



Department of Housing and Community Development

John E. Hall, Director



AGENDA

2:00 p.m. – 3:00 p.m.

Introductions and
Presentation

3:00 p.m. – 3:30 p.m.

Question and Answer

3:30 p.m. – 4:00 p.m.

Networking



MISSION



DHCD's mission is to **create** and **preserve** opportunities for **affordable housing** and **economic development** and to **revitalize underserved communities** in the District of Columbia.



ACCOMPLISHMENTS

In Fiscal Year 2011, DHCD:

- enhanced the production of quality affordable housing by producing or preserving 1,885 units
- rehabilitated 53 housing units from formerly vacant properties, putting these sites back on the tax rolls and eliminating blight
- assisted 245 first-time homebuyers through our homebuyer assistance programs
- funded more than 1,680 technical assistance sessions for small businesses



DWINDLING RESOURCES

A trail of stalled or abandoned HUD projects



View Photo Gallery — Affordable housing construction projects around the country have stalled or never been built, and hundreds of millions of government dollars set aside for them have been lost or sit idle.

Million-Dollar Wasteland: A Washington Post Investigation

In D.C. loan program, mortgage defaults abound



View Photo Gallery — For more than three decades, the District has helped buyers offset the cost of housing with loans for as much as \$77,000. But the program has put some families in financial distress.



DWINDLING RESOURCES

Fiscal Year	2011	2012	2013
CDBG	\$19,636,404	\$16,328,680	\$13,950,000
HOME	\$9,346,307	\$8,273,607	\$4,340,000



FIVE-YEAR CONSOLIDATED PLAN

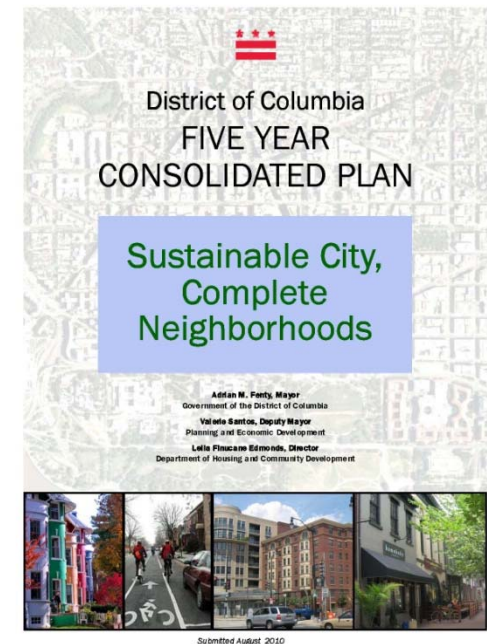
- Covers Fiscal Years 2011 through 2015
- The FY 2012 Annual Action Plan contains the second-year plan for implementation of strategies over the 5-year Consolidated Plan timeframe
- Focuses on the needs of low to moderate income District residents
- Identifies policies and strategies to address housing and community development needs



FIVE-YEAR CONSOLIDATED PLAN

Governs the District's use of

- Community Development Block Grants (“CDBG”)
- HOME Investment Partnerships Program (“HOME”)
- Emergency Shelter Grant Program (“ESG”) - *Dept. of Human Services*
- Housing Opportunities for Persons with Aids (“HOPWA”) - *Dept. of Health*





FIVE-YEAR CONSOLIDATED PLAN

- DHCD undertakes this work within the context of a local government committed to a **sustainable** city with complete neighborhoods.
- The Five-Year Consolidated Plan builds extensively on the District's Comprehensive Plan, *"Growing an Inclusive City: From Vision to Reality"*, adopted in 2006.



FIVE-YEAR CONSOLIDATED PLAN

- This “blueprint” for the District, which guides future development, is implemented through the lens of 5 specific themes:

Managing growth and change

Creating successful neighborhoods

Increasing access to education and employment

Connecting the whole city

Building green and healthy communities



HOUSING PRIORITIES

- Given external constraints on revenue generation and the availability of land for continued growth, housing development and the retention and attraction of taxpaying residents is a key part of the Mayor's economic development strategy.
- Stabilizing neighborhood housing is combined with DHCD's support for retention and growth of neighborhood businesses as a source of local jobs, economic opportunity and neighborhood vitality.
- The focus on neighborhood-level economic opportunity combined with retention of affordable housing will assist more vulnerable populations presently residing in the District of Columbia.



HOUSING PRIORITIES

Targeted Neighborhoods for both Rental & Homeownership

- Specific Ward Target Areas
 - Ward 1: Park Road/Mt. Pleasant Street/Upper Georgia Avenue
 - Ward 4: Upper Georgia Avenue
 - Ward 7: Deanwood & Ward-wide
 - Ward 8: Ward-wide
- Neighborhoods within ½ mile of Metrorail stations & Metrobus stops
- Neighborhoods within ½ mile of the District's forthcoming Streetcar stops



HOUSING PRIORITIES

For households with incomes at or below 30% of AMI

- RENTAL

- Seniors w/ high housing cost burden
- Small & large families w/ high housing cost burden
- Special needs residents w/ high housing cost burden
- Permanent supportive housing for the homeless (*w/ DHS*)

- HOMEOWNERSHIP

- Cooperative ownership (*via "TOPA"*)



HOUSING PRIORITIES

For households with incomes between 31% and 50% of AMI

- RENTAL

- Seniors w/ High Housing Cost Burden
- Large Families w/ High Housing Cost Burden
- Special needs residents w/ High Housing Cost Burden
- Permanent Supportive Housing for the Homeless (w/ DHS)

- HOMEOWNERSHIP

- Seniors w/ High Housing Cost Burden
- Large Families w/ High Housing Cost Burden
- Special needs residents w/ High Housing Cost Burden



HOUSING PRIORITIES

For households with incomes between 51% and 80% of AMI

- RENTAL

- Seniors w/ High Housing Cost Burden
- Large Families w/ High Housing Cost Burden
- Special needs residents w/ High Housing Cost Burden

- HOMEOWNERSHIP

- Seniors w/ High Housing Cost Burden
- Small & Large Families w/ High Housing Cost Burden



HOUSING PRIORITIES

Targeted Neighborhoods for both Rental & Homeownership

- Neighborhood Stabilization Program (“NSP”) Target Areas
 - Ward 5: Ivy City/Trinidad
 - Ward 7: Deanwood
 - Ward 8: Historic Anacostia/Congress Heights
- New Communities Target Areas
 - Ward 1: Park Morton
 - Ward 6: Northwest One
 - Ward 7: Lincoln Heights/Richardson Dwellings
 - Ward 8: Barry Farm



COMMUNITY DEVELOPMENT PRIORITIES

The District's core community development needs are activities that:

- Help improve the quality of life of residents through neighborhood revitalization and employment,
- Promote economic opportunities for residents and business owners,
- Create opportunities for residential empowerment, and
- Support the District's overarching objective in creating complete sustainable neighborhoods.



COMMUNITY DEVELOPMENT PRIORITIES

With these conceptual goals in mind, the District will focus its resources toward the following community development priorities:

1. Development of complete, sustainable neighborhoods, especially for those who have limited financial and economic resources available.
2. Coordination among federal, nonprofit and private partners to expand the District's tax base, attract and retain businesses of all sizes, strengthen the business climate, and assist in bringing greater economic opportunity to low-to-moderate District residents.



COMMUNITY DEVELOPMENT PRIORITIES

3. Creation of vibrant and stable neighborhoods, anchored by rebuilt retail corridors that benefit from District investment that yields real benefits for residents and local businesses. Note that priorities will be placed on projects that strengthen neighborhood identity, create more housing choices, guide growth, and improve environmental health.
4. Capacity building for residents to empower themselves to help strengthen their neighborhoods, address problems, and develop pride in the District of Columbia.



COMMUNITY DEVELOPMENT PRIORITIES

ACTIVITY	PRIORITY	ACTIVITY	PRIORITY
Acquisition of Real Property	H	Rehab (Single Unit Residential)	H
Disposition	H	Rehab (Multi Unit Residential)	H
Public Facilities and Improvements	H	Energy Efficiency Improvements	H
Senior Centers	H	Lead Based/Lead Hazard Test/Abate	H
Homeless Facilities (not operating)	H	Code Enforcement	H
Neighborhood Facilities	H	Residential Historic Preservation	H
Operating Costs of Homeless/AIDS Patients Programs (HOPWA)	H	Non Residential Historic Preservation	H
Clearance and Demolition	H	ED Technical Assistance	H
Senior Services	H	CDBG Repair of Foreclosed Property	H
Handicapped Services	H	Facility Based Housing-dev (HOPWA)	H
Legal Services	H	Facility Based Housing-oper (HOPWA)	H
Fair Housing Activities	H	Short Term Rent Mortgage Utility Payments (HOPWA)	H
Tenant/Landlord Counseling	H	Tenant Based Rental Assistance (HOPWA)	H
Homeownership Assistance	H	Supportive Service (HOPWA)	H
Rental Housing Subsidies	H	Housing Information Services (HOPWA)	H
Relocation	H		
Loss of Rental Income	H		
Removal of Architectural Barriers	H		
Construction of Housing	H		
Direct Homeownership Assistance	H		



SPRING 2012 RFP

Funding Sources Include:

- 9% Low Income Housing Tax Credits
- Housing Production Trust Fund
- HOME Investment Partnerships Fund
- Community Development Block Grant
- Department of Mental Health local funding
- HUD Community Challenge Planning Grant



SPRING 2012 RFP

DHCD will seek proposals using the funding sources available for activities aligned with the Five-Year Consolidated Plan, including but not limited to:

- Multi-family development (homeownership and rehab)
- Special needs housing
- Permanent supportive housing for the exclusive use of DMH consumers
- Housing counseling service grants
- Small business technical assistance



UNDERWRITING CRITERIA

Leveraged Funding

- 40% DHCD capped participation on sole source funding

Economic Impact

- must demonstrate the jobs created or retained and the investment leveraged

Feasibility/Market Study

- show the demand and need for the project



UNDERWRITING CRITERIA

Sustainability/Capacity

- does the entity asking for funds have the capacity to continue when DHCD funding is exhausted

Management

- do the principals have the knowledge, skills and ability to do the project
- do the principals have a successful track record of doing these projects

Financial Status

- review of financial records (more than 3 years)
- adequate liquidity



QUESTIONS AND ANSWERS

