2012 RFP Orientation

Department of Housing and Community Development
John E. Hall, Director
<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
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<tbody>
<tr>
<td>2:00 p.m. – 3:00 p.m.</td>
<td>Introductions and Presentation</td>
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<tr>
<td>3:00 p.m. – 3:30 p.m.</td>
<td>Question and Answer</td>
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<td>3:30 p.m. – 4:00 p.m.</td>
<td>Networking</td>
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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.
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
A trail of stalled or abandoned HUD projects

Million-Dollar Wasteland: A Washington Post Investigation

In D.C. loan program, mortgage defaults abound

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 misused.

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

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
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<tbody>
<tr>
<td>CDBG</td>
<td>$19,636,404</td>
<td>$16,328,680</td>
<td>$13,950,000</td>
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<tr>
<td>HOME</td>
<td>$9,346,307</td>
<td>$8,273,607</td>
<td>$4,340,000</td>
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• 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
DHCD undertakes this work within the context of a local government committed to a **sustainable** city with complete neighborhoods.

• 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
• 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.
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
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”)
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
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
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.
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.
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

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<tr>
<td>Acquisition of Real Property</td>
<td>H</td>
<td>Operating Costs of Homeless/AIDS Patients Programs (HOPWA)</td>
<td>H</td>
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<tr>
<td>Disposition</td>
<td>H</td>
<td>Clearance and Demolition</td>
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<td>Public Facilities and Improvements</td>
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<td>Senior Services</td>
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<td>Senior Centers</td>
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<td>Handicapped Services</td>
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<td>Homeless Facilities (not operating)</td>
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<td>Legal Services</td>
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<td>Neighborhood Facilities</td>
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<td>Fair Housing Activities</td>
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<td>Operating Costs of Homeless/AIDS Patients Programs (HOPWA)</td>
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<td>Residential Historic Preservation</td>
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<tr>
<td>Public Facilities and Improvements</td>
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<td>Non Residential Historic Preservation</td>
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<tr>
<td>Senior Centers</td>
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<td>ED Technical Assistance</td>
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<td>Homeless Facilities (not operating)</td>
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<td>CDBG Repair of Foreclosed Property</td>
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<td>Neighborhood Facilities</td>
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<td>Facility Based Housing-dev (HOPWA)</td>
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<td>Operating Costs of Homeless/AIDS Patients Programs (HOPWA)</td>
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<td>Facility Based Housing-oper (HOPWA)</td>
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<td>Public Facilities and Improvements</td>
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<td>Short Term Rent Mortgage Utility Payments (HOPWA)</td>
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<td>Tenant Based Rental Assistance (HOPWA)</td>
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<td>Homeless Facilities (not operating)</td>
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<td>Supportive Service (HOPWA)</td>
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<td>Neighborhood Facilities</td>
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<td>Housing Information Services (HOPWA)</td>
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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
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
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
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