



D. Continuum of Care

HUD encourages communities to address housing and homelessness through a comprehensive, collaborative, and strategic approach that it has promoted since 1994. HUD's Continuum of Care concept facilitates this process and is designed to help communities envision, organize, and plan comprehensive and long-term solutions to address the problem of homelessness.

The District's current homeless and homeless special needs' housing efforts are coordinated and managed by the Community Partnership for the Prevention of Homelessness (the Partnership). The Partnership serves as the lead agency for the District's Continuum of Care program under a FY2005 contract from the Department of Human Services (DHS) – renewable for up to four option years based upon achievement of the contract's performance objectives and the decision of the City. The contract funds the Partnership to address the needs of the District's homeless population, including other special needs subpopulations of the homeless (e.g., the frail elderly, chronically mentally ill, drug and alcohol abusers, and persons with HIV/AIDS).

The Partnership, with the approval of DHCD, determines annually which services will be funded with the ESG Grant to address the most pressing emergency and prevention needs. In FY2007, the ESG funds paid for prevention and shelter operations. Table 8 describes the uses of ESG funds in FY2007.

Actions Taken to Address Homeless Needs

Numerous activities are undertaken in the District to address the needs of homeless persons, and the special needs of persons that are not homeless but require supportive housing. Many of these activities are undertaken with the use of ESG and/or local funds.

The ESG program supports the District's homeless Continuum of Care program and the related objectives of the Consolidated Plan that provide for homeless or special needs populations. In FY2007 ESG funds continued to support prevention efforts and facilities operating at the entry point of the Continuum of Care, in order to maintain and improve those facilities even while the District works to build the permanent affordable and supportive housing that will end homelessness over time.

Improvements to the Continuum have been ongoing. The District's plan to end homelessness includes new efforts designed to support the Continuum of Care concept.

The District's plan to end homelessness rests on three centerpiece policies:

1. Increase homeless prevention efforts within local and federal government,
2. Develop and/or subsidize at least 6,000 units of affordable, supportive permanent housing to meet the needs of D.C.'s chronically homeless and other very low-income persons at risk of homelessness, and
3. Provide wraparound mainstream supportive services fully coordinated with Continuum of Care programs and special needs housing.

In short, the goals focus on 1) keeping as many people as possible from becoming homeless in the first place through direct prevention efforts and increasing the supply of affordable housing; and 2) enriching the homeless Continuum at all levels with supportive services that rapidly re-house persons with and without special needs. This refocuses the City's efforts over time from a "shelter first" to a "housing first" model that ends homelessness.

Within this general context, ESG funds continue to be used to support policy goal #1, which is to prevent homelessness and to maintain and improve the entry level of the Continuum of Care. Efforts to prevent homelessness in the District of Columbia have been enhanced by local funding of a rental assistance program

in FY2007, but ESG prevention funds which are distributed through a network of neighborhood based organizations, continues to be the backbone of the city's prevention efforts.

Actions Taken to Prevent Homelessness

Prevention funds for the DC Emergency Assistance Fund are awarded through a Memorandum of Agreement that established a mutually beneficial partnership wherein ESG funds are supporting a citywide homeless prevention effort managed by the Foundation for the National Capital Region, which receives other prevention funds from the Fannie Mae Walkathon that occurs each November. The 2007 Action Plan goal for prevention grants was substantially met. One hundred and forty-one (141) prevention grants were made to families and to 91 individuals. Two hundred and thirty-two (232) cases were served in total, which far exceeds the goal of 176 cases.

E. Other Actions

The District continued to support and use several methods to remove possible barriers to affordable housing such as: a dedicated source of local funding for housing production through its Housing Production Trust Fund (HPTF); improving programs and processes to make project funding more efficient; targeting investment by type of project and geographically; using inter-agency coordination and public-private partnerships to leverage public funding; and by increasing outreach and marketing of programs and funding opportunities.

DHCD worked to improve its various programs to effectively address underserved needs. The Department continued to fund outreach and assistance programs for tenants in buildings with expiring Section 8 and/or other federal programs. Tenants were provided information on purchase options under the District's First Right statute, comprehensive housing counseling and assistance for relocation, location of apartments, and for first-time home ownership.

DHCD also conducted "brown-bag" lunch meetings with representatives of a cross-section of special needs advocates and service providers during the year—as well as during the Needs Hearings held to develop its Annual Action Plan. All participants were offered DHCD assistance in using its twice-a-year RFP process to access funds for development of housing that addresses special needs populations. As of 9/30/07 DHCD was in the process of working to develop a multi-agency approach that matches DHCD development dollars with human services' program dollars for providing operating funds for special needs housing and/or facilities. Since then, we have signed a Memorandum of Understanding with the Department of Mental Health.

In FY2007, DHCD allocated its funds based on the determination of priority needs identified in the Consolidated Plan and the Annual Action Plan and by the suitability of activities that are planned to meet those needs. Actions taken to address those needs are as follows:

Address Obstacles to Meeting Under-Served Needs

DHCD addressed obstacles to meeting under-served needs in the District through the following activities:

- Funded homeless providers for shelter operational costs and provision of essential services for homeless persons and for transitional housing.
- Funded a broad range of housing counseling services, including program intake, community outreach, and citizen participation, with an emphasis on home ownership, eviction and mortgage default prevention, and preservation of existing housing placements.
- Conducted and participated in meetings with community agencies, neighborhood groups, and concerned citizens to discuss needs, available grants, the grant process, and other relevant information.
- Conducted site visits of target areas to assess/confirm needs and consider appropriate actions.
- Utilized a variety of funding sources to assist with rehabilitation of owner-occupied housing of low-income residents.
- Provided information on housing discrimination and landlord-tenant laws to low-income families, nonprofit organizations, local realtors, and property owners.



Foster and Maintain Affordable Housing

The Department has collaborated/partnered with non-profit and for-profit developers to preserve existing and offer new affordable housing opportunities to those residents unable to meet the current cost demands of the District's escalating real estate market. The Department offers programs that help first-time homebuyers purchase homes and assist current homeowners with home repairs. In addition, the District provides funding for housing counseling services to assist residents in moving towards home ownership and self-sufficiency. The District also funds commercial and economic development initiatives that help revitalize our communities and provide employment opportunities to the unemployed and underemployed residents. The Department makes special needs housing, preservation of affordable units with expiring Low Income Housing Tax Credit use agreements, and retention of Section 8 rental properties a specific funding priority in our RFPs.

Eliminate Barriers to Affordable Housing

In FY2007, the District took several steps to ameliorate the negative impacts of the current housing market, but realizes the fact that resources produced fewer units in an atmosphere characterized by pricing pressures.

The most important step taken by the District government is adding a dedicated source of local funding for housing production through its Housing Production Trust Fund (HPTF). In FY2007, the HPTF budget was \$115,578,017. The "Fund" is a local source of money for affordable housing development. DHCD combines all its eligible funding sources, federal and local, in its competitive funding process to maximize its support for affordable housing and community development projects. The HPTF is aimed at assisting the most vulnerable District residents. The Housing Act of 2002 requires that 80% of funds benefit households earning up to 50% of Area Median Income (AMI), and that 50% of funds disbursed each year must be used for the development of for-sale housing.

The District also uses other methods to remove possible barriers to affordable housing such as: targeting investment by type of project and geographically in its funding processes; using inter-agency coordination and public-private partnerships to leverage public funding; and increasing outreach and marketing of programs and funding opportunities.

Institutional Structure and Coordination

Another way to remain competitive in the District's "hot market" is to maximize the leverage of public investment by working with other agencies and/or stakeholders. The District of Columbia government's institutional structure facilitates internal coordination and cooperation.

In the District of Columbia, executive functions are organized under the Mayor, City Administrator and two Deputy Mayors who supervise "clusters of agencies." This Deputy Mayor structure facilitates consultation across responsibility areas, and maximizes leveraging of public investments.

DHCD reports to the Deputy Mayor for Planning and Economic Development along with the following agencies: the D.C. Public Housing Authority (DCHA), DC Housing Finance Agency (DCHFA), Department of Consumer and Regulatory Affairs (DCRA), the Department of Employment Services (DOES) and the Office of Planning (OP).

During FY2007, DHCD participated in meetings on a weekly basis with other agencies under the Deputy Mayor for Planning and Economic Development Cluster. At these "Cluster" meetings, agencies keep each other apprised of on-going and planned activities, develop partnerships for shared activities, and strategize for long-range, shared solutions to city problems. It is through this mechanism, and through monthly Cabinet

meetings of all “Clusters,” that DHCD carries out regular consultation on Consolidated Planning initiatives that require input or activity from other agencies.

DHCD works closely with DCHA and DCHFA to maximize dollars available for housing opportunities for all income levels from extremely low to moderate income.

Improve Public Housing and Resident Initiatives

DHCD has partnered with the DC Housing Authority (DCHA) in redevelopment of the Frederick Douglass/Stanton Dwellings (Henson Ridge), the New East Capitol public housing communities and the Arthur Capper/Carrollsbury Dwellings and the Eastgate Public Housing sites through the HOPE VI Program.

The HOPE VI Program redevelopment plan for Frederick Douglass/Stanton Dwellings, renamed Henson Ridge, calls for a new, 600-unit community with all new infrastructure (streets, sidewalks and alleys), a new community center, new parks and open spaces, as well as significant investment in neighborhood schools. The development includes 320 homeownership units targeted to households with a range of incomes. The 280 rental units will serve a mix of public housing and moderate-income families. The housing mix also includes 42 senior bungalows, 28 stacked-flat apartments and 530 townhouses. To date, DHCD has committed \$8 million for infrastructure improvements, \$5 million in CDBG funds (disbursed) and \$3 million in capital funds (disbursement in progress). DHCD, at DCHA’s request, capped the expenditure of capital funds at \$1 million and re-programmed the unexpended \$2 million to fund infrastructure construction at the Arthur Capper/Carrollsbury HOPE VI project. DCHA determined in FY 2004 that because of unanticipated cost overruns on the Henson Ridge project they were going to need the \$2 million that was reprogrammed to the Arthur Capper HOPE VI project. These additional funds were requested by DHCD on DCHA’s behalf in the FY2006 capital project funding call and were authorized for expenditure starting in FY2006. Expenditures of these additional funds began in FY2006 and were completed in FY2007.

The New East Capitol HOPE VI project, renamed Capitol Gateway Estates (formerly East Capitol Dwellings and Capitol View Plaza along with a HUD-foreclosed property), originally was to include 555 units of newly constructed mixed-income units. One hundred ninety-six units were to be public housing, 214 affordable and market rate rental units and 145 homeownership units; utilizing both lease-to-purchase and Section 8 home ownership rules thus ensuring home ownership for a number of current residents.

However, DCHA acquired Capitol View Plaza II from the Federal Housing Administration (FHA) and has developed a new redevelopment plan for Capitol Gateway Estates that received final approval from HUD. The new redevelopment plan, with a total 761 units includes 152 units of senior housing, 221 tax credit housing units, 177 market rate units, and 211 units of public housing replacement. In 2007, DCHA is modifying the new redevelopment plan, with permission from FHA, to permit demolition of the recently acquired high-rise buildings to be replaced by mixed income housing units. The high-rise buildings are currently vacant awaiting funding of the demolition contract who has committed \$10 million in funding for this project for infrastructure improvements; \$3 million in CDBG funds (disbursed), and \$7 million in capital funds (disbursement was completed in FY2006). DHCD also committed \$789,666 in Low-Income Housing Tax Credits in FY2003 to assist the construction of 151 new senior housing apartment units in the Senior Building.

In FY2005, DHCD requested capital funding for the following additional DCHA public housing projects on DCHA’s behalf as part of the FY2006 capital project funding call:

1. Arthur Capper HOPE VI—\$4,075,000 (in 2006 and 2007) for construction of site infrastructure associated with further phases of the multi-phase construction (disbursement for construction began in FY2006);



2. Eastgate HOPE VI—\$5,000,000 (in 2006 and 2007) for construction of site infrastructure associated with the project (disbursement for construction began in FY2006);
3. Langston Terrace Public Housing—\$2,000,000 (in 2008, 2009 and 2013) for rehabilitation to selectively replace infrastructure and restore the exterior integrity of this historic landmark property;
4. Lincoln Heights Public Housing—\$4,000,000 (in 2007, 2009, 2010 and 2013) for partial demolition of existing public housing and construction of new site infrastructure associated with new replacement townhouses;
5. Potomac Hopkins Plaza Public Housing—\$4,500,000 (in 2008, 2009 and 2013) for redevelopment of the existing public housing development and one-for-one replacement of all the existing units in a new on-and off-site development; and
6. Parkside Public Housing—\$3,000,000 (in 2008 and 2009) for site infrastructure associated with the one-for-one replacement of public housing units with townhouse units.

DHCD received funding authorization for all of the above funding requests during FY2005 and expenditures began in FY2006 for the FY2006 authorizations as indicated above. Expenditures continued in FY 2007 for the 2007 portions of the allocations.

During 2007, DHCD received requests for \$5,000,000 of CDBG funding for site infrastructure and pre-development expenses associated with five DCHA projects. The projects and funding requests were as follows:

1. Arthur Capper HOPE VI - \$500,000;
2. Eastgate HOPE VI - \$2,500,000;
3. Highland Dwellings Redevelopment - \$500,000;
4. Williston Apartments - \$500,000; and
5. Oak Street Apartments - \$1,000,000.

All five requests were granted and contracts were executed in FY 2007 for the funding amounts listed above.

Evaluate and Reduce Lead-based Paint Hazards

DHCD competed for and was awarded two HUD lead-safety grants in FY2003. The grants, which were received at the end of FY2003, were: 1) the Lead Hazard Control Program Grant award of \$2,997,743; and the Lead Hazard Reduction Demonstration Grant award of \$2,000,000. The District match per the requirement of the Lead Safe grant is \$2,681,580. The primary objective of the District's Lead Safe Washington (LSW) Initiative under these grants is to provide lead hazard remediation activities leading to lead-safe clearance in 400 housing units. DHCD works in partnership with the District's Department of Health (DOH), Department of Consumer and Regulatory Affairs (DCRA), Department of the Environment (DOE), and the community to address lead-safe requirements.

Since the program's inception, LSW has spent approximately \$2 million and has funded lead work in 140 units of housing eligible under the narrow restrictions of the grant agreements with HUD. At least an additional 20 units will be placed into lead-safe construction and likely cleared for lead safety prior to December 31, 2007. More than 250 additional units are actively in preconstruction, with risk assessments either completed, underway, or scheduled to begin by November 15, 2007. Construction on 240 of these units in four multifamily projects is scheduled to begin no later than January 20, 2008 and be completed by March 31, 2008.

It should be noted that the grant agreements under HUD's Lead Hazard Control and Lead Hazard Reduction Programs have certain restrictions on units for which lead hazard remediation activities may be counted toward grant accomplishments; and the completed and cleared unit figures above reflect those restrictions. As a result, those figures do not reflect the full extent to which the Department has promoted remediation of lead-based paint



hazards, or the extent to which the Department's financing of affordable housing has secured lead-safe housing units.

Requirements under the federal Lead Safe Housing Rule are a standard element of DHCD's housing rehabilitation programs. For single-family rehabilitation, DHCD conducts a lead-based paint (LBP) inspection/risk assessment as part of each field investigation it undertakes for single family properties to be assisted through its Single-Family Residential Rehabilitation Program (SFRRP), and the homeowners are provided grant funding to pay for the LBP hazard abatement. Fifty such projects were financed in FY 2007. In its multifamily housing rehabilitation program, DHCD's Development Finance Division financed housing rehabilitation for 1,244 units of housing in FY2007, all of which must comply with the Lead Safe Housing Rule as a condition of the rehab financing.

Over the past year, DHCD has actively engaged public agencies and private entities in its efforts to address lead-based paint hazards. The following actions are outreach efforts over the past year.

- DHCD's Lead Safe Washington team participated in several fairs where attendees were able to access Lead Safe Washington program information. Additionally, DHCD displayed posters of chipping and peeling paint at each event to alert families of what these conditions represent visually. Some of the fairs attended include DHCD's Sidewalk Fair, Chartered Health Plan DC's Health Fair, and Union Temple Men's Health Fair.
- DHCD Lead Safe Washington team continued routine letter mailing to property owners and their tenants who are reported by the Department of Health as having a child with an Elevated Blood Level residing in the property. These outreach efforts brought into the program a multifamily unit as well as many single family residences throughout this past year.
- DHCD held a contractor's meeting to provide outreach to lead abatement contractors licensed in DC. These outreach sessions focused on Department efforts and policies regarding the Lead Safe Washington program.
- DHCD reached out to five property management firms due to the large number of rental units under their control. All of the management companies were briefed on the Lead Safe Washington program and four are now working with Lead Safe Washington staff to address lead-based paint hazards in their properties. These contacts led directly to the 240 units anticipated to be placed into lead-safe construction in January 2008.
- In October of 2006, DHCD partnered with the Department of Health and a number of non-government organizations to convene a kick-off to Lead Awareness Week called the "D.C. Lead Safe Fair: Healthy Homes-Healthy Children." The Fair offered information on lead-related health screenings, government programs and services, and businesses or organizations that provide products or services to populations most affected by the effects of lead-based paint.

In addition, DHCD continues to meet with contractors, community groups, and other interested stakeholders to ensure dissemination of lead-safe information through an extensive Outreach and Education Campaign funded under the Grants.

Compliance with Program and Comprehensive Planning Requirements

To ensure compliance with program requirements, Office of Program Monitoring (OPM) conducts site monitoring and compliance reviews annually of all agencies receiving CDBG, HOME, and ESG funding. OPM focuses on accountability and reviews agency records and financial practices to determine compliance

with grant regulations. DHCD made changes to its forms at the end of the year to better capture needed data and facilitate tracking of funds.

For comprehensive planning purposes, DHCD staff works closely with the Office of Planning on local affordable housing issues. DHCD assisted with the updating of the District's Comprehensive Plan during the past year.

Antipoverty Strategy

By funding housing for extremely low, very-low and low-income residents, DHCD contributes to the City's anti-poverty strategy by lifting families out of poverty and providing them with stable lodging and a means to build equity for the future. DHCD also supports other DC Government initiatives in reducing poverty and utilizes its federal and local funds to help residents improve their financial stability through housing and financial counseling programs conducted by a network of community-based organizations. DHCD also provides funds to CBOs to assist small businesses with technical assistance and to improve their physical appearance to retain and expand neighborhood job opportunities.

The comprehensive housing counseling services funded by DHCD provide tenants and prospective homeowners with assistance in such matters as household/home management and maintenance, improving credit, and household budgeting, all geared toward improving residents' opportunities to obtain and retain decent housing with the prospect of moving toward ownership and the development of equity. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options, and are introduced to the DHCD-sponsored Tenant First Right to Purchase Program to move toward ownership.

The Tenant First Right to Purchase Program provide technical assistance, seed funds and "earnest" money to tenant groups to assist them in organizing so they are prepared to take advantage of their first right of refusal when a building is for sale. The program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding. During FY2007, DHCD provided 7,470 tenant households with these services through two technical service contracts, one with Greater Washington Mutual Housing Association and the other with University Legal Services.

DHCD provides education and outreach to ensure that Fair Housing Laws are understood and that all residents are provided with information on their rights of access to housing in the District of Columbia. Assistance is provided in several languages. During FY2007, DHCD reached over 3,000 residents with fair housing information and/or assistance. In addition, DHCD also contributes to the City's anti-poverty strategy by encouraging developers to meet Section 3 requirements, providing funding for crime prevention, supporting youth counseling, and funding job training.

Other agencies play the roles in the reduction of poverty. The Department of Human Services administers income support, welfare to work and a range of programs to support families and individuals. The Community Partnership for the Prevention of Homelessness provides emergency support from ESG funds to prevent eviction. The Office on Aging provides support services to seniors and partners with DHCD in the development of senior housing.

The Department of Employment Services (DOES) provides extensive job training opportunities through its city-wide "One Stop Service Centers." The Workforce Investment Council (WIC) brings together private and public sector stakeholders to develop strategies to increase employment opportunities for DC residents and to support and to assist DOES in its employment mission. The DC Public School Administration has created career-oriented high schools in a number of specialized areas, including the Technology and Hospitality Industries to facilitate students progressing from school to real jobs in the DC market.

During FY2007, DHCD continued to play an important role in the Mayor’s new set of anti-poverty initiatives that directly target neighborhoods with high poverty and crime rates. The New Communities Initiative and the Great Streets Initiative are being planned to address both physical and socio-economic-educational needs of the targeted areas—by combining government resources with those of private and non-profit developers or organizations to bring long-term and comprehensive revitalization to the designated area. “New Communities” is a comprehensive partnership to improve the quality of life for families and individuals living in distressed neighborhoods. The companion program, “Great Streets” is a strategy to revive the local commercial corridors bordering the new communities so that the balance of services that neighborhoods need are restored along with the housing and social fabric.

These two initiatives are a new and aggressive approach to fighting poverty that includes current residents and businesses in the planning for an inclusive neighborhood that attracts a mixture of incomes and families, singles, and elders into the revitalized neighborhoods.

Neighborhood Revitalization Strategies

As part of the Five-Year Consolidated Plan, DHCD continued the designation of its two Neighborhood Revitalization Strategy Areas (NRSAs): 1) Georgia Avenue NRSA; and 2) Carver/Langston Terrace-Ivy City/Trinidad (CLTICT) NRSA.

For the Georgia Avenue NRSA, the city continues to address economic development along the almost 5-mile corridor by approaching it as a single linear neighborhood. The Georgia Avenue Corridor has a distinct identity because it is one of the major north-to-south transportation routes connecting Maryland to downtown DC. The targeted area includes the 39 census blocks that abut Georgia Avenue from Florida Avenue, NW to Eastern Avenue, NW.

The NRSA development strategy for Georgia Avenue includes housing and commercial development, employment and entrepreneurial training, and infrastructure improvements. A combination of projects and program activities has been identified in the NRSA supporting these initiatives to serve as the core tools for revitalizing the Corridor. Table 4 show the output achieved during FY2007 along Georgia Avenue.

Table 4: Georgia Avenue NRSA Performance Data

Goal	Lead Entity	Description	2007 Accomplishments
Housing and Community Development	DHCD,DCHA,DCHFA	<ul style="list-style-type: none"> • Rehabilitate 25 single-family homes by 2007; • Provide loans to assist in the rehabilitation of multifamily units • Provide Lead-Safe Washington services 	<ul style="list-style-type: none"> • HPAP had 6 home purchases • Assisted 31 residents along Georgia Avenue rehab their homes. • Start development on 4100 Georgia Avenue multi-family project.
Small Business Development Center	DHCD, DC Chamber of Commerce Foundation, DC Main Street Program	<ul style="list-style-type: none"> • Entrepreneurial training; • Small Business management and training • Counseling 	<ul style="list-style-type: none"> • Provided technical assistance to 381 small businesses • Assisted 6 businesses in obtaining business registration and/or licenses • Assisted 5 businesses in obtaining minority certification



Goal	Lead Entity	Description	2007 Accomplishments
Sidewalk and infrastructure Improvements	DDOT	Resurfacing/ redevelopment of sidewalks and infrastructure	<ul style="list-style-type: none"> • Sidewalk improvements along Georgia Avenue. • Completed 6 storefront facades on Georgia Ave.

For the CLTICT NRSA, the city continues to address the need for more affordable housing development within the almost residential area by approaching it as a single community. The CLTICT NRSA includes five census tracts defined by New York Avenue, Florida Avenue and Bladensburg Road, and includes Galludet University and the Farmer's Market, as well as major residential and light industrial developments.

The NRSA development strategy for CLTICT NRSA includes housing and commercial development, employment and entrepreneurial training, and infrastructure development. A comprehensive set of projects and programs has been developed around these four areas to serve as the core tools for revitalizing the neighborhood over the next five years. Table 5 show the output achieved during FY2007 within Carver, Langston, Ivy City, Trinidad.

Table 5: Carver, Langston, Ivy City, Trinidad NRSA Performance Data

Goal	Lead Entity	Description	2007 Accomplishments
Housing and Community Development	DHCD, Home Again Program	<ul style="list-style-type: none"> • Increase Home Ownership Opportunities • Single Family Residential Rehabilitation Program • Provide Lead-Safe Washington services In Ivy City/Trinidad 	<ul style="list-style-type: none"> • 12 units completed in last fiscal year • HPAP had 7 home purchases • Award development right to 37 properties to 4 developers which will result in the development of 42 new affordable units for AMI residents. • 3 CHDO awarded development rights.
Employment and Entrepreneurial Training	DOES, NSI	<ul style="list-style-type: none"> • Training and employment for 75 individuals • Conduct 2 career fairs each year 	<ul style="list-style-type: none"> • Job training for 121 individuals • Three job fairs were held in the area.
Infrastructure improvements	DDOT, DPR, DMPED, NSI	<ul style="list-style-type: none"> • Improvements to two community parks in the area • Proposed Redevelopment of Alexander Crummell School 	<ul style="list-style-type: none"> • Construction underway. • No action on Alexander Crummell School. • \$1 million in sidewalk/road improvements

Section 3

Section 3 of the Housing and Urban Development Act of 1968 requires that recipients of the US Department of Housing and Urban Development (HUD) funds (and their contractors and subcontractors), to the greatest extent feasible, provide job and other economic opportunities to low and very-low income persons (Section 3 residents) and Section 3 Business Concerns.

The Section 3 program helps in creating employment opportunities for Section 3 residents and provides contracting opportunities for businesses that are owned by low-income persons or that provide employment to low-income persons.

DHCD, as a recipient of HUD funding, must ensure that all its sub-grantees, and the contractors that they hire, provide employment opportunities to low and very-low income residents. At least 30 percent of the permanent, full-time employees should be Section 3 residents. A business can also qualify under Section 3 requirements if at least 51 percent or more of the business is owned by low or very-low income residents, or if there is evidence of a commitment to subcontract in excess of 25 percent of the dollar award to all contracts to a Section 3-qualified business.

To ensure that job opportunities are provided to low and very-low income residents, DHCD has:

- ◆ Partnered with the DC Department of Employment Services to ensure its apprenticeship program clients are utilized by DHCD grantees in order to fulfill the Section 3 requirement;
- ◆ Partnered with HUD headquarters and the HUD's Fair Housing and Equal Opportunity Washington, DC field office to provide Section 3 training to the business community;
- ◆ Created an internal certification process to ensure that DHCD grantees have a list of businesses (i.e. contractors) that qualify under Section 3 requirements; and
- ◆ Attended job fairs targeting construction businesses in order to recruit new Section 3-certified businesses.

The District will submit all Section 3 information required under 24 CFR 135 to HUD Headquarters on or before January 10, 2008 in order to assist in meeting reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. The data will indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing.

F. Leveraging Resources

The District's housing and community development programs requires, whenever possible, the maximum use of private financial resources. Because DHCD uses its funds to "close the gap" of needed financing for its selected projects, the private financing sector provides the bulk of each project's funds. Banks and other financial institutions serve as the private financing sources of all housing production, rehabilitation, or capital improvements and ongoing operations. Many banks have special community lending operations, partly in response to the provisions of the Community Reinvestment Act, which encourages local lenders to invest in affordable housing and other community support projects. Several local banks have been active in supporting nonprofit affordable housing development. The District's public dollars leverage these private funds. DHCD also works in tandem with non-profit and semi-governmental development organizations to leverage funds for affordable housing and economic opportunity. In addition, the District government and nonprofit developers have actively reached out to capture foundation grants. Many nonprofit organizations seek foundation funding to provide social support services, especially to special needs populations. Among the organizations that are active in this area are the Fannie Mae Foundation, Meyer Foundation, Local Initiatives Support Corporation (LISC), and the Enterprise Foundation.

Matching Funds

Three HUD programs require matching funds: HOME, ESG, and Lead Safe Washington. The Lead Safe Washington program is funded by the lead-based paint grants received in FY 2003: the Lead Hazard Control Grant and the Lead Hazard Reduction Demonstration Grant. There was no local match for the Lead-Based Paint grants in FY2007 because most of the expenditure of local match funds will occur in FY2008 as DHCD conducts lead safe construction and clearance on almost 300 units.

Under 24 CFR 92.218 *et. seq.*, the District must provide a matching contribution of local funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. The District's FY2007 local match requirement for HOME was \$132,058, which was covered by the excess match from the prior year.

DHCD meets its HOME obligation through contributions from the Housing Production Trust Fund, which is described on page 18. Eighty percent of all HPTF monies must benefit households earning up to a true 50 percent of the area median income, which is below the HOME income eligibility maximum; moreover, HPTF-assisted rental projects must be affordable for 40 years, which exceeds the HOME affordability period requirement. In FY2007, the Department's HPTF budget was \$115,578,017. As the Department incurs HOME match-eligible expenses, it will ensure that adequate funding is provided for the matching contribution.

In addition to its federal ESG funds, the District of Columbia provided local match dollars to support outreach and prevention services; support shelter operations and fund renovation of shelter space. The District worked to provide assistance for the homeless through community-based organizations, faith-based organizations and other non-profit service providers. The FY2007 local match for ESG is \$1,162,873 in cash and fair market value of free shelter rent.

G. Citizen Comment

To ensure general citizen participation in the District of Columbia’s 2007 CAPER process, DHCD followed its adopted Citizen Participation Plan. Information on the public hearing and public review period was developed and delivered to neighborhood associations, social services agencies, local non-profits, churches, civic service clubs, advisory councils, District staff, City Council, and interested citizens. Notice of the hearing was published in the D.C. Register and local newspapers on or about November 9, 2007. (See Appendix E) The CAPER was made available for a 15-day review and comment period in accordance with HUD guidelines and the Citizen Participation Plan.

The purpose of the public hearings was to provide citizens with an update on the implementation of the current CDBG, HOME, HOPWA and ESG activities and offer the CAPER for public review.

DHCD took the following actions to make the Notice of Public Review available and to invite public comment on the CAPER for FY2007:

1. Direct Mailings to:

Office of the Mayor, City Administrator and Deputy Mayor for Planning and Economic Development; the Council of the District of Columbia; Advisory Neighborhood Commissioners (ANC); ANC Chair offices; Community Development Corporations and Community-Based organizations; Special Needs Housing Organizations; Non-profit Housing Groups; Latino, Asian and Pacific Islander Community Organizations and groups; and private citizens.

2. E-Mail Distribution to:

DHCD’s housing partners, community leaders and neighborhood-based list-serves.

3. Website Access:

The draft CAPER was posted on DHCD’s website for review.

4. Media:

Notice of 15-day Public Review was provided to diverse media outlets:

- D.C. Register
- The Washington Times
- The Afro-American
- El Tiempo Latino

At the end of the public review period, DHCD had received 4 public comments on the CAPER. A summary of these comments are listed below.

Public Hearing

Listed below are summaries of comments on the Department of Housing and Community Development’s performance for Fiscal Year 2007, from witnesses during a public hearing regarding the programs covered in the District’s FY 2007 Consolidated Annual Action Plan.

Julian Taylor, Fairfax Realty’s G’town Office.

- The First Right Purchase Assistance Program is an excellent vehicle that helps tenants to become homeowners; however, many property owners are resistant to informing the tenants of their rights.
- Would like to work with DHCD to expand awareness and participation in the program.

***DHCD's Response:***

Thanked Mr. Taylor for his comments and referred him to Janice Blassingame, Home Purchase Assistance Program (HPAP) manager (in the audience). Ms. Blassingame will provide a DHCD point-of-contact to assist Mr. Taylor and address additional questions and/or concerns.

Patricia Malloy, president, Lincoln Heights Resident Council, president of Lincoln Heights Richardson Dwellings New Community.

- Thanked the Department for providing compassionate staff to oversee the neighborhoods' New Communities development. Employees were very caring and listened to their concerns. While they did not always agree, New Communities' staff was always open to compromise and always maintained an excellent, professional manner.
- Nancy Williams, along with her staff is wonderful and works very well with the community.
- The organizations funded for community outreach, job readiness, employment, Youth Advisory Council, and our seniors also performed very well.

DHCD RESPONSE:

The Department is pleased that the various planning stages are moving forward. Ms. Malloy will update DHCD periodically on the status of these New Communities.

Ryan Juskus, Advocacy Coordinator for Manna, Inc.

- MANNA is one of the District's leading non-profit developers of affordable housing for ownership. It's partnership with DHCD has been mutually beneficial for the past twenty-five (25) years and has helped to create nearly 1,000 units of affordable housing throughout the District.
- MANNA has received \$195,000.00 through DHCD's CDBG program for housing and mortgage counseling, including homebuyer education (budgeting, mortgage counseling, foreclosure prevention, etc.). It has also received project financing for affordable home ownership production. FY '07 CDBG funds helped the organization to serve 1,749 clients.
- Regarding project financing, MANNA prefers using CDBG funds to finance affordable housing production. These funds are not as restrictive as other programs. However, one current project that is using HOME funds is located at 1029 Perry Street; a 16-unit building where the tenants have exercised their first right to purchase. These funds have made it possible for the low-income tenants to become homeowners.
- Unfortunately, the Department has focused its CDBG funds on non-home ownership projects. It is hoped that the DHCD will look into its stance on this issue and allow CDBG funds to be used for home ownership housing production in 2008.
- MANNA, looks forward to its continued partnership with DHCD to provide additional affordable housing and serving more low-income District families. The organization also hopes that DHCD will consider reducing the long-term resale restrictions under the HOME and Housing Production Trust Funds programs on the few fee simple ownership units that are created. MANNA looks forward to working with DHCD on this issue.

DHCD's Comment:

Director Edmonds addressed Mr. Juskus' statement, that DHCD "has focused its CDBG funds on home ownership projects." Last year, the Department funded almost \$27 million in Home Purchase Assistance Program (HPAP) loans, and approximately 50 percent of that was funded using CDBG funds. Does MANNA make use of DHCD's HPAP program?

Mr. Juskus' Response:

Mr. Juskus answered that MANNA does use the HPAP program; however, he was uncertain of the figures. He estimated that seventy-five percent of their clients use HPAP and although they are not one of the organizations that administer the program, they work very closely with the Latino Economic Development Corporation (LEDC) and the Housing Counseling Services (HCS).

DHCD's Comment:

Director Edmonds explained that CDBG funds do not require long-term affordability. There is a five-year repayment exemption, and beyond that, the obligation to repay the loan upon re-sale, but not re-sale to another affordable owner.

Neal Hickson, the Boys and Girls Clubs of Greater Washington.

- Good evening. My name is Neal Hickson, and I'm with the Boys' and Girls' Club of Greater Washington. I am very pleased to say that our cooperative relationship with DHCD has allowed us to service four of our clubhouses in an area -- in the areas that are considered hot spots in Ward eight, Ward two, six, as well as five.
- DHCD staff, especially Jan Bailey and Kimmarie Jamison, along with Lamont Lee have been extremely "hands-on", supportive, and communicative. Whenever an issue came up, they were very reliable and easy to reach.
- Pleased that the organization's cooperative relationship with DHCD has allowed them to service four clubhouses in "hot spots" located in Wards 2, 5, 6, and 8. Program activities have been enhanced and participation, as well as overall support has increased.
- Training manuals have been created and staff training is now available to address the areas of violence prevention (violence in your surroundings, how to get away, how to escape, etc.).
- John Akuamoah, who handled fiscal matters was also extremely reliable, accountable, and supportive.
- The relationship with DHCD has been very nurturing and the organization looks forward to future partnership pursuits.

DHCD's Response:

Director Edmonds thanked Mr. Hickson for his very kind comments.

H. Self Evaluation

The District responds to questions, concerning the self evaluation of the District’s overall performance in implementing the Five Year Consolidated Plan, and in particular, its performance during FY2007 in the following manner:

1. Are activities and strategies having an impact on identified needs?

Yes: The District, through its neighborhood-based activity programs, strategically invests funds through housing development and community-based non-profit organizations to support the enhancement of economic opportunities, affordable housing preservation and development for the benefit of the District’s low-to-moderate income residents. The District funds an array of activities that are tailored to meet/satisfy the needs of each service community only limited by the capacity of the non-profit organization that serves that particular community. Over the past few years, the variety of activities funded from year to year has changed to meet the changing priorities and the availability of funds.

The Department has very successfully implemented a land acquisition program for non-profit organizations, using local District funds, that has permitted non-profits to acquire property in the District in a timely, affordable manner in order to be better able to serve their and the Department’s affordable housing mission. The strategic neighborhood focus of our RFPs has permitted the Department to focus and concentrate affordable housing and community facilities in strategic neighborhoods to create better revitalization synergies in those neighborhoods.

2. What indicators would best describe overall results?

During FY2007, the District effectively utilized a comprehensive set of performance measures for each program and activity that are identified in the Consolidated Plan. Several of DHCD's measurements include activities and services that are linked directly to the Consolidated Plan. Examples of such records kept indicate the number of low-to-moderate households assisted in becoming first-time homeowners and the number of low-to-moderate income households served through our neighborhood based activities. The number of affordable housing units funded is a critical measure that indicates the revitalization of our neighborhoods and how the need for affordable rental and ownership housing to low and moderate-income households is being addressed.

3. Are major goals on target?

Yes: Over the past few years, DHCD has made a tremendous amount of progress in meeting the priorities set forth in the Consolidated Plan. DHCD increased the supply of affordable housing; expanded homeownership opportunities; and contributed to economic and community revitalization. DHCD increased the number of RFPs to two each year in order to increase the availability of funds for projected during the course of the year and to solicit project proposals earlier in a fiscal program year in order to be able to execute contracts and fund projects earlier in the program year.

In FY2007, DHCD increased the supply of affordable housing by 2,773 units through funds provided for multi-family rehabilitation and/or for pre-development loans for new multi-family and single-family construction projects. ESG funds provided emergency assistance to prevent 176 households from becoming homeless and to provide shelter for 76 families in a family shelter. DHCD also provided housing counseling to 19,079 tenants, home buyers and new homeowners to increase access to housing and stable homeownership.



DHCD's affordable housing construction projects spurred neighborhood revitalization and local economic development. As part of its neighborhood investments over the past year, DHCD funded technical assistance for 3,292 small neighborhood businesses to assist in their retention and expansion, and completed construction on façade improvement projects for 25 small businesses.

The District maintains goals and targets for the priority needs of the communities it serves. Progress continues to meet newly established goals: creation new affordable housing, preservation of existing affordable housing, expansion of homeownership opportunities and meeting the needs of the homeless and those at-risk of becoming homeless. The District's annual allocation of CDBG and HOME grants has been supplemented by funding from competitive federal and state grants. Efforts to house special needs populations such as the elderly, disabled, mentally ill, etc. are bearing fruit, and more is being done each year.

4. What barriers may have a negative impact on fulfilling strategies and achieving the overall vision?

The number one barrier that prevents the District from fulfilling its vision for District households is the short supply of funds. With annual Federal entitlement funding at \$40 million, more or less, the majority of the District's affordable housing and neighborhood economic and community revitalization needs will continue to go unmet with serious challenges facing the District.

Another significant barrier is the escalating cost of housing in the District of Columbia. The average price of a new townhouse in the District is \$384,400. The increased costs for single family homes are even more dramatic with an average sale price of \$495,500.

5. Based on this evaluation, what adjustments or improvements to strategies and activities might meet the identified needs more effectively?

There are currently no apparent strategies that need to be adjusted. The funded activities for FY2007 had to meet a measurable objective instead of simply being a high or medium priority. The Department is regularly assessing the effectiveness of its RFP and RFA processes and materials to find ways to make them more effective and accessible and to increase the response to the solicitations.



I. Monitoring and Compliance

During FY2007, DHCD continued to improve its sub-recipient monitoring program and procedures. DHCD developed its annual sub-recipient monitoring plan, and conducted monitoring reviews of DHCD programs and sub recipients, including the Neighborhood Based Activities (NBA) sub-recipients; and the RLA Revitalization Corporation. The Office of Program Monitoring (OPM) issued monitoring reports that included specific findings and recommendations to be addressed.

OPM continued to use its tracking database to monitor DHCD and sub-recipient corrective action for reports issued by OPM and by external agencies such as HUD, the D.C. Office of the Inspector General, and respective A-133 auditors. Several findings/recommendations were closed due to OPM's tracking and follow-up. OPM also regularly monitors the Integrated Disbursement Information System (IDIS) for CDBG, HOME, HOPWA and ESG commitment and spending requirements. OPM issues monthly spending reports for the above programs.

Community Housing Development Organizations (CHDOs)

During FY2007, DHCD recertified all CHDOs in accordance with the CHDO definition stated in 24 CFR 92.2. The Department also requires that all CHDOs certify their compliance with that definition prior to issuing CHDO funds to them. To maximize the use of CHDO funds, the Office of Program Monitoring monitors the CHDO reservation requirement (in IDIS) on an ongoing basis, and DHCD both advertises technical assistance opportunities to the CHDOs and solicits CHDO participation from nonprofit organizations.

Community-Based Organizations (CBOs)

DHCD monitors the CBO's three times a year. (November, April and September) Our on-site monitoring review is focused on the following areas of program administration and regulatory compliance: (This monitoring depends on the program the CBO is working on.)

- Program performance review (national objective, eligible activities, contract objectives, scope of work, contract schedule, contract budget)
- General management practices (procurement practices, conflict of interest)
- Financial management practices (accounting system, internal controls)
- Recordkeeping/reporting practices
- Anti-discrimination compliance
- Activity-specific monitoring

Status of Grant Programs

Most services and activities are conducted within the planned time frame of one to two years. All CDBG, HOME, HOPWA and ESG funded activities are managed and completed well within established schedules except for the activities that have been delayed due to changed circumstances and service areas and populations. For example the construction implementation of a HOME project, Safe Haven Anacostia Housing Initiative, that has been delayed for several years by the need for special exception zoning approvals and the time required to lock in the financial commitments from the non-governmental private funding sources. The project has now competitively selected a general contractor and started construction in the beginning of 2007. DHCD has tried to implement a policy that projects must be ready for funding within three months of the application date.

J. CDBG Program and Use of Funds

During FY2007, Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the Consolidated Plan. DHCD’s total CDBG program allocation for FY2007 was \$19,274,630. Funds were distributed among homeownership and home rehabilitation assistance, affordable housing/real estate development, neighborhood investment, economic and commercial development, and administration costs. As stated in statutory requirements, DHCD did not spend more than fifteen percent (15%) of its allocated grant amount on public services and no more than twenty percent (20%) on administrative costs, irrespective of actual expenditures during the program year.

According to the Integrated Disbursement and Information System (IDIS) PR26 Financial Summary Report, DHCD spent 9.61% of its allocated FY2007 grant amount on public services and 16.2% of its allocated grant amount on administration costs.

In FY2007, \$53,684,177 was generated in program income through the CDBG Program. In terms of actual expenditures versus the budgeted amount during FY2007, DHCD spent \$73,886,931 of CDBG funds. The actual expenditure amounts as well as budgeted amounts are listed below.

Table 6: FY2007 CDBG Program (CD-29) Budget

1. Homeownership and Home Rehabilitation Assistance	Budget	Cash/Accrued Expenditures
a. Home Purchase Assistance Program (HPAP)	24,920,459	24,657,909
b. Single Family Residential Rehabilitation Program	2,309,271	1,755,829
c. Homestead Housing Preservation Program	500,000	363,201
d. Home Ownership Developer’s Incentive Fund (HODIF)	150,000	0
Subtotal	27,879,730	26,776,939
2. Affordable Housing/Real Estate Development		
a. Development Finance Division Project Funding	26,117,296	20,285,442
b. Tenant First Right to Purchase	3,401,200	3,023,734
Subtotal	29,518,496	23,309,176
3. Neighborhood Investment		
a. Neighborhood-Based Activities	8,521,518	6,865,941
Subtotal	8,521,518	6,865,941
4. Economic and Commercial Development		
a. Economic Development	200,000	40,854
b. Real Estate Services and Property Management	102,320	96,868
c. National Capital Revitalization Corporation (RLA-RC)	9,800,000	9,218,622
Subtotal	10,102,320	9,356,344
5. Agency Management Program	5,223,995	5,859,110
6. Program Monitoring and Compliance	908,371	876,127
7. Agency Financial Operations	783,961	843,295
Total CDBG Program	82,936,545	73,886,931

On the subject of timeliness, the District met expectations when an analysis of timeliness ratio was computed for the CDBG program on July 31, 2005, the required statutory day that a jurisdiction cannot have more than 1 ½ times its most recent grant amount unspent. The DHCD’s ratio was 1.2. As of September 30, 2007, the

District had \$928,124 of CDBG money that remained unspent; however, this amount is committed to a wide array of activities.

CDBG housing activities undertaken by the DHCD addressed the following Consolidated Plan goals: encouraging revitalization of low-income neighborhoods, housing repairs for elderly persons, and support services to low-income elderly and disabled persons. DHCD's CDBG housing activities for FY2007 were:

- Multi-family rehabilitation,
- Tenant purchase,
- Home purchase assistance,
- Single family rehabilitation, and
- Housing for people with special needs.

Public service activities were focused on the needs of the District's very low to moderate-income residents by assisting with high priority needs. These included, but are not limited to, housing counseling services, crime prevention, neighborhood services, and support for tenants. Other needs listed in the Consolidated Plan and accomplished over the past program year were employment training, small business technical assistance, and façade improvement.

Changes in Program Objectives

While DHCD has used CDBG successfully to carry out its programs, DHCD nonetheless makes changes to its programs as needed.

- DHCD continues to strengthen the monitoring protocols for its Development Finance Division (DFD) programs and for the Neighborhood Investments Program
- DHCD has completely revamped the Department's first-time homebuyer assistance programs, by determining levels of assistance that more strongly relate to household income and prevailing real estate market prices; lowering requirements for the homebuyer's contribution of cash toward the home purchase; and providing more favorable terms for loan repayment. The changes had an immediate positive impact on the Department's homebuyer assistance programs. This was a dramatic improvement in the Department's success toward facilitating homeownership, which had been on the decline for the prior three years as a result of rapidly escalating home sale prices in the District of Columbia.
- DHCD's consolidated façade improvement program continues to implement more effective policies and procedures. Improvements are currently taking about 18 months to complete, and will be reported on a bi-annual completion cycle.

DHCD's programs have been designed to meet the HUD national objectives of benefiting low- and moderate-income persons, and elimination of slums and blight (through, for example, acquisition, disposition and rehabilitation).

K. HOME Program and Use of Funds

DHCD’s HOME Program for FY2007 was designed to address both rental housing activities as well as owner-occupied housing activities, which deal with the Consolidated Plan’s housing goals of increasing the availability of affordable rental units targeted to extremely low, very low-, and low-income families and to encourage revitalization of low-income neighborhoods through housing rehabilitation.

HOME activities implemented in FY2007, which adhere to the Consolidated Plan goals, were:

- Tenant Purchase Assistance;
- Multifamily development, including rehabilitation;
- Down payment assistance through the HPAP program; and,
- Single family rehabilitation.

In FY2007, \$716,333 was generated in program income through the HOME Program. In terms of actual expenditures versus the budgeted amount during FY2007, DHCD spent \$4,309,932 of HOME funds. The actual expenditure amounts as well as budgeted amounts are listed below.

Table 7: FY2007 HOME Program Budget

1. Agency Management Program	BUDGET	Cash/Accrued Expenditure
a. Agency Management	154,657	43,664
Subtotal	154,657	43,664
2. Affordable Housing/Real Estate Development		
a. DFD Project Financing	5,555,789	1,503,203
Subtotal	5,555,789	1,503,203
3. Homeownership and Home Rehabilitation Assistance		
a. Home Purchase Assistance Program	2,274,133	1,626,317
b. Single Family Residential Rehabilitation	1,055,000	725,268
c. DC American Dream Down payment Initiative	386,362	130,000
Subtotal	3,715,495	2,481,585
4. Neighborhood Investment		
a. Neighborhood-Based Activities	900,000	281,480
Subtotal	900,000	281,480
TOTAL HOME Program	10,325,941	4,309,932

HOME Match Requirement

Under 24 CFR 92.218 et. seq., the District must provide a matching contribution of local funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. The District’s FY2007 local match requirement for HOME was \$132,058, which was covered by the excess match from the prior year. DHCD provided this match through Housing Production Trust Fund-financed investments in housing that met the HOME definition of affordable housing. (See HOME Match Report, Appendix G)



HOME MBE and WBE Report

Submittal of each annual CAPER must also include Part III of HUD Form 4107, otherwise known as HOME Annual Performance Report. Specifically, this report is used to report on the contracting and subcontracting opportunities with MBEs and WBEs for any HOME projects completed during FY2007. While there are no statutory requirements for contracting with a MBE or WBE, HUD uses this report to determine the outreach efforts of the Agency to MBEs and WBEs. (See HUD Form 4107, Appendix G)

In terms of Affirmative Marketing, DHCD has established measures to guarantee compliance with affirmative marketing guidelines, including providing prospective funding recipients and all other affected stakeholders, i.e. developers, non-profits, the general public and tenants, with information on such fair housing requirements. The grantees are informed of their responsibility to make good faith efforts to provide information and otherwise attract eligible persons from racial, ethnic, familial composition, and gender groups in the District to occupy the available housing units who otherwise would not be aware of such programs or projects. Following are some actions mandated to assure affirmative marketing:

- All housing related programs and projects must display the “Equal Housing Opportunity” logo/slogan or statement in any advertising or solicitation for tenants or participants.
- Management companies of multifamily funded projects must display the fair housing posters wherever applications are accepted.
- Inform and solicit applications for vacant units for persons in the housing market who are least likely to apply for housing unless special outreach is completed.
- Inform targeted community agencies of the availability of units in order to reach the ethnically/racially/linguistically isolated community.
- Accept referrals from the D.C. Housing Authority that match the affirmative marketing requisites.
- Obtain information about apartment buildings occupied by community organizations and churches whose members are non-minority and are located in the various neighborhoods in which the program operates.

DHCD also continues to ensure that all its public documents have the District’s Non-Discrimination clause as mandated by the Mayor’s Executive Order 11246 and the implementing regulations at 41 CFR Chapter 60. This clause provides that:

The District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination which is prohibited by the Act. In addition, harassment based on any of the above protected categories is prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.



L. HOPWA Program and Use of Funds

DHCD is the HOPWA Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMA). The District’s, Department of Health, Administration for HIV Policy and Programs (AHPP) is the sub-recipient of the HOPWA funds received by the District. The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA). Funds are distributed through HAA’s various program. The actual expenditure amounts as well as budgeted amounts are listed below.

Table 8: FY2007 Housing for Persons With AIDS Program EMSA-Wide Budget

HOPWA Eligible Activity	BUDGET	Cash/Accrued Expenditures
1. Housing Information Services	\$525,000	\$235,612.43
2. Acquisition, Rehab., Conversion, Lease, and Repair of Facilities	\$250,000	0
3. Project-based Rental Assistance	\$1,100,000	0
4. Tenant-based Rental Assistance	7,129,968.20	\$4,398,182.17
5. Short-term rent, Mortgage, and Utility Payments	300,000	\$573,093
6. Supportive Services	1,281,124	\$2,199,671.21
7. Operating Costs	\$210,500.07	\$3,110,151.58
8. Technical Assistance	54,379.30	0
9. Administrative Expenses – 7% Cap	0	\$707,832.66
10. Administrative Expenses Grantee 3% Off the Top Total HOPWA Formula Award	\$341,100.00	\$330,090
TOTAL HOPWA Program	\$11,370,000	\$11,625,327

HOPWA funds were used to provide short-term supportive housing opportunities, tenant-based vouchers and mortgage/utility payments for 386 persons living with HIV/AIDS in the DC Statistical Metropolitan Area (SMA). Housing information services were provided to 5,844 persons, and 3,695 persons received supportive services in HOPWA-provided housing. Twenty-two (22) sub-grants were awarded to provide operating support to housing for persons living with HIV/AIDS. Table 9 shows a summary of the specific HOPWA objectives for FY2007. For further information on program activities, DC EMA regional grantees, and use of funds, please see Appendix H.

Table 9: Summary of Specific HOPWA Objectives for FY2007

Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
Provide housing information services to persons living with HIV/AIDS	HOPWA	• No. of persons assisted	1,850	5,844	DH-1
Provide short-term rental, mortgage and utility assistance to persons with HIV/AIDS	HOPWA	• No. with short-term rental assistance	500	386	DH-2
Provide supportive services to HOPWA-assisted housing	HOPWA	• No. of persons assisted	2,098	3,695	DH-1
Provide operating support to housing for persons living with HIV/AIDS	HOPWA	• No. of persons assisted	478	305	DH-1



Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
Provide TBRA rental subsidies to persons with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> • No. of persons assisted 	817	616	DH-2
Acquisition, rehabilitation, conversion, lease, and repair of facilities (24 CFR 574.300.B.3)	HOPWA	<ul style="list-style-type: none"> • No. of housing units • No. of affordable units • No. of units designated for persons with HIV/AIDS 	30	0	DH-2

M. ESG Program and Use of Funds

DHCD exceeded its FY2007 Action Plan goal under the ESG to provide shelter for 45 families. Shelter was provided for 76 families by supporting operations of a family shelter at 1448 Park Road NE. The goal of assisting 176 individuals/families with emergency eviction prevention was also exceeded as 141 families and 91 individuals were provided with prevention assistance for a total of 232 cases.

Table 10: Summary of Specific Homeless Objectives for FY2007

Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
Homeless Objectives					
Prevent increases in homelessness	ESG	<ul style="list-style-type: none"> No. of households that received emergency financial assistance to prevent homelessness 	176	232	DH-2
Support homeless families	ESG	<ul style="list-style-type: none"> No. of homeless families given overnight shelter. 	45	76	SL-1
Maintain the quality of shelter provided to homeless persons	ESG	<ul style="list-style-type: none"> Emergency Housing: No. of beds created in an overnight shelter or other emergency housing. 	TBD	N/A in '07	SL-1

In FY2007, funds reported on are from the ESG 2004 award that was given to DHCD in a grant agreement dated January 13, 2005. All 2004 ESG funds were expended within the required 24-month spending period, which expired on January 13, 2007. In addition, a substantial portion of the ESG 2006 funds awarded to DHCD on February 23, 2006 were expended in FY2007. Tables 10 and 11 shows the ESG expenditures and accomplishments for FY2007.

Table 11: ESG Program Expense, FY2007

ACTIVITY/SERVICE	PLANNED	ACTUAL	ESG EXPENSE
Homeless Prevention/Emergency Assistance Grants	176*	232	\$248,709.00
Shelter Operations	45	76	\$458,575.00
Administration Cost	NA	NA	\$8,601.00
Total	135	323	\$715,885.00

*families/adults

Distribution of Funds by Goals

In FY2007, using 2004 and 2005 ESG funds, the Community Partnership paid for the following activities as planned per its FY2007 spending plan:

- Homeless Prevention/Emergency Assistance Grants for Families and Adults-
 - Goal: Grants were to be made to 176 recipients through the Emergency Assistance Fund and neighborhood-based Family Support Collaborative for a total amount of \$246,466.
 - Actual: 141 families and 91 adults were assisted using \$22,049 in ESG 2004 funds and \$226,660 in ESG 2005 funds.

Sponsor: The Community Partnership for the Prevention of Homelessness
 Funding Source: ESG



Budget Amount: \$246,467 (2005 ESG)
 Total Expenditure: \$22,049 (2004 ESG)
 \$226,660 (2005 ESG)
 Anticipated Outcome Measure: 176 clients served
 Actual Outcome Measure: 141 families and 91 adults

11. Shelter Operations

- GOAL: Grants were to be made for the cost of rent at the Park Road Family Shelter (45 units), and rent at the Spring Road Family Shelter, for a total of \$287,546.
- Actual: A total of \$186,618 of ESG 2004 funds and \$271,957 was paid in expenses for Shelter Operations which funded the rent for the 45-family shelter at, the Park Road, Family Shelter which served 76 families during the fiscal year.

Sponsor: The Community Partnership for the Prevention of Homelessness

Funding Source: ESG

Budget Amount: \$346,466 (2005 ESG)
 Total Expenditure: \$186,618 (2004 ESG)
 \$271,957 (2005 ESG)

Anticipated Outcome Measure: 45

Actual Outcome Measure: 76 families

12. Renovation and Rehabilitation

- GOAL: Funds in the amount of \$246,466 were included in the ESG 2005 recitals to fund repairs to emergency shelters in the DC Continuum of Care.
- Actual: No ESG funds were expended in FY07 for shelter renovations. The ESG 2005 funds committed for this purpose will be expended to make renovations to the Emery Shelter. This project will be completed before the expiration of the ESG 2005 award. The ESG 2005 award expires February 23, 2008.

Sponsor: The Community Partnership for the Prevention of Homelessness

Funding Source: ESG

Budget Amount: \$246,466 (2005 ESG)
 Total Expenditure: \$0

Anticipated Outcome Measure: N/A

Actual Outcome Measure: N/A

13. Staff, Operating Costs and Administration

- GOAL: Funds in the amount of \$41,077 were included in the ESG 2005 recitals to cover a portion of administrative costs for the Community Partnership's staff involved in the ESG program and for fiscal monitoring of ESG-funded activities.
- Actual: The Community Partnership for the Prevention of Homelessness spent \$8,601.00 of the budgeted amount for administration.

Sponsor: The Community Partnership for the Prevention of Homelessness

Funding Source: ESG

Budget Amount: \$41,077 (2005 ESG)
 Total Expenditure: \$8,601 (2005 ESG)

Anticipated Outcome Measure: N/A

Actual Outcome Measure: N/A

ESG Matching Funds

In addition to its federal ESG funds, the District provided local matched 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.

Table 12: Local ESG Match Expenditures for 2007

PREVENTION/EMERGENCY ASSISTANCE GRANTS		
Nonprofit Organization	Funding Source	Funding Level
Virginia Williams Family Resource Center (Family Central Intake) – operated by the Coalition for the Homeless	TANF block grant allocated by DHS, funding staff salaries	\$450,829.00
The Community Partnership Emergency Rental Assistance Program Team	Screening applicants for local rent subsidy program, preparing requests for ESG funded prevention and locally funded rental assistance program	\$80,000
Total Prevention		\$530,829.00

ESSENTIAL SERVICES/SHELTER OPERATIONS		
Shelter Operations	Funding Source	Funding Level
Park Road Family Shelter, 1448 Park Rd NW	TANF and local funding, DHS Appropriation funding program costs	\$632,044.18
Total Shelter Operations		\$632,044.18

Method of Distribution

In FY2007, DHCD worked directly through the Partnership for the Prevention of Homelessness and its sub-grantees to carry out the intent of the ESG program. The Partnership serves as the lead agency for the City’s Continuum of Care program.

The Partnership utilizes three categories of procurement to establish or expand new services from District and federal funding sources.

1. Open Competition is the most frequently used method. The Partnership issues Requests for Proposals (RFPs) for desired services. The RFPs define in detail the services required. Draft RFPs are reviewed in a public conference prior to the issuance of a final RFP in order to insure maximum understanding and participation by potential providers. The Partnership accepts competitive applications from any interested organization. Applications submitted in response to RFPs are evaluated and ranked, according to the ranking criteria outlined in the RFP, by panels of three to five persons consisting of Partnership Board members and outside reviewers who have been determined to have no personal or financial interest in the provision of services under the various programs to be funded. The review panel makes recommended selection of awardees to the Partnership’s Executive Director who, in consultation with the Board, is responsible for determining which proposals shall be funded.
2. Limited Competition is used to competitively bid within a limited pool of qualified providers. The basic criteria for inclusion in such procurement include: long standing and unique experience,

capacity to implement a special project for a limited period of time, and/or capacity to provide a unique and specialized service under extenuating circumstances.

3. Sole Source Contracts are used primarily for interim contracts for projects that may be subject to an open competition at a later date; collaborative agreements with substantively qualified agencies that can advance a particular initiative; or personal services and consultant contracts to achieve limited objectives.
4. HUD SuperNOFA McKinney-Vento Continuum of Care Funds: Annual submissions to HUD for Continuum of Care funding utilize the open competition method of procurement. The application considers both new permanent housing proposals and renewals of existing transitional housing, permanent supportive housing and supportive services only (employment, healthcare, childcare). Once HUD announces the SuperNOFA round, the Partnership issues a broadcast fax and email to more than 125 programs and city leaders announcing the availability of HUD funding. A letter of intent to apply is requested from all entities interested in submitting a new application. Several meetings are held to discuss the process and rank the proposals. The following objective criteria have been established for use by the SuperNOFA Project Priority Review Committee in ranking applications:
 - a. Performance on achieving past measurable objectives
 - b. Demonstrable and credible outcomes on Housing, Income, Occupancy and Self-Sufficiency measurable objectives
 - c. Leveraging of additional public and private resources
 - d. Cost effectiveness in terms of measurable outcomes per HUD dollar
 - e. Project readiness for new proposals
 - f. Access to mainstream services for clients

Activity and Beneficiary Data

The FY2007 Action Plan states that the District and Community Partnership will continue to seek McKinney-Vento Act “Continuum of Care” funds to maintain and build its system of care for homeless people. In FY2007, the Community Partnership received notice of awards in the amount of \$16.33 million from its FY2006 “Continuum of Care” application to HUD and in FY2007 the Community Partnership submitted an application for \$17.3 million in McKinney-Vento funds, most of that for renewals, as follows:

Table 13: 2007 Continuum of Care Project Priorities

(1) Applicant	(2) Project Sponsor	(3) Project Name	(4) Numeric Priority	(5) Requested Project Amount	(6) Term of Project	SHP New	SHP Renewal	S+C
Dept. of Mental Health	Department of Mental Health	Shelter Plus Care	1	\$895,500	5			TRA
The Community Partnership	Covenant House Washington	Permanent Families	2	\$425,000	1	PH		
The Community Partnership	Transitional Housing Corporation	Housing w/Care	3	\$418,572	1	PH		
The Community Partnership	Community of Hope	Housing Families First	4	\$527,880	1	PH		
The Community Partnership	New Endeavors by Women	New Horizons	5	\$414,029	1	PH		
The Community Partnership	The Community Partnership	HMIS Expansion Grant	6	\$75,000	1		HMIS	



M. ESG Program and Use of Funds

(1) Applicant	(2) Project Sponsor	(3) Project Name	(4) Numeric Priority	(5) Requested Project Amount	(6) Term of Project	SHP New	SHP Renewal	S+C
The Community Partnership	Catholic Charities	St. Matthias Mulumba House	7	\$245,422	1		TH	
The Community Partnership	Catholic Charities	Mt. Carmel House	8	\$189,000	1		TH	
The Community Partnership	Catholic Charities	Tenants Empowerment Network	9	\$257,404	1		TH	
The Community Partnership	Latin American Youth Center	Latino Transitional Housing Partnership	10	\$580,428	1		TH	
The Community Partnership	Access Housing	Chesapeake Veterans House	11	\$275,106	1		TH	
The Community Partnership	House of Ruth	New Beginnings Transitional Housing Program	12	\$134,835	1		TH	
The Community Partnership	Calvary Women's Services	Calvary Transitional Housing Program	13	\$142,306	1		TH	
The Community Partnership	Neighbor's Consejo	Casa Libertad	14	\$150,000	1		TH	
The Community Partnership	Neighbor's Consejo	Casa Paz	15	\$149,203	1		TH	
House of Ruth	House of Ruth	Madison Transitional Housing Program	16	\$144,083	1		TH	
The Community Partnership	Rachael's Women's Center	Rachael's Permanent Housing	17	\$165,819	1		PH	
Community Family Life Services	Community Family Life Services	Trinity Arms	18	\$140,205	1		TH	
The Community Partnership	New Hope Ministries	New Hope Ministries Safe Haven Program	19	\$232,880	1		TH	
The Community Partnership	Bethany, Inc.	Good Hope House	20	\$78,342	1		TH	
Coalition for the Homeless	Coalition for the Homeless	Spring Road Family Apartments	21	\$171,453	1		TH	
The Community Partnership	Miriam's House	Miriam's House	22	\$141,214	1		PH	
Hannah House	Hannah House	THEIRS Program for Family Reunification	23	\$148,115	1		TH	
Catholic Charities	Catholic Charities	St. Martin's Program at Tenants Empowerment Network	24	\$168,641	1		TH	
House of Ruth	House of Ruth	Domestic Violence TH Programs	25	\$321,806	1		TH	
The Community Partnership	New Endeavors by Women	New Expectations (NEW)	26	\$210,119	1		TH	
House of Ruth	House of Ruth	Reunified Families Transitional Housing Program	27	\$84,383	1		TH	
Sasha Bruce Youthworks	Sasha Bruce	Olaiya's Cradle	28	\$189,058	1		TH	
Transitional Housing Corporation	Transitional Housing Corporation	Partner Arms I	29	\$127,385	1		TH	
The Community Partnership	Transitional Housing Corporation	Partner Arms II	30	\$148,925	1		TH	
Pathways to Housing DC	Pathways	Serial Inebriates	31	\$495,967	1		PH	
Families Forward	Families Forward	Stable Families 3	32	\$201,224	1		TH	
Families Forward	Families Forward	Stable Families 1	33	\$229,046	1		TH	
The Community Partnership	Coates and Lane	Coates and Lane Supportive Housing Program	34	\$346,324	1		PH	



M. ESG Program and Use of Funds

(1) Applicant	(2) Project Sponsor	(3) Project Name	(4) Numeric Priority	(5) Requested Project Amount	(6) Term of Project	SHP New	SHP Renewal	S+C
House of Ruth	House of Ruth	Unity Transitional Housing Program	35	\$114,586	1		TH	
Sasha Bruce Youthworks	Sasha Bruce	Independent Living Program #1	36	\$67,628	1		TH	
Sasha Bruce Youthworks	Sasha Bruce	Independent Living Program #2	37	\$129,593	1		TH	
The Community Partnership	Green Door	Green Door Permanent Housing	38	\$144,758	1		PH	
The Community Partnership	Coalition for the Homeless	Blair Transitional Rehabilitation Program (TRP)	39	\$204,748	1		TH	
The Community Partnership	New Endeavors by Women	New Generations	40	\$176,226	1		TH	
So Others Might Eat	SOME	Exodus House Transitional Housing Addictions Program for Homeless Men	41	\$323,673	1		TH	
So Others Might Eat	SOME	Mickey Leland Transitional Housing Addictions Program for Homeless Men	42	\$101,333	1		TH	
The Community Partnership	The Community Partnership	Chronic Homeless Initiative I	43	\$266,084	1		TH	
The Community Partnership	Community Connections	Permanent Housing for Dually Diagnosed Men (SAMI/Girard)	44	\$121,728	1		PH	
Community Connections	Community Connections	Transitional Housing for Homeless Mentally Ill Adults/Training Apartments	45	\$98,175	1		TH	
The Community Partnership	Gospel Rescue Ministries	Gospel Rescue Ministries TH Program	46	\$100,905	1		TH	
The Community Partnership	Woodley House	Holly House	47	\$86,003	1		PH	
The Community Partnership	Christ House	Kairos House	48	\$899,866	1		TH	
The Community Partnership	House of Ruth	Hope Rising Program	49	\$239,506	1		PH	
The Community Partnership	Community Connections	Permanent Housing for Women with Mental Illness and Trauma (Trauma/Suitland)	50	\$109,725	1		PH	
The Community Partnership	Community Connections	Permanent Housing for Adults with Mental Illness & HIV (HIV/G)	51	\$132,300	1		PH	
So Others Might Eat	SOME	Women's Transitional Housing Addictions Program	52	\$513,940	1		TH	
Salvation Army	Harbor Light Treatment Center	The Harbor Light Center	53	\$475,935	1		TH	
Community Connections	Community Connections	Transitional Living Communities for Homeless, Mentally Ill Adults (TLC)	54	\$106,864	1		TH	
The Community Partnership	Community Family Life Services	Brandywine Families	55	\$196,569	1		TH	
Subtotal: Requested Amount for CoC Competitive Projects:				\$13,234,819				
Department of Housing & Community Development	The Community Partnership	Shelter Plus Care SRA	56	\$2,762,196	1			
Department of Housing & Community Development	The Community Partnership	Shelter Plus Care TRA	57	\$801,576	1			
Department of Health	Community Connections	Shelter Plus Care - SRA	58	\$217,728	1			



M. ESG Program and Use of Funds

(1) Applicant	(2) Project Sponsor	(3) Project Name	(4) Numeric Priority	(5) Requested Project Amount	(6) Term of Project	SHP New	SHP Renewal	S+C
Department of Health	Community Connections	Shelter Plus Care - TRA	59	\$288,408	1			
Subtotal: Requested Amount for S+C Renewal Projects:				\$4,069,908				
Total CoC Requested Amount (line 8 + line 10):				\$17,304,727				



Appendix A Development Finance Division FY2007 Funded Activities

Project: NCCLT Scattered Sites

Project Type/Description: Rental Rehab Multi-Family Housing, submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for rehabilitation construction assistance. Construction in proceeding currently and will be completed in 2008.

Address: 915 S Street, 931 S Street, 905 R Street, 927 R Street NW

Ward: 1

Sponsor: New Columbia Community Land Trust

Anticipated Outcome: 6 housing units

Actual Outcome: 6 housing units

Beneficiaries: 6 Households at 0-50% AMI

Total Development Cost: \$1,080,000

DHCD Budget Funding: \$1,080,000

Total Expenditure: \$2,281 -HOME \$563-CDBG

Funding Source: HOME, CDBG

Closing Date: Dec - 06

IDIS #: 1195 / 568

Project: Dance Institute of Washington (Additional Funding)

Project Type/Description: Construction assistance for increased construction costs

Address: 3400 14th Street NW

Ward: 1

Sponsor: Dance Institute of Washington

Anticipated Outcome: Completion of community facility

Actual Outcome: Completion of community facility

Beneficiaries: households at 0-80% AMI

Total Development Cost: \$4,017,815

DHCD Budget Funding: \$500,000

Total Expenditure: \$500,000

Funding Source: CDBG (RFP Competition)

Closing Date: Jan-07

IDIS #: 1108

Project: U Street Theatre Foundation

Project Type/Description: Grant to fund cultural enrichment programs targeted toward low-to-moderate income youth and seniors.

Address: 1215 U Street NW

Ward: 1

Sponsor: U Street Theatre Foundation

Anticipated Outcome: 2,500 LMI youth & seniors

Actual Outcome: 11,237 LMI youth & seniors

Beneficiaries: 2,500 persons at 0-80% of AMI

Total Development Cost: \$250,000

DHCD Budget Funding: \$250,000

Total Expenditure: \$230,922

Funding Source: CDBG

Closing Date: Jan-07

IDIS #: 1266

Project: 3125 Mt. Pleasant Street NW

Project Type/Description: Multi-family owner rehabilitation assistance- submitted through the RFP competition process (under the DFD Project Financing Rental Housing portion of the Program)

Address: 3125 Mt. Pleasant Street NW

Ward: 1

Sponsor: Manna, Inc., a local non-profit

Anticipated Outcome: 12 housing units

Actual Outcome: 12 housing units

Beneficiaries: 6 at 0-50% of AMI, 6 at 51-60% of AMI

Total Development Cost: \$1,564,000

DHCD Budget Funding: \$598,886

Total Expenditure: \$0

Funding Source: HOME CHDO

Closing Date: Mar - 07

IDIS #: 734

**Project:** Peabody Cooperative**Project Type/Description:** Acquisition through the 1st Right to Purchase Program by the tenants.**Address:** 1363 Peabody Street NW**Ward:** 4**Sponsor:** Peabody Cooperative**Anticipated Outcome:** 30 housing of affordable units**Actual Outcome:** 30 housing of affordable units**Beneficiaries:** 30 households 0-80% of AMI**Total Development Cost:** \$988,865**DHCD Budget Funding:** \$988,865**Total Expenditure:** \$988,865**Funding Source:** CDBG**Closing Date:** Mar - 07**IDIS #:** 1270**Project:** 54th Street Apartments**Project Type/Description:** Construction assistance for new special needs housing- submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for assistance to build 8 new accessible rental units Construction is now underway and will be completed in 2007.**Address:** Queens Stroll Place and 54th Street SE**Ward:** 7**Sponsor:** 54th Street Corporation**Anticipated Outcome:** 8 affordable accessible housing units**Actual Outcome:** 8 housing units**Beneficiaries:** 8 households 0-30% of AMI**Total Development Cost:** \$1,044,448**DHCD Budget Funding:** \$466,081**Total Expenditure:** \$87,244**Funding Source:** HOME (RFP Competition)**Closing Date:** Apr -07**IDIS #:** 752**Project:** Northeast Parcel Development**Project Type/Description:** Construction assistance for site infrastructure associated with the development of 53 affordable townhouses.- submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program).**Address:** 205-233, 301-307 54th Street, 212-234, 300-342 55th Street NE **Total Development Cost:** \$820,824**Ward:** 7**Sponsor:** DC Habitat for Humanity**Anticipated Outcome:** 53 affordable townhouses**Actual Outcome:** 53 housing units**Beneficiaries:** 24 at 0-30% AMI, 20 at 31-40% of AMI,
9 at 41-50% of AMI**DHCD Budget Funding:** \$601,000**Total Expenditure:** \$0**Funding Source:** HOME**Closing Date:** Apr -07**IDIS #:** 720**Project:** Dubois Gardens Condominiums (Additional Funding)**Project Type/Description:** Construction assistance for the completion of rehabilitation and payback of HOME funds previously used in project.**Address:** 1800 28th Place SE**Ward:** 7**Sponsor:** ERCDC – a local non-profit**Anticipated Outcome:** 16 affordable housing units**Actual Outcome:** 16 housing units**Beneficiaries:** 5 at 0-60% of AM, 11 at 61-80% of AMI**Total Development Cost:** \$3,214,384**DHCD Budget Funding:** \$600,000**Total Expenditure:** \$0**Funding Source:** CDBG**Closing Date:** May -07**IDIS #:** 1325

**Project:** 801 Pennsylvania Avenue SE Purchase

Project Type/Description: Acquisition and moderate rehabilitation to office building occupied by non-profit groups - submitted in the RFP competition.

Address: 801 Pennsylvania Avenue SE

Ward: 6

Sponsor: Community Connections Real Estate Foundation

Anticipated Outcome: 1 community facility office building

Actual Outcome: 1 community facility office building

Beneficiaries: clients at 0-80% of AMI served by, non-profits housed in acquired building.

Total Development Cost: \$14,335,000

DHCD Budget Funding: \$5,716,300

Total Expenditure: \$5,000,000

Funding Source: CDBG

Closing Date: Jun -07

IDIS #: 1348

Project: Garden View Cooperative

Project Type/Description: Acquisition through the 1st Right to Purchase Program by the tenants.

Address: 1550 & 1560 27th Street SE

Ward: 7

Sponsor: Garden View Cooperative

Anticipated Outcome: 26 housing units

Actual Outcome: 26 housing units

Beneficiaries: 26 households 0-80% of AMI

Total Development Cost: \$1,366,152

DHCD Budget Funding: \$1,366,152

Total Expenditure: \$1,366,152

Funding Source: CDBG

Closing Date: Jun-07

IDIS #: 1355

Project: Cavalier Apartments

Project Type/Description: Acquisition – MF Rental Rehab- submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for acquisition assistance which has facilitated complete rehabilitation of the building by use of other funding sources (primarily 4% LIHTC and Housing Finance Agency bonds. This project is preserving 230 units of Section 8 rental housing. Construction is currently underway and will be completed in 2008..

Address: 3500 14th Street NW

Ward: 1

Sponsor: Somerset Cavalier Partners, LLC

Anticipated Outcome: 230 housing units

Actual Outcome: 230 housing units

Beneficiaries: 230 households 0-60% AMI,

Total Development Cost: \$40,248,137

DHCD Budget Funding: \$8,500,000

Total Expenditure: \$8,500,000

Funding Source: CDBG/4% LIHTC(RFP Competition)

Closing Date: Jul-07

IDIS #: 1364

Project: Eastgate HOPE VI

Project Type/Description: Site Infrastructure – New Ownership - Site infrastructure construction costs associated with New Rental & Ownership Housing submitted to DHCD by DC Housing Authority for site infrastructure capital project. Site construction is currently proceeding

Address: 4900-5000 Blocks of Fitch Place SE

Ward: 7

Sponsor: District of Columbia Housing Authority

Anticipated Outcome: Infrastructure for 122 housing units

Actual Outcome: 0 housing units

Beneficiaries: 122 households 0-80% of AMI

Total Development Cost: \$12,000,000

DHCD Budget Funding: \$2,500,000

Total Expenditure: \$2,383,029.10

Funding Source: CDBG

Closing Date: Jul -07

IDIS #: 1359

**Project:** Arthur Capper HOPE VI

Project Type/Description: Site Infrastructure – New Ownership - Site infrastructure construction costs associated with New Rental & Ownership Housing submitted to DHCD by DC Housing Authority for site infrastructure capital project. Site construction is currently proceeding.

Address: 601 L Street SE

Ward: 6

Sponsor: District of Columbia Housing Authority

Anticipated Outcome: Infrastructure for 99 housing units

Actual Outcome: 0 housing units

Beneficiaries: 54 at 0-60% of AMI, 15 at 61-80% of AMI, 30 at market

Total Development Cost: \$4,750,000

DHCD Budget Funding: \$500,000

Total Expenditure: \$500,000

Funding Source: CDBG

Closing Date: Jul -07

IDIS #: 1362

Project: Highland Dwellings Redevelopment

Project Type/Description: Site Infrastructure – New Ownership - Site infrastructure construction costs associated with New Rental & Ownership Housing submitted to DHCD by DC Housing Authority for site infrastructure capital project. Building permits being issued – construction to start in 2008.

Address: 9th Street and Valley Avenue SE

Ward: 8

Sponsor: District of Columbia Housing Authority

Anticipated Outcome: Infrastructure for 104 housing units

Actual Outcome: 0 housing units

Beneficiaries: 104 households 0-60% of AMI

Total Development Cost: \$3,400,000

DHCD Budget Funding: \$500,000

Total Expenditure: \$226,239

Funding Source: CBDG

Closing Date: Jul -07

IDIS #: 1361

Project: Williston Apartments

Project Type/Description: Predevelopment activities associated with the complete rehabilitation of two existing apartment buildings. Construction scheduled to start in 2008.

Address: 212 and 222 W Street NW

Ward: 1

Sponsor: DC Housing Authority

Anticipated Outcome: 28 housing units

Actual Outcome: 0 housing units

Beneficiaries: 28 households at 0-60% AMI

Total Development Cost: \$9,000,000

DHCD Budget Funding: \$500,000

Total Expenditure: \$385,426

Funding Source: CDBG

Closing Date: Jul- 07

IDIS #: 1363

Project: Oak Street Apartments

Project Type/Description: Predevelopment and construction assistance for the rehabilitation of an existing apartment building. Construction is scheduled to start in 2008.

Address: 1456 Oak Street NW

Ward: 1

Sponsor: DC Housing Authority

Anticipated Outcome: 50 housing units

Actual Outcome: 0

Beneficiaries: 50 households 0-60% AMI

Total Development Cost: \$6,500,000

DHCD Budget Funding: \$1,000,000

Total Expenditure: \$910,086

Funding Source: CDBG

Closing Date: Jul - 07

IDIS #: 1360

Project: 1550 and 1560 27th Street Tenants Assoc.

Project Type/Description: Seed money for Tenant 1st Right to Purchase.

Address: 1550 and 1560 27th Street, SE

Ward: 7

Sponsor: 1550 and 1560 27th Street Tenants Assoc.

Anticipated Outcome: 26 housing units

Actual Outcome: 26 housing units

Beneficiaries: 100% at 0-80% AMI

Total Program Cost: \$30,000

DHCD Budget Funding: \$30,000

Total Expenditure: \$30,000

Funding Source: CDBG

Closing Date: Sept. 07

IDIS #: 1284



Project: Greater Washington Mutual Housing Association
Project Type/Description: Property management and educational assistance to low-to-moderate income tenants, who have purchased the buildings they live in and converted them to cooperatives or condominiums.

Address: 1419 V Street, NW	Total Development Cost:	\$466,658
Ward: Citywide	DHCD Budget Funding:	\$466,658
Sponsor: Greater Washington Mutual Housing Association	Total Expenditure:	\$37,924
Anticipated Outcome: 2,000 low-mod households	Funding Source: CDBG	
Actual Outcome: 2,688 low-mod households	Closing Date: Oct - 06	
Beneficiaries: 2,688 low-mod households at 0-80% AMI	IDIS #: 1220	

Project: University Legal Services
Project Type/Description: Technical and educational assistance to low-to-moderate income tenants, who have purchased, or plan to purchase, the buildings they live in and convert them to cooperatives or condominiums.

Address: 220 I Street, NE	Total Development Cost:	\$429,000
Ward: Citywide	DHCD Budget Funding:	\$429,000
Sponsor: University Legal Services	Total Expenditure:	\$189,591
Anticipated Outcome: 2,000 low-mod households	Funding Source: CDBG	
Actual Outcome: 4,782 low-mod households	Closing Date: Oct - 06	
Beneficiaries: 4,782 low-mod households at 0-80% AMI	IDIS #: 1268	

Project: Madeline Gardens
Project Type/Description: Gut rehab & condo conversion of 30 multifamily units. The rehabilitation is nearing completion with first 10 units being occupied and the remaining 20 units completing construction.

Address: 1210, 1230, & 1240 Holbrooke Terrace, NE	Total Development Cost:	\$730,000
Ward: 5	DHCD Budget Funding:	\$730,000
Sponsor: Manna, Inc.	Total Expenditure:	\$358,425
Anticipated Outcome: 30 housing units	Funding Source: CDBG	
Actual Outcome: 30 housing units	Closing Date: Sept - 05	
Beneficiaries: 30 at 0-80% AMI	IDIS #: 1187	

Project: Easter Seals Greater Washington
Project Type/Description: To fund a portion of the costs for the rehabilitation of the Easter Seals DC child development. The rehabilitation of the child development center has been completed and the center is in use.

Address: 2800 13 th Street, NW	Total Development Cost:	\$293,255
Ward: 1	DHCD Budget Funding:	\$293,255
Sponsor: Easter Seals Greater Washington Baltimore Inc.	Total Expenditure:	\$32,462
Anticipated Outcome: community facility	Funding Source: CDBG (RFP Competition)	
Actual Outcome: community facility	Closing Date: Aug-05	
Beneficiaries: households at 0-80% of AMI	IDIS #: 1109	

Project: Greater Washington Mutual Housing Association
Project Type/Description: Property management and educational assistance to low-to-moderate income tenants, who have purchase the buildings they live in and convert them to cooperatives or condominiums.

Address: 1409 V Street, NW	Total Development Cost:	\$250,000
Ward: Citywide	DHCD Budget Funding:	\$250,000
Sponsor: Greater Washington Mutual Housing Association	Total Expenditure:	\$198,221
Anticipated Outcome: 258 low-mod households	Funding Source: CDBG	
Actual Outcome: 258 low-mod households	Closing Date: Oct - 05	
Beneficiaries: 258 at 0-80% AMI	IDIS #: 1269	



Project: Amber Overlook
Project Type/Description: Construction – MF New Ownership submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for construction assistance to demolish most of the existing buildings, development new affordable townhouses and condominiums, and rehabilitate several buildings for affordable condominiums. The project will have 40 rehabilitated units and 60 new units. Demolition has begun as well as rehabilitation of the existing buildings to remain.

Address: C Street, Call Place & St. Louis Ave. SE	Total Development Cost: \$27,738,373
Ward: 7	DHCD Budget Funding: \$8,037,000
Sponsor: AmeriDream, Inc.	Funding Source: HPTF/HOME \$1,200,000 – HPTF \$2,527,723 – HOME
Anticipated Outcome: 100 housing units	Total Expenditure: \$3,727,723
Actual Outcome: 0 housing units	Closing Date: Jul-06
Beneficiaries: 17 at 0-40% AMI, 23 at 41-50% AMI, 60 at 61-80% AMI	IDIS #: 684

Project: Youth Recreation Center at St. Thomas More
Project Type/Description: To fund a portion of the costs for the new construction costs for a new youth recreation center submitted in the RFP competition. Construction has been underway since 2006 and will be completed in 2007.

Address: 4625 4 th Street SE	Total Development Cost: \$4,000,000
Ward: 8	DHCD Budget Funding: \$2,000,000
Sponsor: Victory Youth Centers, Inc.	Total Expenditure: \$1,800,000
Anticipated Outcome: community facility	Funding Source: CDBG (RFP Competition)
Actual Outcome: community facility	Closing Date: May-06
Beneficiaries: households at 0-80% of AMI	IDIS #: 1121

Project: Carlos Rosario Career Center
Project Type/Description: To fund the costs for the construction of classroom tenant work build-out. The construction of the classrooms has been completed in 2007 and are in use.

Address: 1100 Harvard Street NW	Total Development Cost: \$250,000
Ward: 1	DHCD Budget Funding: \$250,000
Sponsor: Carlos Rosario International Career Center.	Total Expenditure: \$183,145
Anticipated Outcome: community facility	Funding Source: CDBG (RFP Competition)
Actual Outcome: community facility	Closing Date: Aug-05
Beneficiaries: households at 0-80% of AMI	IDIS #: 1110

Project: Dance Institute of Washington
Project Type/Description: Construction assistance for construction of dance school and day care center.

Address: 3400 14 th Street NW	Total Development Cost: \$4,017,815
Ward: 1	DHCD Budget Funding: \$1,270,000
Sponsor: Dance Institute of Washington	Total Expenditure: \$127,000
Anticipated Outcome: Completion of community facility	Funding Source: CDBG (RFP Competition)
Actual Outcome: Completion of community facility	Closing Date: Jul -05
Beneficiaries: households at 0-80% AMI	IDIS #: 1108

**Project:** Dubois Gardens Condominiums**Project Type/Description:** Construction assistance for the completion of rehabilitation. Retainage paid out in 2007.**Address:** 1800 28th Place SE**Ward:** 7**Sponsor:** ERCDC – a local non-profit**Anticipated Outcome:** 16 affordable housing units**Actual Outcome:** 16 housing units**Beneficiaries:** 5 at 0-60% of AMI, 11 at 61-80% of AMI**Total Development Cost:** \$3,214,384**DHCD Budget Funding:** \$484,666**Total Expenditure:** \$426,199**Funding Source:** HOME**Closing Date:** Sep -05**IDIS #:** 541**Project:** Parkside Terrace Apartments (Additional Funds)**Project Type/Description:** Pre-development expenses and relocation costs associated with the complete redevelopment of the existing 214 unit apartment building. Final payment made in 2007. The rehabilitation is moving forward with funding from local HPTF Fund. The building is being reconfigured into an increased number of units, 316 units that will be divided between elderly apartments and family apartments. The elderly and family portions of the building will have separate entrances and elevators.**Address:** 3700 9th Street SE**Ward:** 8**Sponsor:** Parkside Terrace Development LP**Anticipated Outcome:** 214 housing units**Actual Outcome:** 0 housing units**Beneficiaries:** 214 at 0-60% AMI**Total Development Cost:** \$20,000,000**DHCD Budget Funding:** \$1,095,000**Total Expenditure:** \$207,890**Funding Source:** HOME**Closing Date:** Aug - 03**IDIS #:** 540**Project:** Anacostia Housing Initiative**Project Type/Description:** Gut rehabilitation of 48 multifamily units. Selective demolition done in 2007 and rehabilitation scheduled to immediate begin upon issuance of building permits in Fall 2007.**Address:** 2352, 2356, 2360 High Street SE**Ward:** 5**Sponsor:** Safe Haven Outreach Ministries, Inc.**Anticipated Outcome:** 48 housing units**Actual Outcome:** housing units**Beneficiaries:** 48 at 0-30% AMI**Total Development Cost:** \$4,721,980**DHCD Budget Funding:** \$2,500,000**Total Expenditure:** \$132,643**Funding Source:** HOME**Closing Date:** Aug - 01**IDIS #:** 295**Project:** Hope Apartments**Project Type/Description:** Rehabilitation of 10 multifamily units. The rehabilitation is completed and in use. Retainage was paid in 2007.**Address:** 3715 2nd Street SE**Ward:** 8**Sponsor:** Manna, Inc.**Anticipated Outcome:** 10 housing units**Actual Outcome:** 10 housing units**Beneficiaries:** 10 at 0-30% AMI**Total Development Cost:** \$2,765,000**DHCD Budget Funding:** \$1,800,000**Total Expenditure:** \$13,291**Funding Source:** CDBG**Closing Date:** Sept - 05**IDIS #:** 1104**Project:** The Pleasant Park Tenants Assoc., Inc.**Project Type/Description:** Seed money for Tenant 1st Right to Purchase.**Address:** 6200 Clay – 300 Blk. 63rd Street, NE**Ward:** 7**Sponsor:** The Pleasant Park Tenants Assoc., Inc**Anticipated Outcome:** 60 units**Actual Outcome:** 60 units**Beneficiaries:** 100% at 0-80% AMI**Total Program Cost:** \$40,000**DHCD Budget Funding:** \$40,000**Total Expenditure:** \$40,000**Funding Source:** CDBG**Closing Date:** Sept. 07**IDIS #:** 1347



Project: RLARC - Skyland	
Project Type/Description: Acquisition of properties in an existing shopping center for the development of a regional shopping center to serve the low- moderate income residents of Wards 7 and 8	
Address: Alabama Avenue and Naylor Roads SE	Total Development Cost: \$28,758,813
Ward: 7	DHCD Budget Funding: \$28,758,813
Sponsor: RLARC	Total Expenditure: \$5,863,854
Anticipated Outcome: properties for redevelopment	Funding Source: CDBG
Actual Outcome: properties for redevelopment	Closing Date: Various closing dates
Beneficiaries: residents 0-80% AMI living in Wards 7 and 8 served by new neighborhood retail stores	IDIS #: 1148

Project: THE ARC Youth Center	
Project Type/Description: Cultural/Life Enrichment Program targeting low-to-moderate income families, seniors and youth. The program began 10/2005.	
Address: 1901 Savannah St, SE	Total Program Cost: \$7,438,080
Ward: 8	DHCD Budget Funding: \$7,438,080
Sponsor: Building Bridges Across The River, Inc.	Total Expenditure: \$39,622
Anticipated Outcome: 25,500 persons	Funding Source: CDBG
Actual Outcome: 39,000 persons annually	Closing Date: Oct- 05
Beneficiaries: 100% at 0-80% AMI	IDIS #: 606

Project: Sankofa Cooperative, Inc.	
Project Type/Description: Seed money for Tenant 1 st Right to Purchase.	
Address: 1430 Belmont Street, NW	Total Program Cost: \$50,000
Ward: 1	DHCD Budget Funding: \$50,000
Sponsor: Sankofa Cooperative, Inc.	Total Expenditure: \$50,000
Anticipated Outcome: 48 units	Funding Source: CDBG
Actual Outcome: 48 units	Closing Date: Sept. 07
Beneficiaries: 100% at 0-80% AMI	IDIS #: 1267

Project: Dupont Commons (WIN)	
Project Type/Description: Construction assistance grant for the purpose of adding the infrastructure construction associated with the development of 147 affordable townhouses for low-moderate income households at 80% or below of AMI. The project site infrastructure construction was completed in fiscal year 2007, and final payment was made for retainage in May 2007.	
Address: B Street & Ridge Road SE	Total Program Cost: \$15,000,000
Ward: 7	DHCD Budget Funding: \$5,028,030
Sponsor: WIN/Enterprise Ft. Dupont	Total Expenditure: \$261,563
Anticipated Outcome: 147 affordable townhouses	Funding Source: CDBG
Actual Outcome: 147affordable townhouses	Closing Date: July 2002
Beneficiaries: 100% at 0-80% AMI	IDIS #: 793

Key: Sources of Funding:

- CDBG -- Community Development Block Grant
- HOME -- Home Investment Partnership Program
- CIP -- Capital Improvement Program
- LIHTC -- Low-Income Housing Tax Credit
- HPTF -- Housing Production Trust Fund
- CHDO -- Community Housing Development Organization