amounts to nonprofit organizations to provide ESG-eligible services. Nonprofit organizations must demonstrate collaboration with local homeless provider groups and

local mainstream service providers. Sub-awardees are expected to participate in CoC planning appropriate to the jurisdiction where their ESG activities are located.

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

4. The District is the state-level recipient of ESG funds. However, it meets the requirements of 24 CFR 576.405(a) through the Interagency Council on Homelessness (ICH, which is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders) that come together to inform and guide the District's strategies and policies for meeting the needs of individuals and families who are homeless or at imminent risk of becoming homeless in the District. In 2015, ICH published the Homeward DC strategic plan to address and work to end homelessness in the District between 2015 and 2020.
5. Describe performance standards for evaluating ESG. Performance standards for the Rapid Re-housing are aligned with the CoC standards and include percent of participants increasing income while in permanent housing and percent of recipients maintained in permanent housing.

## **Discussion**