



Department of Housing and Community Development

District of Columbia

FY 2010 Annual Action Plan



August 2009

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On the Cover: Wesley House, located in Ward 5, provides 127-units of housing for seniors. The project was completed in 2008.

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ABBREVIATIONS

ADAP	AIDS Drug Assistance Program
ADDI	American Dream Down-payment Initiative
AFHMP	Affirmative Fair Housing Marketing Plan
AHPP	Administration for HIV Policy and Programs
AMI	Area Median Income
ARRA	America Recovery and Reinvestment Act
CAPER	Consolidated Annual Performance Evaluation Report
CASD	Rental Conversion and Sale Division
CBDOs	Community-Based Development Organizations
CDBG	Community Development Block Grant
CDC	Centers for Disease Control
CHDO	Community Housing Development Organization
CIP	Capital Improvement Program
CPP	Citizen Participation Plan
DCHA	D.C. Housing Authority
DCRA	Department of Consumer and Regulatory Affairs
DFD	DHCD's Development Finance Division
DHCD	Department of Housing and Community Development
DHS	Department of Human Services
DMPED	Deputy Mayor for Planning and Economic Development
DOES	Department of Employment Services
DOH	Department of Health
DSLBD	Department of Small and Local Business Development
EAHP	Employer Assisted Housing Program
EMSA	Eligible Metropolitan Statistical Area
ESG	Emergency Shelter Grant
FRPAP	First Right Purchase Assistance Program
FY2010	Fiscal Year 2010
HAA	HIV/AIDS Administration
HAP	Homebuyer Assistance Program
HCVP	Housing Choice Voucher Program
HDS	Housing Development Software
HoDIF	Home Ownership Developers Incentive Fund
HoFEDD	Housing Finance for the Elderly, Dependent, and Disabled
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HPAP	Home Purchase Assistance Program
HPTF	Housing Production Trust Fund
HQS	Housing Quality Standards
HRA	Housing Regulation Administration
HUD	U.S. Department of Housing and Urban Development
IDIS	Integrated Disbursement and Information System
LAHDO	Land Acquisition and Housing Development Organization
LBP	Lead-Based Paint
LIHTC	Low-Income Housing Tax Credit
LISC	Local Initiatives Support Corporation
LSDBEs	Local, Small, and Disadvantaged Business Enterprises
LSW	Lead Safe Washington
NCRC	National Capitol Revitalization Corporation
NIF	Neighborhood Investment Fund Target Areas



NOFA	Notice of Funding Availability
NRSAs	Neighborhood Revitalization Strategy Areas
OSC	DHCD's Office of Strategy and Communications
P.A.R.T.	Pre-Apprenticeship Readiness Training
QAP	Qualified Allocation Plan
RAD	Rental Accommodations Division
RCS	DHCD's Residential and Community Services Division
RFA	Request for Applications
RFP	Request for Proposals
SAFI	Site Acquisition Funding Initiative
SFRRP	Single Family Residential Rehabilitation Program
TBRA	Tenant Based Rental Assistance
TPTAP	Tenant Purchase Technical Assistance Program
URA	Uniform Relocation Act
WASA	Waster and Sewer Authority
WIC	Workforce Investment Council



A. APPLICATION FOR FEDERAL ASSISTANCE (SF 424)

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s) *Other (Specify) _____
3. Date Received: August 15, 2009	4. Applicant Identifier: 53-6001131	
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
*a. Legal Name: District of Columbia		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 53-6001131		*c. Organizational DUNS: 072634306
d. Address:		
*Street 1:	1800 Martin Luther King Jr. Ave., SE	
Street 2:	Suite 300	
*City:	Washington	
*State:	D.C.	
*Country:	_____	
*Zip / Postal Code	20020	
e. Organizational Unit:		
Department Name: Department of Housing & Community Development		Division Name: Office of Program Monitoring
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	*First Name: Michelle	
Middle Name: Y.	_____	
*Last Name: Christopher	_____	
Title:	Housing Compliance Officer	
Organizational Affiliation:	Employee	



*Telephone Number: 202-442-7241	Fax Number: 202-442-9280
*Email: Michelle.Christopher@dc.gov	
*9. Type of Applicant 1: Select Applicant Type: D. Special District Government	
*Other (Specify)	
*10 Name of Federal Agency: U. S. Department of Housing & Urban Development	
11. Catalog of Federal Domestic Assistance Number:	
FDAN:	CFDA Title:
<u>14-218</u>	<u>Community Development Block Grant (CDBG)</u>
<u>14-239</u>	<u>HOME Investment Partnership Act Grant (HOME)</u>
<u>14-231</u>	<u>Emergency Shelter Grant (ESG)</u>
<u>14-241</u>	<u>Housing Opportunities for Persons with AIDS (HOPWA)</u>
*12 Funding Opportunity Number: _____	
*Title: _____	
13. Competition Identification Number: _____	
Title: _____	
14. Areas Affected by Project (Cities, Counties, States, etc.): District of Columbia	
*15. Descriptive Title of Applicant's Project:	
16. Congressional Districts Of:	
*a. Applicant: District of Columbia	*b. Program/Project: DC - all
17. Proposed Project:	
*a. Start Date: 10/01/2009	*b. End Date: 09/30/2010



A. APPLICATION FOR FEDERAL ASSISTANCE (SF 424)

18. Estimated Funding (\$):						
	CDBG	HOME	ESG	HOPWA	Economic Stimulus	LOCAL
*a. Federal	\$18,179,591	\$9,322,221	\$802,900	\$12,213,518	0	0
*b. Applicant	0	0	0	0	0	0
*c. State	0	0	0	0	0	0
*d. Local	0	0	0	0	0	\$25,173,922
*e. Other(Fund balance)	1,066,280	8,394,277	839,910	0	\$20,863,401	47,277,668
*f. Program Income	15,000,000	1,000,000	0	0	0	0
*g. TOTAL	\$34,245,871	\$18,716,498	\$1,642,810	\$12,213,518	\$20,863,401	\$72,451,590

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mrs. *First Name: Leila
 Middle Name: Finucane
 *Last Name: Edmonds

*Title: **Director**

*Telephone Number: **202-442-7200** Fax Number: **202-442-7078**

* Email: **Leila.Edmonds@dc.gov**

*Signature of Authorized Representative: _____ *Date Signed: _____

B. EXECUTIVE SUMMARY

Fiscal Year 2010 (FY2010) will mark the fifth and final year of the District of Columbia’s current Consolidated Plan. The Five Year Consolidated Plan Fiscal Year 2006 – 2010 includes specific objectives and priorities regarding how the District seeks to provide activities during the five-year period that promote a suitable living environment, decent housing and economic development. These objectives and priorities, designed to assist persons of low- and moderate-income, are carried out on a yearly basis through five Annual Action Plans, and they include:

1. Creation and retention of affordable homeownership and rental housing through new production, preservation, and rehabilitation; comprehensive housing counseling; and eviction prevention and homeless assistance;
2. Expansion of homeownership through first-time homebuyer assistance, and assistance and counseling to convert rental properties to affordable homeownership; and
3. Support of neighborhood-based economic and community revitalization activities through business expansion and retention services.

Both the Annual Action Plan and the Consolidated Plan are designed to guide housing, community development, homeless, and special population activities within the District of Columbia through the year 2010. The Action Plan is a collaborative process whereby a community establishes a unified vision for housing and community development during FY2010. Citizens, public agencies, and other interested parties, including those most affected, are provided opportunities to participate in every aspect of the consolidated planning process, e.g. identifying needs, setting priorities, recommending programs, developing proposals, and reviewing program accomplishments. The Department of Housing and Community Development (DHCD) is the District’s agency responsible for preparing the Consolidated Annual Action Plan.

The FY2010 Action Plan is not only an application to the U.S. Department of Housing and Urban Development (HUD) for federal fiscal year 2009 funding; it is also a statement of the strategic activities that DHCD, as the District’s designated program administrator, intends to undertake during FY2010 to implement the strategic goals set forth in the Five Year Consolidated Plan. The District will receive direct federal funding of over \$40 million from HUD for the Community Development Block Grant, (CDBG), HOME Investment Partnerships (HOME) program, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grant (ESG) program.

Fiscal Year 2010 Federal Entitlement Grant Allocations

Community Development Block Grant (CDBG) Allocation	\$18,179,591
HOME Investment Partnerships (HOME) Allocation	9,322,221
Emergency Shelter Grant (ESG) Allocation	802,900
Housing Opportunities for Persons with AIDS (HOPWA) Allocation	<u>12,213,518</u>
Total:	\$40,518,230

The greatest single source of federal funding for DHCD’s program and projects to be undertaken in FY2010 is CDBG. CDBG funding total, including the FY2010 allocation, anticipated program income, and FY2010 fund balance, is \$34,245,871.

Several projects will be funded through the use of HOME funds and anticipated program income, in the amount of \$18,716,498. Sixteen percent of the HOME funds are to be used for DHCD’s “Homebuyer Assistance Programs (HAP)”, which provides down-payment and closing cost assistance to qualified households. Shelter programs and certain homelessness prevention activities will be funded through the ESG program, with an allocation and fund balance of \$1,642,810, and administered by The Community

Partnership for the Prevention of Homelessness. Lastly, the HOPWA program has an allocation of \$12,213,518, and the regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA).

The Department’s funding will be used to accomplish numerous housing and community development activities, including, but not limited to, providing housing counseling to approximately 15,000 residents, assisting 400 residents in becoming homeowners, providing 5,000 businesses with technical assistance and/or façade improvements, and preserving or creating more than 1,300 units of affordable housing for low-to-moderate income residents.

Evaluation of Past Performance

During the first four years of the Five-Year Consolidated Plan period that began in FY2006, DHCD subsidized thousands of units of affordable housing, homebuyer education and outreach, expanded homeownership opportunities to the District’s increasingly diverse populations, and contributed to economic and community revitalization.

DHCD provided loans for down-payment and closing costs for new first-time homeowners through its Home Purchase Assistance Program (HPAP). DHCD also assisted tenants toward homeownership by assisting them in acquiring and converting their rental units for condominium or co-op ownership under the First Right Purchase Assistance and Tenant Purchase Technical Assistance Programs. DHCD also assisted single-family owner-occupants to remain in their homes by providing loans and grants for rehabilitation, including lead-based paint hazard control and replacement of lead water pipes.

Over the past four years, DHCD increased the supply of affordable housing through funds provided for multi-family rehabilitation and/or for pre-development loans for new multi-family and single-family construction projects. DHCD also provided housing counseling to tenants, home buyers and new homeowners to increase access to affordable housing. Emergency Shelter Grant (ESG) funds provided emergency assistance to prevent households from becoming homeless and to provide shelter for families.

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 small neighborhood businesses to assist in their retention and expansion. DHCD also provided funding to help complete construction on façade improvement projects for small businesses.

Table 1 shows the District’s progress from FY 2006 through 2009 in addressing the priorities set by the community.

Table 1: Accomplishments 2006-2009

Key Performance Indicators	FY2006	FY2007	FY2008	FY2009 6/30/09	Total
1. Total affordable housing units funded	3,124	2,773	3,138	949	9,984
2. Total special needs housing units funded	134	196	373	113	816
3. Total new ownership units and households funded	1,033	1,247	1,212	237	3,729
4. Number of first-time homebuyers funded by the Home Purchase Assistance Program (HPAP)	278	513	508	234	1,533



B. EXECUTIVE SUMMARY

Key Performance Indicators	FY2006	FY2007	FY2008	FY2009 6/30/09	Total
5. First Right Purchase Assistance Program (Tenant Purchase) units funded	173	149	293	59	674
6. Total affordable housing units rehabilitated	1,839	1,369	1,990	460	5,658
7. Number of loans or grants by the Single Family Rehab Program	86	125	142	188	541
8. Percentage of affordable housing units completed or in development that are highly sustainable and meet the Green Communities criteria	n/a	n/a	56%	n/a	n/a
9. Number of technical assistance services provided to small businesses	1,205	3,292	3,106	1,774	9,377
10. Number of storefront façades improved	31	25	45	9	110

C. SOURCES OF FUNDS

The Department relies on two sources of funding to finance housing and community development projects, programs, and project delivery costs. These include: 1) federal resources from HUD and program income; and 2) local resources composed of appropriated District funds and certain loan repayments. DHCD makes direct investments and uses funding to leverage private investments.

Federal Resources

FY2010 is the thirty-fifth year (CD-35) of the CDBG Program. HUD’s Office of Community Planning and Development provided preliminary notice to DHCD that its FY2010 formula entitlement grant allocations were approximately \$40 million. (DHCD also anticipates an additional \$16 million in program income from these entitlements to be available in FY2010.) The net available federal funds from these entitlement grants for FY2010 are shown in Table 2.

Table 2: FY2010 Federal Funding

	CDBG	HOME	ESG	HOPWA	Economic Stimulus
Allocation	\$18,179,591	\$9,322,221	\$802,900	\$12,213,518	\$0
Program Income	\$15,000,000	\$1,000,000	\$0	\$0	\$0
FY2009 Fund Balance	\$1,066,280	\$8,394,277	\$839,910	\$0	\$20,863,401
Total federal funds	\$34,245,871	\$18,716,498	\$1,642,810	\$12,213,518	\$20,863,401

DHCD and DMPED will serve as the administrator for the CDBG, HOME, ESG and Economic Stimulus grants. The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA). Federal grant funds are distributed through DHCD’s and HAA’s various programs.

Program Income

There is a total of \$15,000,000 in program income dollars projected to be collected for the CDBG program and \$1,000,000 is projected to be collected in program income dollars for the HOME program. Program income is derived primarily from repayment of loans provided to citizens to assist in the purchase of homes within the District. Program income received in excess of the budgeted amount is reprogrammed for use with the respective program.

2009 Recovery Act - Economic Stimulus Package

In February of 2009, President Obama signed the America Recovery and Reinvestment Act (ARRA) in an effort to stem a protracted and widespread recession in economic growth. These funds were made available during FY2009 and will therefore be reported on as an addendum to the FY2009 Plan, and the utilization of these funds will likewise be reported on as activities occurring in FY2009 and FY2010.

In FY2010, DHCD will use over \$20 million dollars of these funds to modernize homes to make them energy efficient, support a broad range of housing and community development projects that are ready to go, and help the families and communities hardest hit by the economic crisis including people who are on the brink of homelessness or have recently become homeless.

Section 8

The D. C. Housing Authority (DCHA) receives, administers, and monitors funds for the Section 8 Program, known as the Housing Choice Voucher Program (HCVP). DCHA estimates that its budget for the HCVP program will be \$144.5 million, a 4% increase over the FY2009 budget of \$138.9 million. The Section 8 funds are used to increase affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. The funds are not part of the DHCD budget, but may be used by low-income families to obtain affordable housing in projects funded by DHCD.

Low-Income Housing Tax Credits

The Low-Income Housing Tax Credit (LIHTC) Program was enacted by Congress in 1986 to provide owners of qualifying properties a federal tax incentive with the Internal Revenue Service for providing rental housing at affordable rents for individuals and families of low or moderate income levels. The income limits and rent restrictions for LIHTC properties are released annually by the United States Department of Housing and Urban Development. Residents of tax credit units are required to be within the income limits and owners of tax credit housing are required to meet the rent restrictions for tax credit units.

The Internal Revenue Service charged the administration of the LIHTC program in the District of Columbia to the Department of Housing and Community Development (DHCD). Final regulations for “Compliance Monitoring and Miscellaneous Issues Relating to the Low-Income Housing Credit” were released by the Internal Revenue Service in the Federal Register, Volume 65 – Number 10 on Friday, January 14, 2000 and as further amended.

Owners of rental housing receiving an allocation of tax credits from the District of Columbia DHCD *after* December 31, 1989 are required to enter into a Restrictive Covenant with the agency. The Restrictive Covenant adds an additional 15 years to the 15-year tax credit compliance period. As mandated by the Internal Revenue Service, the DHCD is charged with insuring the on-going compliance of Low Income Housing Tax Credit properties in the District of Columbia by conducting monitoring. DHCD meets this requirement by conducting physical inspections of the project’s buildings and tax credit units, as well as review of the tenant files to determine their status with the rules and regulations of the Low Income Housing Tax Credit Program.

The Low Income Housing Tax Credit Program estimated revenue from fees for FY2010 is \$849,509. The LIHTC total, including the FY2010 revenue and FY2009 fund balance, is \$865,775.

Local Resources

According to the Mayor’s FY2010 proposed baseline budget, the funds projected from local resources total \$72,451,590. Appropriated and local funds are broken down in Table 3.

Table 3: FY2010 Proposed Local/Other Funds Allocations

	HPTF	Local Appropriation	Loan Repayments	Other*
FY2010 Revenue	\$17,900,000	\$10,019,922	0	0
Fund Balance	33,428,694**	0	\$1,702,899	\$9,400,075
Net available funds	\$51,328,694	\$10,019,922	\$1,702,899	\$9,400,075

* “Other” consists of the Unified Fund, Intra-District, and Nuisance.

**HPTF Fund Balance will be nearly fully committed, but not disbursed, at 30 Sept. 2009.

The Housing Production Trust Fund (HPTF or “Fund”), authorized by the Housing Production Trust Fund Act of 1988 as amended by the Housing Act of 2002, is a local source of money for affordable housing development. Capital for the Housing Production Trust Fund is supplied from the legislated share of DC deed recordation taxes and real estate transfer taxes, currently 15%. The Fund is designed to direct assistance toward the housing needs of the most vulnerable District residents—very low- and extremely low-income renters.

Pending the receipt of feasible project proposals, the statute requires that:

- A minimum of 40 percent of all Fund monies disbursed each year must benefit households earning up to 30 percent of the area median income (AMI);
- A second minimum of 40 percent of the Fund monies must benefit households earning between 31 and 50 percent of the AMI;
- The remainder must benefit households earning between 51 and 80 percent of the AMI; and
- At least 50 percent of the Fund monies disbursed each year must be used for the development of rental housing.

The rest of the Funds may be used for, but are not limited to, for-sale housing development, single family housing rehabilitation, and loans and title-clearing costs associated with the Homestead Program.

In FY2005, DHCD launched a new HPTF Site Acquisition Funding Initiative (SAFI), which combines HPTF money with money from private lenders to provide loans to non-profit housing developers to facilitate acquisition of sites for affordable housing. The rapid pace of escalation in the District of Columbia’s real estate market makes this initiative necessary to retain land parcels for the housing needs of low-moderate-income residents.

DHCD also receives separate, local budget appropriations and repayments on loans originally funded with local dollars, for its Home Purchase Assistance Program, which it uses to make more homebuyer assistance loans. Under Other Funds, there will be an estimated \$8,556,273 in the Unified Fund, \$500,000 in the Intra District, and \$343,803 from the “Nuisance Abatement Fund”, which are funds given to us by DCRA.

In FY2010 DMPED will continue to promote the revitalization of District neighborhoods. DMPED will expend \$4,780,000 for New Communities initiatives, which will assist in continuing the redevelopment of older public housing development into revitalized communities for current and future residents; and \$3,160,000 in Housing Production Trust Fund (New Communities) projects. In addition, \$28,200,000 will be received in NIF funding for eligible projects in FY2010. The Neighborhood Investment Fund is an annual, non-lapsing fund to finance economic development and neighborhood revitalization in 12 targeted areas of the District.

Private Funds and Leveraging

The grant award criteria for the District’s housing and community development programs require the maximum use of private financial resources. Because DHCD uses its funds to “close the gap” of needed financing for its selected projects, private financing sector generally provides a significant portion of each project’s funds. Banks and savings and loan institutions serve as the primary financing sources of all housing production, rehabilitation, or capital improvements. 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, Local Initiatives Support Corporation (LISC), and the Enterprise Foundation.

Matching Funds

Three HUD programs require matching funds: HOME, ESG and Lead Hazard Control. Under 24 CFR 92.218 *et. seq.*, the District must provide a matching contribution of local appropriated funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. The District’s FY2010 contribution will not be less than 25 percent of our non-administrative HOME draws.

DHCD meets its HOME obligation through contributions from the Housing Production Trust Fund. Eighty percent of all HPTF funds 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 FY2010, the Department’s HPTF budget is \$51,328,694. 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 provides local match dollars to support outreach and prevention services; support shelter operations and fund renovation of shelter space. The District works to provide assistance for the homeless through community-based organizations, faith-based organizations and other non-profit service providers.

DHCD matches its Lead Hazard Control monies with local funds. This funding is used to abate lead-based hazards in single- and multi-family properties.

Capital Dollars

The District Capital Improvement Program (“Capital”) funds various modernization, acquisition and improvement efforts. The Department of Housing and Community Development receives an annual allocation of Capital funds for activities in the Property Acquisition and Disposition Division. In FY 2010 the proposed Capital allocation is \$3.5 million. These activities consist of acquisition, assemblage, site preparations, and demolition and stabilization of property to promote housing, affordable housing, and economic development opportunities. Projects for acquisition are identified in areas where the District can make an investment to enhance and compliment development opportunities or projects being undertaken by the private or non-profit sectors, as well neighborhoods with substantial concentrations of vacant and abandoned property. Once the property is owned by the District, Capital funds pay for costs related to the rehabilitation and the stabilization of the real property.

In 2009, DHCD relocated to a new headquarters building in historic Anacostia, combining all of its divisions under one roof and featuring a new Housing Resource Center on the street level. The vision of the new resource center is to offer the public a one-stop shop for information and services on all DHCD programs, although DHCD’s divisions do not share a common IT system for linking customers to similar programs and services across the Department. In FY2010, DHCD allocated a \$500,000 master lease capital project to purchase and implement a case management tracking system for the new Housing Resource Center.

In FY2010, DMPED estimates receiving \$9,010,000 in Capital dollars for the Great Streets Initiative projects, where the District will continue to work with private and not-for-profit developers to develop key public and quasi-public owned parcels.



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Table 4: Outcome Performance Measurements (FY06 – FY10)

OBJECTIVE: SUITABLE LIVING ENVIRONMENT	<i>Expected FY06</i>	<i>Actual FY06</i>	<i>Expected FY07</i>	<i>Actual FY07</i>	<i>Expected FY08</i>	<i>Actual FY08</i>	<i>Expected FY09</i>	<i>Actual FY09</i>	<i>Expected FY10</i>	<i>Actual FY10</i>	<i>5-Year Goal</i>	<i>5-Year Total</i>	<i>5-Year % of Total</i>
Outcome: Availability/Accessibility													
Support homeless families.	55	103	45	76	60	115	70		55		315	294	93.33%
Promote home ownership through the reclamation of abandoned properties.	5	5	6	27	10	29	15		20		56	61	108.93%
Outcome: Sustainability													
Foster job growth for local residents.	2000	3547	2000	3499	2000	3295	3000		3000		12000	10341	86.18%
Support property management	94	34	75	187	75	176	100		150		495	397	80.20%
Enhance function and appearance of business facilities to strengthen commercial corridors.	100	120	50	25	75	45	20		20		260	190	73.08%
Conduct program monitoring activities	60	90	68	73	70	71	75		80		350	234	66.86%

*FY2009 Actual Numbers will be available in October 2009.

OBJECTIVE: ECONOMIC DEVELOPMENT	<i>Expected FY06</i>	<i>Actual FY06</i>	<i>Expected FY07</i>	<i>Actual FY07</i>	<i>Expected FY08</i>	<i>Actual FY08</i>	<i>Expected FY09</i>	<i>Actual FY09</i>	<i>Expected FY10</i>	<i>Actual FY10</i>	<i>5-Year Goal</i>	<i>5-Year Total</i>	<i>5-Year % of Total</i>
Outcome: Sustainability													
Support retention and growth of local neighborhood businesses.	1500	1205	1500	3292	1500	3106	2000		2000		8500	7603	89.45%

*FY2009 Actual Numbers will be available in October 2009.



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

OBJECTIVE: DECENT HOUSING	Expected FY06	Actual FY06	Expected FY07	Actual FY07	Expected FY08	Actual FY08	Expected FY09	Actual FY09	Expected FY10	Actual FY10	5-Year Goal	5-Year Total	5-Year % of Total
Outcome: Availability/Accessibility													
Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement.	1883	1637	3000	4782	1800	5371	2500	2500			11683	11790	100.92%
Provide housing information services to persons living with HIV/AIDS.	1450	2173	1850	5844	1850	6917	3200	3000			11350	14934	131.58%
Provide supportive services to HOPWA assisted housing	2000	3170	2098	3695	2000	4373	2000	2000			10098	11238	111.29%
Provide operating support to housing for persons living with HIV/AIDS.	30	38	478	305	400	221	400	350			1658	564	34.02%
Provide Comprehensive housing counseling services to low/moderate income households	7992	15528	15000	19079	15000	17338	15000	15000			67992	51945	76.40%
Outcome: Affordability													
Preserve and increase rental housing supply for low-moderate income, extremely low and very low-income residents.	1800	1402	1800	1526	1800	1990	1700	1700			8800	4918	55.89%
Increase supply of new single and multi-family ownership housing units.	200	1178	200	1247	200	305	1000	1000			2600	2730	105.00%
Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	1700	9657	1700	2688	1700	8170	2000	2500			9600	20515	213.70%
Increase homeownership opportunities for first time low-moderate income residents	240	278	250	513	450	508	500	400			1840	1299	70.60%
Preserve and Increase homeownership opportunities for very low and low-income residents who are HOME income eligible.	25	59	38	100	30	161	40	45			178	320	179.78%
Preserve existing homeownership through assistance with rehabilitation to code.	60	86	60	125	60	142	70	75			325	353	108.62%
Assist conversion of rental units to condominium / co-op ownership units.	150	691	150	149	250	282	200	100			850	1122	132.00%
Prevent increases in homelessness	190	220	176	232	200	115	200	111			877	567	64.65%
Provide TBRA rental subsidies to person with HIV/AIDS	739	563	817	616	790	749	700	700			3746	1928	51.47%
Provide short-term rental, mortgage and utility assistance to persons with AIDS.	600	996	500	386	500	428	500	500			2600	1810	69.62%
Acquisition, rehabilitation, conversion, lease, and repair of facilities.	30	0	30	0	30	0	30	30			150	0	0.00%

*FY2009 Actual Numbers will be available in October 2009.



Table 5: Summary of Specific FY2010 Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/ Objective*
1	Homeless Objectives				
1.1	Prevent increases in homelessness	ESG	<ul style="list-style-type: none"> No. of households that received emergency financial assistance to prevent homelessness 	111	DH-2
1.2	Support homeless families	ESG	<ul style="list-style-type: none"> No. of homeless families given overnight shelter. 	56	SL-1
1.3	Maintain the quality of shelter provided to homeless persons	ESG	Emergency Housing: <ul style="list-style-type: none"> No. of beds created in an overnight shelter or other emergency housing. 	N/A	SL-1
2	Special Needs Objectives				
2.1	Provide housing information services to persons living with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> No. of persons assisted 	3,200	DH-1
2.2	Provide and sustain short-term supportive housing opportunities to persons with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> No. of housing units No. with short-term rental assistance No. of homeless and chronically homeless households assisted 	500	DH-2
2.3	Provide supportive services to HOPWA-assisted housing	HOPWA, LOCAL	<ul style="list-style-type: none"> No. of persons assisted 	2,000	DH-1
2.4	Provide operating support to housing for persons living with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> No. of persons assisted 	400	DH-1
2.5	Provide TBRA rental subsidies to persons with HIV/AIDS	HOPWA	<ul style="list-style-type: none"> No. of persons assisted 	700	SL-3
2.6	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 	0	DH-2
2.7	Other Special Needs Housing Units are included in the Objective #2 to preserve and increase affordable housing.			Part of 2000 units of affordable housing	
3	Rental Housing				
3.1	Preserve and increase affordable housing supply for low-moderate income, extremely low and very low-income residents.	CDBG, HOME, HPTF	<ul style="list-style-type: none"> No. of affordable units No. of Section 504 accessible units No. of years of affordability Units in compliance with Lead Safe Housing Rule 	1,700	DH-2 DH-1
3.2	Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	CDBG, HOME	<ul style="list-style-type: none"> No. of tenants receiving counseling for unit purchase 	2,000	DH-2

D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/ Objective*
3.3	Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement	CDBG	<ul style="list-style-type: none"> No. of tenants receiving counseling 	2,500	DH-1
4	Owner Housing				
4.1	Increase homeownership opportunities for low-moderate income residents	CDBG, HOME	<ul style="list-style-type: none"> No. of first-time homebuyers No. receiving down-payment assistance/ closing costs 	500	DH-2
4.2	Increase homeownership opportunities for very low- and low-income residents who are HOME-income eligible.	HOME	<ul style="list-style-type: none"> No. of first-time homebuyers No. receiving down-payment assistance/ closing costs 	30	DH-2
4.3	Preserve existing homeownership through assistance with rehabilitation to code standards.	CDBG, HOME, HPTF	<ul style="list-style-type: none"> No. of owner-occupied units rehabilitated or improved 	70	DH-2
4.4	Increase supply of new single and multi-family ownership housing units	CDBG, HOME, HPTF	<ul style="list-style-type: none"> No. of affordable units No. of Section 504 accessible units No. of years of affordability 	1,000	DH-2
4.5	Assist conversion of rental units to condominium /co-op ownership units.	CDBG, HPTF	<ul style="list-style-type: none"> No. of units No. of affordable units No. of years of affordability 	200	DH-2
4.6	Promote home ownership through the reclamation of abandoned properties.	CDBG Capital	<ul style="list-style-type: none"> No. of units No. of affordable units No. of years of affordability 	15	DH-2
5	Community Development				
5.1	Support retention and growth of local neighborhood businesses	CDBG	<ul style="list-style-type: none"> No. of businesses assisted 	2,000	EO-3
5.2	Provide comprehensive housing counseling services to low/moderate-income households	CDBG	<ul style="list-style-type: none"> No. of low/moderate-income households served. 	15,000	DH-1
6	Infrastructure				
6.1	Infrastructure Objectives may include business infrastructure improvements funded with local funds. See Economic Development Objectives.	CDBG	<ul style="list-style-type: none"> No. of persons assisted 	N/A	SL-3
7	Public Facilities				
7.1	Conduct infrastructure improvements and new construction/restoration of	CDBG LOCAL	<ul style="list-style-type: none"> No. of persons assisted 	51% of project area is low-mod.	SL-3



D. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/ Objective*
	public parks and other public infrastructure and facilities in support of redevelopment			100% of project area will benefit from activity.	
7.2	Assist construction of a job training facility for a limited clientele.	CDBG	<ul style="list-style-type: none"> No. of persons assisted 	1000	SL-3
8	Public Services				
8.1	See Neighbor-Based Activities discussion.	CDBG	See Objectives 3.3, 4.5 and 9.1	N/A	SL-3
9	Economic Development				
9.1	Assist or implement neighborhood and commercial revitalization projects and activities. (DMPED)	LOCAL CDBG	<ul style="list-style-type: none"> No. of businesses assisted Elimination of slum and blight Completion of urban renewal programs 	10	SL-3
9.2	Enhance function and appearance of business facilities to strengthen commercial corridors.	CDBG	<ul style="list-style-type: none"> No. of businesses assisted 	100	SL-3
10	Planning/Administrative				
10.1	Conduct program monitoring activities	CDBG, HOME, ESG, HOPWA		70	
10.2	Carryout the Department's Administrative Management Program	CDBG, HOME		N/A	

E. DESCRIPTION OF ACTIVITIES

Community Development Block Grants Activities

The proposed uses of DHCD's budgeted CDBG funds, including program income and other funds, are described in the List of Projects and Programs section, starting on page 23 and in the Goals and Projections section, starting on page 57. As noted in previous sections of this Action Plan, DHCD anticipates receiving \$15,000,000 in program income during FY2010, all from loan repayments and proceeds of sales or leases of property. While the District is examining the feasibility of an interest rate loan buy-down program, we have no concrete plans to initiate this activity at this time. The Department does not anticipate any urgent need activities at present, but we continue to keep a close eye on changing conditions.

The process by which DHCD makes CDBG funds available is described on page 54. Individuals, for-profit and nonprofit organizations are eligible to apply for these funds provided that they meet all HUD program-specific requirements regarding income eligibility; conflict of interest; use of debarred or suspended contractors, and other administrative requirements; and are not delinquent on liabilities to the District government or in other material violation of District requirements.

DHCD sets affordable rents for CDBG-funded units at an amount that is at or below 30% of a low-to-moderate person's gross income. Individual income levels can be found in Appendix B.

HOME Activities

Forms of Investment: DHCD may invest HOME funds in all proposed uses as prescribed in 24 CFR 92.205(b). The District's FY2010 HOME funds will be invested consistent with the purposes of this part and in accordance with HUD.

Recapture and Resale:

DHCD has selected to use the recapture and resale methods depending on the program.

Recapture:

Single-Family Homeownership Provisions: When DHCD uses HOME funds for its homeownership programs, including both the Home Purchase Assistance Program (HPAP) and the Single Family Residential Rehabilitation Program, it will utilize the recapture provision of the program, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1). The full amount of assistance is recaptured upon transfer of the property or upon the homebuyer's no longer using the property as a principal residence. This requirement is established as a covenant in the loan documents executed at settlement of the property. The resale provision would not be appropriate for the Department's single-family homeownership assistance program since it would impose an undue restriction on homes purchased in the private sector real estate market.

Resale:

Developer Assisted Homebuyer Provisions: DHCD, through its Development Finance Division, uses HOME funds to assist *developers* in new construction, renovation and rehabilitation activities that will result in the creation of affordable single-family and multi-family (condominium) ownership units and multi-family rental units in the District of Columbia.

With regard to the ownership units, DHCD utilizes the RESALE provisions of the HOME Program pursuant to 24 CFR 92.254 (a)(5)(i)(A) by incorporating restrictive covenants running with the land and a silent second Deed of Trust that will require homebuyers to: 1) Maintain the HOME-assisted unit as his/her principal place of residency during the Affordability Period, and 2) Sell the HOME-assisted unit to a subsequent HOME income-eligible buyer, if said sale occurs within the unit's Affordability Period.

E. DESCRIPTION OF ACTIVITIES

The resale requirement must also ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner’s investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The subsequent HOME income-eligible buyer will also have to maintain the unit as his/her principal place of residency throughout the remaining Affordability Period. If additional HOME funds are invested in the property at resale, the Affordability Period begins anew or has been effectively extended. Therefore, if the subsequent HOME income-eligible buyer also receives HOME funding, then the Affordability Period on the unit will be the total of the balance of the previous homebuyer’s Affordability Period *plus* the Affordability Period as determined by the second HOME investment amount.

Refinancing: DHCD does not use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

Definition of Modest Housing: DHCD defines “modest housing” by following the method outlined in 24 CFR 92.254(a) (iii) for its homebuyer assistance and single family rehabilitation programs. Specifically, DHCD caps the allowable sales price or post-rehabilitation value at the Single Family Mortgage Limit under the Section 203(b) program, as permitted by 24 CFR 92.254 (a)(2)(iii). The limits for the District of Columbia as of February 25, 2009 are as follows:

House Size	1 family	2-family	3-family	4-family
203(b) Limit	\$729,750	\$934,200	\$1,129,250	\$1,403,400

These limits apply to one-to-four family units. DHCD does not presently finance manufactured housing. In addition, DHCD applies the one-family limit to the sales price or post-rehabilitation value to define modest housing in the case of condominium or co-operative units. In doing so, DHCD cites the following:

94.254(a)(2)(iii): If a participating jurisdiction intends to use HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single-family properties, the participating jurisdiction may use the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (12 U.S.C. 1709(b), which may be obtained from the HUD Field Office) or it may determine 95 percent of the median area purchase price for single family housing in the jurisdiction as follows...

DHCD uses the 203(b) limit rather than the 95 percent of the median area purchase price standard.

Affirmative Marketing: DHCD follows HUD’s regulations as prescribed in the Affirmative Fair Housing Marketing Plan form (AFHMP) [HUD 935-2]. DHCD has produced an AFHMP Form in compliance with federal guidelines and it ensures the District’s demographics are represented as categories for affirmative marketing. DHCD has also instituted a certification process to ensure that program services, facilities which provide services to the general public and housing rehabilitation projects also abide by the affirmative marketing principle; as such it has produced an ‘Affirmative Marketing Plan’ form for those types of projects. Through accurate document retention and monitoring, DHCD ensures that its recipients complete and submit the AFHMP with appropriate accompanying information on residential housing projects of five units or more, whether these are located in one parcel or a scattered multi-family project. DHCD aims to ensure that prospective buyers or tenants in the housing market area, regardless of their Fair Housing Act or Human Rights Act protected category, know about the housing development(s) financed through DHCD, are attracted to the housing project, feel welcome to apply, and have an equal opportunity to buy or rent. The AFHMP aims to (1) bring greater diversity to areas that have been subjected to housing discrimination based on the residents’ race or color, ethnic background and culture, their perceived or actual disability, the presence of children in the household, their religious practices, or for being one gender versus the other; and (2) inform about the availability of housing to persons not likely to apply for the housing without special

outreach efforts due to (a) self or forced segregation, (b) linguistic isolation, (c) neighborhood racial or ethnic composition and patterns, (d) location, and (e) price of housing.

Outreach to Minority- and Women-Owned Businesses: The District Government as a whole has an active program of contracting with and promoting Local, Small, and Disadvantaged Business Enterprises (LSDBEs), which include minority- and women-owned businesses. The District's Department of Small and Local Business Development (DSLBD) monitors the efficiency and compliance of all District government agencies, including DHCD, in accordance with the legislative mandate of the "Equal Opportunity for Local, Small, and Disadvantaged Business Enterprises (LSDBE) Act of 1998." DSLBD reviews and approves Affirmative Action Plans submitted by District agencies for public/private partnerships and for contractors with contracts in excess \$25,000. It also provides technical assistance to LSDBEs that wish to contract, or currently contract, with the District government, and helps those entities with outreach.

DHCD's loan and grant agreements with developers require that the developers submit Affirmative Action Plans that set forth goals for the hiring of local, small and disadvantaged business enterprises and for hiring minorities and women for construction and non-construction jobs.

Increasing Minority Ownership: DHCD's HOME funded direct homebuyer assistance is projected to assist an average of 30-35 minority households each year of the Five-Year Plan, or 150 -175 households over the period. Using all funding sources, DHCD estimates providing homebuyer assistance to at least 200 minority households per year or more than 1,000 households over the period of the Five-Year Plan.

Under the DFD HOME-funded developer projects, DHCD funds the *developers* of affordable ownership housing, and not individual homebuyers.

ESG Activities

Since 2005, DHCD continues the oversight and administration of ESG funds, starting with the HUD grant year 2004 funds. The Community Partnership for the Prevention of Homelessness (the Partnership) serves as the lead agency for homeless Continuum of Care under a FY2007 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 all ESG activities involving the District's homeless population, including the homeless and other special need subpopulations of the homeless (e.g., the frail elderly, chronically mentally ill, drug and alcohol abusers, and persons with AIDS/HIV).

The Partnership, with the approval of DHCD, determines annually which services and activities will be funded with the ESG Grant to address the most pressing emergency and prevention needs. In FY2010, the ESG 2009 (FY 2010) funds will be used to prevent homelessness and support shelter operations. It is expected that the funds for homeless prevention and emergency assistance activities will provide emergency assistance (i.e. to defray rent and utility arrearages) for approximately **111 families** at an average cost of \$1500 each, as well as an average of **56 individuals** at an average cost of \$1,325 each.

The Partnership manages emergency shelters for both families and individuals. It is expected that the shelter operations funds will support the cost of operations at the Park Road Emergency Family Shelter and the Naylor Road Family Shelter. The Tables 3s for ESG in the following section describe the uses of ESG 2009 (DHCD FY 2010) funds.

**Table 6: ESG Homeless Prevention and Emergency Assistance Locations**

Intake Site	
Virginia Williams Family Resource Center 920 A Rhode Island Avenue NE Washington, DC 20018	Plymouth Congregational Church 5301 North Capitol Street, NE Washington, DC 20011
Change, Inc. 1413 Park Road, NW Washington, DC 20010	Refuge of Hope Disciple Center 10 "P" Street, NE Washington, DC 20002
Catholic Charities Family Center 1438 Rhode Island Avenue, NE Washington, DC 20018	Capitol Hill Group Ministries 620 "G" Street, SE Washington, DC 20003
Catholic Charities Family Support Center 220 Highview Place, SE Washington, DC 20032	Marshall Heights CDO 3939 Benning Road, NE Washington, DC 20019
Greater Washington Urban League 2901 14 th Street, NW Washington, DC 20009	Salvation Army/ERI 3101 Martin Luther King, Jr. Avenue, SE Washington, DC 20032
Near Northeast Community Improvement Corp. 1326 Florida Avenue, NE Washington, DC 20002	All Faith Consortium 2400 14 th Street NW Washington, DC 20009
Community Family Life Services 305 "E" Street, NW Washington, DC 20001	United Planning Organization/Petey Green 2907 Martin Luther King Avenue, SE Washington, DC 20032
United Planning Organization/Anacostia 1649 Good Hope Road, SE Washington, DC 20020	Bread for the City NW 1525 7 th Street NW Washington, DC 20001
Bread for the City SE 1640 Good Hope Road, SE Washington, DC 20020	Mother's Dear Community Center 467 Florida Avenue, NW Washington, DC 20001
Emmaus Services for the Aging 1426 9 th Street NW Washington, DC 20001	My Sister's Place Domestic Violence Shelter and Services Address Confidential

HOPWA Activities

DHCD is the HOPWA Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMA). The District's, Department of Health, HIV/AIDS Administration (HAA) is the sub-recipient of the HOPWA funds received by the District. The regional HOPWA allocation is administered and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA). Funds are distributed through HAA's various program. For further information, please see Appendix I.

Listing of Projects and Programs (Table 3c)

The following pages contain the U.S. Department of Housing and Urban Development-defined “Table 3” that describes each of the District’s programs and activities. The Tables 3 are grouped according to the District’s major uses of HUD funds:

- Homeownership and Home Rehabilitation Assistance: This DHCD program area meets the HUD priority need of *Owner-Occupied Housing* by providing financial assistance to increase home purchases and for home rehabilitation.
 - Home Purchase Assistance Housing Programs
 - Employer Assisted Housing Programs
 - Residential Rehabilitation Programs

- Affordable Housing/Real Estate Development: This District program area meets the HUD priority needs of *Owner-Occupied Housing, Rental Housing, Public Facilities, Infrastructure* and *Non-Homeless Special Needs* by providing financial support for owner-occupied and rental housing projects for both general and special needs populations; infrastructure for community development projects; and commercial and community facilities.
 - Property Acquisition and Disposition Program
 - Acquisition for Rehab Program
 - Rental Housing Program
 - Affordable Housing Development Program

- Neighborhood Investment: This District program area meets the HUD priority needs of *Economic Development, Public Services, Owner-Occupied Housing, and Rental Housing* by providing financing to community-based organizations for program delivery costs in the areas of small business technical assistance, housing counseling and other services.
 - Storefront Façade Development Program
 - Housing Counseling Program
 - Commercial Corridor/Small Business Development Program
 - Community Housing Development Organization (CHDO) Program

- Economic and Commercial Revitalization: This District program area meets the HUD priority need of *Economic Development* by providing support for business and job development through financing mechanisms, for property management, acquisition (through condemnation), relocation services, demolition and clearance, environmental remediation and disposition services.
 - Skyland Shopping Center Program
 - Economic and Community Revitalization Program

- Public Facilities and Improvements: This District programs are used to make public improvements and renovate public facilities in support of redevelopment. The projects may include, but are not limited to, improvements to or construction of walking trails, parks, playgrounds, flood and drainage systems, and utility lines (park lighting). Funds may also be used to enhance the aesthetics of public properties by providing such things as trees, sculptures, fountains, or works of art. This project may also include investments in public facilities that are either publicly owned (or traditionally provided by the government), or owned by a nonprofit, and operated for use by the general public.
 - Public Facilities & Improvements Program



E. DESCRIPTION OF ACTIVITIES

- Agency Management: This DHCD program area supports the Department's planning and administration efforts.
 - Agency Management Program
- Program Monitoring and Compliance: This DHCD program area supports all HUD priority needs by ensuring that activities are carried out in compliance with federal and local regulations.
 - Program Monitoring and Compliance Program
 - Portfolio Management Program
- Homeless Support and Prevention: This program area is overseen by DHCD but carried out by the Community Partnership for the Prevention of Homelessness. A supervisory arrangement that had existed with the Office of the Deputy Mayor for Children, Youth, Families and Elders was discontinued, and in FY 2005 DHCD resumed the oversight and administration of ESG funds starting with the HUD grant year 2004 funds. Programs and activities support the HUD priority need of *Homeless/HIV/AIDS* through the delivery of Emergency Shelter Grant program funds for any or all of the following: homeless prevention, outreach and support; shelter renovation, rehabilitation and operations; and program administration.
 - Homelessness Prevention and Rapid Re-housing Program
 - Homeless Prevention Program
 - Shelter Operations Program
 - ESG Administrative Costs Program
- Housing for Persons with AIDS Program Management: This Department of Health, HIV/AIDS Administration program area supports the HUD priority need of *Homeless/HIV/AIDS* through the delivery of services eligible under the HOPWA program.
 - Housing Information Services Program
 - Project-Based Rental Assistance Program
 - Tenant-Based Rental Assistance Program
 - Short-Term Rent, Mortgage and Utility Payments Program
 - Supportive Services Program
 - Operating Costs Program
 - Sub-recipient Administrative Expenses Program
 - Grantee Administrative Expenses Program



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Owner-Occupied Housing

Project Title
Homebuyer Assistance (Home Purchase Assistance and Employer Assisted Housing Programs)

Project Description

The Home Purchase Assistance Program (HPAP) provides financial assistance in the form of interest-free loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives units. Qualified households are eligible for loans to meet down payment and closing cost requirements. Assistance levels are determined by the Department each year based on: (1) prevailing real estate market prices; (2) available budget; (3) levels of household income and size; and (4) each household's mortgage "financing gap"; assistance provided to any individual household is further subject a to program-wide per-client caps determined each year. Loans are subordinate to private first trust mortgages. The D.C. Employer-Assisted Housing Program (EAHP) provides special home purchase assistance benefits to District government employees, including loans for down payment assistance, matching fund grants for closing costs, and credits toward District property and income taxes.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 4.1	Project ID FY2010 HPAP	
HUD Matrix Code 13	CDBG Cit. 570.201(n)	HOME Cit. 92.205(a)(1)
Type of Recipient Individuals & sub- recipients (for admin.)	CDBG National Objective LMH	
Start Date 10/1/2009	Completion Date 9/30/2010	
Performance Indicator Housing units funded	Annual Units 400	
Local ID 6010	Units Upon Completion 400	

Funding Sources:	
CDBG	0
CDBG Program Income	\$3,000,000
ESG	0
HOME	\$3,000,000
HOPWA	\$0
Economic Stimulus	\$6,506,800
Total Formula	\$12,506,800
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$6,485,605
Other Funding – private	0
Total	\$18,992,405

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs. *Local appropriated funding & repayment of local appropriated funds. (HPAP Repay).

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Owner-Occupied and Rental Housing

Project Title
Residential Rehabilitation Programs

Project Description

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

The Single Family Residential Rehabilitation Program provides low-cost financing for the rehabilitation of owner-occupied single-family housing. Eligible home improvements include: (1) items to correct building code violations (items necessary to ensure that the home is decent, safe and sanitary); (2) modifications needed to make the home accessible to residents with mobility impairments (through the Handicapped Accessibility Improvement Program, or HAIP); and grant funding to control lead hazards related to lead-based paint and lead water service lines. The program provides low- or no-interest amortized or deferred loans, or grant funds, depending on the financial circumstances of the borrower and the amount and type of rehabilitation required. Single Family Rehab loans made to senior citizens have the first \$10,000 of assistance routinely deferred. HAIP provides up to \$30,000 in grant funding for improvements for handicapped accessibility. Grant funds are also available for lead-based paint hazard remediation, replacement of lead water service lines, and emergency roof repair.

The Multifamily Lead Safe Program provides grant funds to property owners to render their housing units (both owner-occupied and rental) safe from lead-based paint hazards.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 4.3	Project ID FY2010 SFRRP	
HUD Matrix Code 14A & 14B	CDBG Citation 570.202	HOME Citation 92.205(a)(1)
Type of Recipient Individuals	CDBG National Objective LMH	
Start Date 10/1/2009	Completion Date 9/30/2010	
Performance Indicator Housing Units Assisted	Annual Units 175	
Local ID 6040	Units Upon Completion 175	

Funding Sources:

CDBG	\$236,191
ESG	0
HOME	\$165,276
HOPWA	0
Total Formula	\$401,467
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$8,371,829
Other Funding – private	0
Total	\$8,773,296

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs. *Estimated leverage, public, Housing Production Trust Fund



Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Owner-Occupied and Rental Housing

Project Title
Property Acquisition and Disposition

Project Description

The Property Acquisition and Disposition Division (PADD) consolidate the Homestead Housing Preservation Program, the Home Again Program, the Land and Housing Disposition Opportunities Program and other property acquisition and disposition functions into one division. The goal of PADD is to stabilize neighborhoods by (1) decreasing the number of vacant and abandoned residential properties in the District, and (2) transforming vacant and/or abandoned deteriorated properties into homeownership opportunities for District of Columbia residents at all income levels. PADD has three main functions that include encouraging property owners to rehabilitate and/or occupy their vacant and abandoned residential property; acquiring vacant, abandoned and deteriorated properties through negotiated friendly sale, eminent domain, donation or tax sale foreclosure when owners are unwilling or unable to maintain their properties; and disposing of properties in the PADD inventory by selling the properties to individuals or developers to be rehabilitated into high quality low- and moderate-income and market-rate for-sale or rental housing units.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 4.6	Project ID FY2010 PADD
HUD Matrix Code 01 & 02	CDBG Citation 570.201(a); 570.201(b)
Type of Recipient Subrecipients (for technical assistance)	CDBG National Objective LMC
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Property Acquired	Annual Units 20
Local ID 6030	Units Upon Completion 20

Funding Sources:

CDBG	\$112,440
ESG	0
HOME	0
HOPWA	0
Total Formula	\$112,440
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$1,126,629
Other Funding – private	0
Total	\$1,239,069

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs *Represents HOME AGAIN local appropriated dollars.

Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Non-Homeless Special Needs

Project Title
Development Finance Division Project Financing, Acquisition for Rehab

Project Description

This portion of the Development Finance Project Financing for FY2010 (HUD 2009) finances sites acquired by for-profit and non-profit applicants to develop housing, including community-based residential facilities, for households with special needs, including the elderly, disabled, and individuals undergoing treatment for substance abuse. DHCD provides assistance for acquisition and acquisition/rehab project activities in the form of deferred or amortized loans to qualified organizations for eligible activities. The specific project activities that will receive funding are selected in yearly Request for Proposals (RFP) processes that DHCD/Development Finance Division conducts to solicit project proposals. Selected projects are funded after completion of underwriting which takes 90 to 120 days following date of selection. A list of projects selected from the most recent RFP is shown in Table 9. When they complete underwriting, many of these projects will be executed and funded during FY2010. Other project activities will be funded from the RFP being released in Spring 2009.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 4.3	Project ID FY2010 DFDPF
HUD Matrix Code 14G	CDBG Citation, 570.202 HOME Citation, 92.205(a)(1)
Type of Recipient For-profit and non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Housing units acquired	Annual Units 448
Local ID 2010	Units Upon Completion 448

Funding Sources:

CDBG	\$6,829,238
ESG	0
HOME	\$5,002,200
HOME Program Income	\$1,000,000
HOPWA	0
Economic Stimulus	\$3,112,000
Total Formula	\$15,943,438
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$17,753,794
Other Funding – private ±	0
Total	\$33,297,232

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs * Other public funding includes primarily Housing Production Trust Funds, O-Type and LEAD Program Funds.
± Private funds include bank loans, developer equity and/or bond financing.



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Owner Occupied and Rental Housing / Community Facility

Project Title
Development Finance Division Project Financing, Rental Housing

Project Description

This portion of the Development Finance Project Financing for FY 2010 (HUD2009) provides low-cost project financing for the rehabilitation and new construction of affordable residential property containing five or more units. The specific project activities that will receive funding are selected in yearly Requests for Proposals (RFP) processes that DHCD/Development Finance Division conducts to solicit project proposals. Selected projects are funded after completion of underwriting, which takes 90 to 120 days following date of selection. A list of projects selected from the most recent RFP is shown in Table 9. Many of these projects, when they complete underwriting, will be executed and funded during FY2010. Other project activities will be funded from the RFP being released in Spring 2009.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 3.1	Project ID FY2010 DFDPF
HUD Matrix Code 14B	CDBG Citation 570.202 HOME Citation 92.205 (a)
Type of Recipient For-profit and non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Housing Units Financed	Annual Units 672
Local ID 2010	Units Upon Completion 672

Funding Sources:	
CDBG	\$826,429
CDBG Program Income	\$7,000,000
HOME	\$6,668,467
HOPWA	0
Economic Stimulus	\$8,748,268
Total Formula	\$23,243,164
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$18,422,243
Other Funding – private ±	0
Total	\$41,665,407

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs * Other public funding includes primarily Housing Production Trust Funds, O-Type and LEAD Program Funds. ± Private funds include bank loans, developer equity and/or bond financing.

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Economic Development

Project Title
Neighborhood Based Activities – Storefront Façade Development

Project Description

The purpose of this activity is to enhance the image and overall economic viability of neighborhood business districts by improving the function and appearance of individual commercial façades. Under the Storefront Façade Development activity, the Department will provide grants, through non-profit partners, to retail and commercial property owners for the enhancement of retail and commercial façades in targeted areas of the District. Generally, the Department will provide a grant of up to 80% of construction costs for façade improvements. An additional 20% is provided to the non-profit for administrative and management costs including outreach efforts, design fees, project management, and construction administration. All costs are for the direct delivery of services or completion of projects. Façade development projects may run more than one year, stretching from 18 months to two years for completion. Some funds allocated may be used to complete prior year projects.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 9.2	Project ID FY2010 NBA NFD
HUD Matrix Code 14E, 14H	CDBG Citation 570.202
Type of Recipient Non-profit organization	CDBG National Objective LMA
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Businesses assisted	Annual Units 20
Local ID 3000	Units Upon Completion 20

Funding Sources:

CDBG	..... \$1,400,000
ESG	..... 0
HOME	..... 0
HOPWA	..... 0
Total Formula	..... \$1,400,000
Prior Year Funds	..... 0
Assisted Housing	..... 0
PHA	..... 0
Other Funding – public	..... 0
Other Funding – private	..... 0
Total	..... \$1,400,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Public Services

Project Title
Neighborhood Based Activities – Housing Counseling / Application Intake

Project Description

Through nonprofit community-based organizations, DHCD supports a broad range of housing counseling services, including outreach, application intake and general counseling for several of the DHCD's programs. The emphasis in counseling is on homeownership, general home management and foreclosure counseling. The DHCD programs served include HPAP, LSW, TPTA, Homestead and Single Family Residential Rehabilitation program.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 3.3	Project ID FY2010 NBA HC
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective LMC
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator People/households	Annual Units 16,000
Local ID 3000	Units Upon Completion 16,000

Funding Sources:

CDBG	\$3,500,000
ESG	0
HOME	0
HOPWA	0
Total Formula	\$3,500,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$3,500,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Economic Development

Project Title
Neighborhood Based Activities – Commercial Corridor/Small Business Development

Project Description

Under the Commercial Corridor/Small Business Development activity, DHCD targets intensive revitalization efforts in commercial corridors and neighborhoods that have experienced economic decline and physical decay. Through community-based, nonprofit organizations, funded projects help to support and strengthen existing businesses, broaden the commercial mix of stores, restaurants, and services; provide technical assistance to small businesses, and provide greater access to capital for small, neighborhood-based businesses. A wide range of assistance is provided. All costs are for the direct delivery of services or projects.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location

Five Neighborhoods: H Street, NE area, Georgia Avenue Corridor, Columbia Heights, Minnesota Benning, Anacostia

Objective Number 5.1	Project ID FY2010 NBA CCSBD
HUD Matrix Code 18B	CDBG Citation 570.203(3)
Type of Recipient Non-profit organization	CDBG National Objective LMA
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Businesses assisted	Annual Units 145 businesses
Local ID 3000	Units Upon Completion 145 businesses

Funding Sources:

CDBG	\$0
ESG	0
HOME	0
HOPWA	0
Total Formula	\$0
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	\$1,700,000
Other Funding – private	0
Total	\$1,700,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Economic Development

Project Title
Skyland Shopping Center

Project Description

In an effort to remain consistent with the approved plans for the area, DMPED plans to provide additional funds to support the redevelopment of the Skyland Shopping Center. The revitalization of the site is expected to provide over 300,000 square feet of retail. Activities may include, but are not limited to, acquisition of property (through condemnation), property maintenance pending redevelopment, demolition and clearance, environmental remediation, and relocation services and payments to existing businesses/commercial tenants. The FY10 monies will be used for the continuation of the FY09 condemnation and relocation related expenses of existing businesses and commercial tenants. Upon relocation of these properties, the land will be disposed of by the District to a selected Developer for the proposed redevelopment of the site.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location

Good Hope Road at Naylor Road and Alabama Avenue, SE (Ward 7)

Objective Number 5.1	Project ID FY2010 DMPED
HUD Matrix Code 1 Acquisition 2 Disposition 8 Relocation	CDBG Citation 570.201 (a), 570.201(b), 570.201(i), 570.203
Type of Recipient Unit of Local Government	CDBG National Objective LMA
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Businesses/Individuals	Annual Units TBD
Local ID 5030	Units Upon Completion TBD

Funding Sources:	
CDBG	\$0
CDBG Program Income	\$1,084,000
ESG	0
HOME	0
HOPWA	0
Total Formula	\$1,084,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,084,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Economic Development

Project Title
Economic and Community Revitalization

Project Description

The Economic Redevelopment and Revitalization Project is used to acquire property and to provide services related to the disposition, urban renewal completion, relocation assistance, management, demolition, clearance and redevelopment of District and privately owned properties in support of planned economic development projects or programs. The funds pay for services, analyses, and other work product including, but not limited to, appraisals, property maintenance and management, legal services, financial consulting services, architectural and engineering services, demolition and clearance services, surveys, environmental reviews and remediation, property acquisitions, preparation of requests for proposals, and marketing associated with the disposition and redevelopment of the property. Specific rehabilitation and construction projects on which Economic Redevelopment and Revitalization funds may be expended include, but are not limited to: New Communities Initiative projects in the Barry Farm, Lincoln Heights, Northwest One, and Park Morton communities; Parcel 33 (the Broadcast Center One disposition and redevelopment at 7th and S Streets, NW); Parcel 42 (7th and Rhode Island Avenue, NW); the redevelopment of the Southwest Waterfront; the redevelopment of Poplar Point; the redevelopment of The Strand Theater (5131 Nannie Helen Burroughs Avenue, NE); and the Parkside redevelopment project in Southeast.

In addition to CDBG federal funding, aforementioned activities may be funded through NIF, New Communities, Great Streets and other program funding DMPED receives.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 9.2	Project ID FY2010 DMPED
HUD Matrix Code 02, 04, 07, 08	CDBG Citation 570.201(a) (d) (h) (i); 570.205
Type of Recipient Unit of Local Government	CDBG National Objective LMA
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Properties assisted	Annual Units TBD
Local ID 5030	Units Upon Completion TBD

Funding Sources:

CDBG	_____	\$0
CDBG Program Income	_____	\$1,000,000
ESG	_____	0
HOME	_____	0
HOPWA	_____	0
Total Formula	_____	\$1,000,000
Prior Year Funds	_____	0
Assisted Housing	_____	0
PHA	_____	0
Other Funding – public	_____	0
Other Funding – private	_____	0
Total	_____	\$1,000,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Economic Development

Project Title
Public Facilities & Improvements

Project Description

DMPED plans to use CDBG funds to make public improvements and provide public facilities in support of redevelopment. The projects may include, but are not limited to, improvements to or construction of walking trails, bike paths, parks, playgrounds, and the construction of the Lower Georgia Avenue Job Training Center (LGAJTC), which will be a 15,500 SF job training center for a job training program that prepares ex-offenders to re-enter society. Funds may also be used to enhance the aesthetics of public properties by providing such things as trees, sculptures, fountains, or works of art. This project may also include investments in public facilities that are either publicly owned (or traditionally provided by the government), or owned by a nonprofit, and operated for use by the general public.

Specific projects on which CDBG funds may be expended include, but are not limited to: Georgia Avenue Job Training Center (LGAJTC); Marvin Gaye Park; Poplar Point; Kingman Island; Diamond Teague Park; Ward Seven Waterfront; the Anacostia River Walk Trail; Southwest Waterfront; and Canal Park.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
District-wide

Objective Number 9.1	Project ID FY2010 DMPED
HUD Matrix Code 3 and 03F	CDBG Citation 570.201(c)
Type of Recipient Unit of Local Government	CDBG National Objective LMA
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator People assisted	Annually TBD
Local ID 5030	Units Upon Completion TBD

Funding Sources:

CDBG	\$0
CDBG Program Income	\$2,916,000
ESG	0
HOME	0
HOPWA	0
Total Formula	\$2,916,000
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$2,916,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Planning/Administration/Financial Services

Project Title
Agency Management Program

Project Description

Community Development Block Grant (CDBG) funds may be used to pay reasonable program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG or HOME programs. Up to 10% of the HOME fund allocation may be used to pay reasonable administrative and planning costs. Program administration costs include staff and related expenditures required for overall program management, coordination, monitoring, reporting, and evaluation. A separate function of program administration is financial services, whereby financial and budgetary information is provided to department program/administrative units in order to ensure the appropriate collection/allocation, utilization and control of city resources. Other activities eligible under this category include:

- Citizen participation costs;
- Fair housing activities;
- Indirect costs charged using an accepted cost allocation plan;
- Development of submissions or applications for Federal programs; and
- Certain costs of administering the HOME program or a federally designated Empowerment Zone or Enterprise Community.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location

DHCD – 1800 Martin Luther King, Jr. Avenue, SE, Washington, DC

Objective Number 10.2	Project ID FY2010 ADM
HUD Matrix Code 21A	CDBG Citation 570.206 HOME Citation 92.207 ESG Citation 576.21(a)(5)
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Various	Annual Units Various
Local ID 1000	Units Upon Completion Various

Funding Sources:

CDBG	\$5,011,024
ESG	\$6,122
HOME	\$842,024
HOPWA	0
Total Formula	\$5,859,170
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	\$4,348,892
Other Funding – private	0
Total	\$10,208,062

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
Planning/Administration

Project Title
Program Monitoring and Compliance / Portfolio Management

Project Description

The purpose of the Program Monitoring and Compliance activity is to provide oversight and monitoring services of DHCD projects to ensure the Department's use of project funds fully complies with HUD and District regulations. This particular activity ensures that federally-funded projects meet environmental requirements. It includes a Quality Assurance activity that provides program review and performance evaluation to DHCD and sub-recipients/contractors so they can operate in full compliance of regulations in the most effective and efficient manner possible. Program Monitoring and Compliance includes a fair housing compliance component to ensure subrecipients are abiding by local and federal fair housing and accessibility statutes. As well it includes a Section 3 component to ensure projects with a minimum of 100K provide employment opportunities and contracting to Section 3 individuals and businesses, respectively.

The Portfolio Management Division monitors the Low Income Housing Tax Credit allocations and compliance requirements and activities; it will also compile the DHCD expenditures to identify loans and grants created by the expenditures. The unit will compile and maintain an inventory of assets created by the DHCD expenditures from the Housing Production Trust Fund, CDBG funds, HOME funds, and other DHCD funds. The Unit will also be responsible for monitoring the recipients of the loans and grants for compliance with the terms and conditions of the transactions.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location

DHCD – 1800 Martin Luther King, Jr. Avenue, SE, Washington, DC

Objective Number 10.1	Project ID FY2010 PMC
HUD Matrix Code 21A	CDBG Citation 570.206 HOME Citation 92.207 ESG Citation 576.21(a)(5)
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Site visits / reports	Annual Units 80
Local ID 7000	Units Upon Completion 80

Funding Sources:

CDBG	\$1,330,549
ESG	\$96,826
HOME	\$190,198
HOPWA	0
Total Formula	\$1,617,573
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	\$591,537
Other Funding – private	0
Total	\$2,209,110

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Owner-Occupied and Rental Housing

Project Title
Neighborhood Based activities – Affordable Housing Development

Project Description

In this activity, the Department provides grants to non-profit partners to conduct predevelopment activity (i.e. securing financing, obtaining permits and pre-marketing of housing units, etc.) for affordable housing for selected development projects in distressed areas of the District. In order to be eligible for this funding, organizations must have a HOME funded project. These projects are funded using HOME/CHDO funds in the form of operating grants.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 4.4	Project ID FY2010 NBA AHD
HUD Matrix Code 21I	HOME Citation 92.208
Type of Recipient Non-profit organization	National Objective LMH
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Housing units assisted	Annual Units 0
Local ID 3000	Units Upon Completion 0

Funding Sources:	_____
CDBG	_____ 0
ESG	_____ 0
HOME	_____ \$450,000
HOPWA	_____ 0
Total Formula	_____ \$450,000
Prior Year Funds	_____ 0
Assisted Housing	_____ 0
PHA	_____ 0
Other Funding – public*	_____ 0
Other Funding – private	_____ 0
Total	_____ \$450,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs. * Estimate of DFD funding for NBA Projects.



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Owner-Occupied and Rental Housing

Project Title
Community Housing Development Organization (CHDO)

Project Description

The HOME program mandates 15% of the annual allocation be set-a-side for housing development activities undertaken by non-profit housing development organizations which have achieved the necessary requirements to be designated as a Community Housing Development Organization (CHDO). The Development and Finance Division, through a competitive process will solicit CHDO's to make applications for affordable housing development.

In this activity, the Department provides grants to non-profit partners to conduct development activity for affordable housing for selected development projects in distressed areas of the District. These projects are funded using HOME/CHDO funds in the form of loan or grants. All costs are for the construction of affordable housing.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 4.5	Project ID FY2010 CHDO
HUD Matrix Code 12	HOME Citation 92.300
Type of Recipient Non-profit organizations	CDBG National Objective LMH
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Housing units financed	Annual Units N/A
Local ID 3000	Units Upon Completion N/A

Funding Sources:

CDBG	0
ESG	0
HOME	\$1,398,333
HOPWA	0
Total Formula	\$1,398,333
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public*	0
Other Funding – private	0
Total	\$1,398,333

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Housing Needs * Other public funding includes Housing Production Trust Fund.

Table 3
Consolidated Plan Listing of Projects

Applicant's Name District of Columbia

Priority Need
The Homeless

Project Title
Homelessness Prevention and Rapid Re-housing Program

Project Description

The District of Columbia proposes to administer the Homeless Prevention and Rapid Re-Housing program (HPRP) to prevent new episodes of homelessness and reduce the length of homelessness for those who have become homeless. Under HPRP, financial assistance will be provided to prevent individuals and families from becoming homeless. Services will be provided to help those experiencing homelessness to be rapidly re-housed and stabilized. The District will do so through community out reach efforts; conducting uniform assessments; providing prevention assistance; and through Rapid Re-housing efforts. The District will work through community based organizations and government intake offices to reach out to those at risk of homelessness before they become homeless.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide.

Objective Number 1.1	Project ID FY2010 HPRP HP
HUD Matrix Code 05Q	Citation 576.21(a)(4)
Type of Recipient Families & individuals	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator People Assisted	Annual Units: 0
Local ID 4000	Units Upon Completion 0

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	0
Economic Stimulus	\$2,496,333
Total Formula	0
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$2,496,333

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
The Homeless

Project Title
Emergency Shelter Grant Program – Homeless Prevention

Project Description

The ESG 2009 (FY 2010) funds for Prevention and Emergency Assistance activity will provide emergency assistance (i.e. to defray rent and utility arrearages) for approximately **111 families** at an average cost of \$1,500 each, as well as an average of **56 individuals** at an average cost of \$1,325 each. ESG 2009 funds will not necessarily be spent during FY2010.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location (See Table 6 for exact locations)

Community-wide. The intake sites for emergency assistance will be the Virginia Williams Family Resource Center, Change, Inc., Catholic Charities Family Centers, All Faith Consortium, Bread for the City, the Near NE Community Improvement Corporation, Community Family Life Services, United Planning Organization, Plymouth Congregational Church, Refuge of Hope, Capitol Hill Group Ministries, Marshall Heights Community Development Organization, Salvation Army, Capitol Hill Group Ministries, Emmaus Services for the Aging, Greater Washington Urban League, Mother's Dear's Community Center, My Sister's Place

Objective Number 1.1	Project ID FY2010 ESG HP
HUD Matrix Code 05Q	ESG Citation 576.21(a)(4)
Type of Recipient Families & individuals, through nonprofits.	CDBG National Objective LMC
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator People Assisted	Annual Units: 0
Local ID 4000	Units Upon Completion 0

Funding Sources:

CDBG	0
ESG	\$1,080,780
HOME	0
HOPWA	0
Total Formula	\$1,080,780
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,080,780

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
The Homeless

Project Title
Emergency Shelter Grant Program – Shelter Operations

Project Description

In keeping with Homeless No More, the District's 10-year plan to end homelessness, the city will support objectives of the 10-year plan. It is expected that the ESG 2009 (FY 2010) shelter operations funds will support the cost of operations at the Park Road Emergency Family Shelter and the Naylor Road Emergency Family Shelter. ESG 2009 funds will not necessarily be spent during FY2010.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
1448 Park Road NW, Washington, DC 20010

Objective Number 1.2	Project ID FY2010 ESG - ESSO
HUD Matrix Code 03T	ESG Citation 576.21(a)(3)
Type of Recipient Homeless families	CDBG National Objective LMC
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Families sheltered	Annual Units 0 Units
Local ID 4000	Units Upon Completion 0 units

Funding Sources:

CDBG	0
ESG	\$418,938
HOME	0
HOPWA	0
Total Formula	\$418,938
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$418,938

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
The Homeless

Project Title
Emergency Shelter Grant Program – Administrative Costs

Project Description

The District provides sub-recipient funding to the Community Partnership for the Prevention of Homelessness for administrative costs associated with administering the Emergency Shelter Grant on the District's behalf. The District will provide \$40,145 to the Partnership to pay administrative costs. The Partnership uses these funds to support administrative costs associated with managing the prevention, shelter operations and renovation projects funded by ESG. ESG 2009 funds will not necessarily be spent during FY2010.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
801 Pennsylvania Avenue, SE, #360, Washington, DC 20003

Objective Number 1.0	Project ID FY2010 ESG - SO
HUD Matrix Code 21A	ESG Citation 576.21(a)(5)
Type of Recipient Nonprofit	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator N/A	Annual Units N/A
Local ID 4000	Units Upon Completion N/A

Funding Sources:	.....
CDBG	..... 0
ESG	..... \$40,145
HOME	..... 0
HOPWA	..... 0
Total Formula	..... \$40,145
Prior Year Funds	..... 0
Assisted Housing	..... 0
PHA	..... 0
Other Funding – public	..... 0
Other Funding – private	..... 0
Total	..... \$40,145

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Housing Information Services

Project Description

Housing Information Services will provide housing information to persons living with HIV/AIDS in need of housing. A list of available units and landlords with current vacancies will be maintained at a central location in order to provide clients with an up to date roster of available and affordable housing in the District of Columbia.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location

Service provided in the District community-wide, at Housing Counseling Services, Inc. Services provided in Northern Virginia by Northern Virginia Regional Commission.

Objective Number 2.1	Project ID FY 2010 HOPWA HIS
HUD Matrix Code 31	HOPWA Citation 574.300(b)(1)
Type of Recipient Non-profit organization	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Persons counseled	People Served 3,200
Local ID 3000	Served Upon Completion 3,200

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$526,049
Total Formula	\$526,049
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$526,049

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Project-Based Rental Assistance

Project Description

Project Based rental assistance will provide short-term supportive housing or emergency housing opportunities to persons living with HIV/AIDS in the District of Columbia. Project Based rental assistance allows a person in need of housing and supportive services to reside in a facility for a period of 6 months to one year.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 2.2	Project ID FY 2010 HOPWA PBA
HUD Matrix Code 31	HOPWA Citation 574.300(b)(5)
Type of Recipient Non-profit and for-profit organizations	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Persons housed	Annual Units 400
Local ID 3000	Units Upon Completion 400

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$1,326,347
Total Formula	\$1,326,347
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,326,347

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Tenant-Based Rental Assistance

Project Description

The Tenant Based Rental Assistance (TBRA) program is a voucher based program that provides rental subsidy payments to persons living with HIV/AIDS who are capable of living independently but are in need of some financial assistance to reside in scattered site housing. Affordable housing units are obtained throughout the metropolitan area, making it possible for persons to reside in their own units without intensive case management services. The client will contribute 30% of their adjusted income or 10% of their gross income toward the rent and TBRA will provide the remaining portion of rent.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
EMSA-wide

Objective Number 2.2	Project ID FY2010 HOPWA TBRA
HUD Matrix Code 31	HOPWA Citation 574.300(b)(5)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Vouchers generated	Annual Units 700
Local ID 3000	Units Upon Completion 700

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$7,131,462
Total Formula	\$7,131,462
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$7,131,462

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Short-Term Rent, Mortgage and Utility Payments

Project Description

Short-Term Rent, Mortgage and Utility Payment program provided financial assistance to persons living with HIV/AIDS who have encountered some financial hardships, have fallen ill, or lost employment due to prolonged illness. Short-term assistance last for a period of 21-weeks out of a 52-week period and can be used to assist with mortgage payments, rents, or utility bills.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Community-wide

Objective Number 2.2	Project ID FY2010 HOPWA - ST
HUD Matrix Code 31	HOPWA Citation 574.300(b)(7)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Persons served	Annual Units 500
Local ID 3000	Units Upon Completion 500

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$685,382
Total Formula	\$685,382
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$685,382

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name District of Columbia

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Supportive Services

Project Description

Supportive services must be provided as part of any HOPWA assisted housing program. Persons living with HIV/AIDS may receive supportive services including: health services, mental health services, assessments, housing placement assistance and advocacy, case management services, job training, drug and alcohol abuse treatment, day care, personal assistance, nutritional services, intensive care (when needed), assistance securing government benefits, and transportation.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
EMSA-wide

Objective Number 2.3	Project ID FY2010 HOPWA SS
HUD Matrix Code 31	HOPWA Citation 574.300(b)(7)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Persons served	Annual Units 2,000
Local ID 3000	Units Upon Completion 2,000

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$1,291,406
Total Formula	\$1,291,406
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$1,291,406

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Homeless/HIV/AIDS

Project Title
Housing for Persons with AIDS Program – Operating Costs

Project Description

Operating costs will cover expenses for housing persons living with HIV/AIDS such as maintenance and security, insurance and utilities, furnishings, equipment, supplies, and other incidental expenses.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
EMSA-wide

Objective Number 2.4	Project ID FY2010 HOPWA OC
HUD Matrix Code 31	HOPWA Citation 574.300(b)(8)
Type of Recipient Individuals	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator Sub-grants awarded	Annual Units 12
Local ID 3000	Units Upon Completion 12

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$31,520
Total Formula	\$31,520
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$31,520

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Planning/Administration (Homeless/HIV/AIDS)

Project Title
Housing for Persons with AIDS Program – Sub-recipient Administrative Expenses

Project Description

The sub-recipient administrative costs are costs for general management, oversight, coordination and reporting on eligible activities. 3% of HOPWA funding is allowed to the HOPWA grantee and 7% of funds awarded are allocated to the program sponsor.

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
EMSA-wide

Objective Number 2.0	Project ID FY2010 HOPWA SAE
HUD Matrix Code 31D	HOPWA Citation 574.300(b)(10)
Type of Recipient Subrecipient	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator N/A	Annual Units 0 Sub-recipients
Local ID 3000	Units Upon Completion 0

Funding Sources:

CDBG	0
ESG	0
HOME	0
HOPWA	\$854,946
Total Formula	\$854,946
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$854,946

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



**Table 3
Consolidated Plan Listing of Projects**

Applicant's Name _____ District of Columbia _____

Priority Need
Planning/Administration (Homeless/HIV/AIDS)

Project Title
Housing for Persons with AIDS Program – Grantee Administrative Expenses

Project Description
Grantee administrative expense (up to 3% of award)

Objective category Suitable Living Environment Decent Housing Economic Opportunity
Outcome category Availability/Accessibility Affordability Sustainability

Location
Washington, DC

Objective Number 2.0	Project ID FY2010 HOPWA GAE
HUD Matrix Code 31B	HOPWA Citation 574.300(b)(10)
Type of Recipient Government	CDBG National Objective N/A
Start Date 10/1/2009	Completion Date 9/30/2010
Performance Indicator N/A	Annual Units N/A
Local ID 3000	Units Upon Completion N/A

Funding Sources:	
CDBG	0
ESG	0
HOME	0
HOPWA	\$366,406
Total Formula	\$366,406
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding – public	0
Other Funding – private	0
Total	\$366,406

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

F. PERFORMANCE AND OUTCOME MEASURES

The District takes Performance Measurement seriously. Performance measures are part of all Agency Directors’ employment contracts with the Mayor, and they are evaluated each year in writing and in a direct conference with the Mayor. In turn, within the agency, the measures for each program/division become part of Division Directors’ performance plans and part of the annual evaluation process.

The measurement system enables the Director to know on a monthly basis the productivity of the Department and its progress in meeting spending plans and program commitments to HUD, to the Mayor, and to the Council of the District of Columbia. The system provides a color-coded view of trend analysis so that managers can get a quick update on the status of measures. DHCD has a Mission Statement, goals and objectives, and performance measures for each housing and community development program area. Program managers/division directors are provided with a quarterly analysis of their progress toward goals and required to explain lagging goals, as well as to recommend strategies and/or resources needed to meet any unmet obligations. This data collection and monitoring system provides a basis for managers to make course corrections in light of unforeseen circumstances, and to anticipate changes needed in program design, funding or operations. DHCD’s performance targets are submitted as part of the Annual Action Plans and results are reported in the annual CAPER reports.

The Performance Measurement System has three overarching objectives: (1) Creating Suitable Living Environments, (2) Providing Decent Affordable Housing, and (3) Creating Economic Opportunities. There are also three outcomes under each objective: (1) Availability/Accessibility, (2) Affordability, and (3) Sustainability. Thus, the three objectives, each having three possible outcomes, will produce nine possible “outcome/objective statement in HUD’s Integrated Disbursement and Information System (IDIS) by entering data in the form of output indicators. The chart below illustrates the Outcome framework making links between Objectives, Outcomes and the 9 Outcome Statements.

	Outcome #1 Availability/Accessibility	Outcome #2 Affordability	Outcome #3 Sustainability
Objective #1 Suitable Living Environment	Enhance <u>Suitable Living Environment</u> Through Improved/New <u>Accessibility</u>	Enhance <u>Suitable Living Environment</u> Through Improved/New <u>Affordability</u>	Enhance <u>Suitable Living Environment</u> Through Improved/New <u>Sustainability</u>
Objective #2 Decent Housing	Create <u>Decent Housing</u> with Improved/New <u>Availability</u>	Create <u>Decent Housing</u> with Improved/New <u>Affordability</u>	Create <u>Decent Housing</u> with Improved/New <u>Sustainability</u>
Objective #3 Economic Opportunity	Provide <u>Economic Opportunity</u> Through Improved/New <u>Accessibility</u>	Provide <u>Economic Opportunity</u> Through Improved/New <u>Affordability</u>	Provide <u>Economic Opportunity</u> Through Improved/New <u>Sustainability</u>

DHCD has developed outcome measure indicators that will relate to an improved quality of life for program participants, improved quality of local housing stock, and revitalization of neighborhoods. Our outcome measurements are identified in Table 7 below, and show how DHCD program measures relate to HUD parameters for measuring outcomes.



Table 7: Performance and Outcome Measurement

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
Decent Housing Through <i>Affordability</i>	Number of new and/or rehabilitated units funded to be available and affordable to low/moderate income residents.	DFD Project Financing— Multi-Family Housing Rehab and pre-development assistance for new construction.	<i>Affordability:</i> <i>Through rehabilitation or new construction, 10,000 affordable units will be funded over a five-year period.</i>	The annual output objective is funding for 2000 units of housing affordable to low-moderate-income residents in neighborhoods throughout the District.
Decent Housing Through <i>Affordability</i>	Owner-occupied, single family units provided with financing for the correction of documented housing code violations and other health and safety threats.	Single Family Residential Rehab. Program: Loans and Grants to preserve homeownership for low/mod income residents.	<i>Affordability:</i> <i>Decent, safe and sanitary housing is preserved for low/moderate income-homeowners.</i>	Number of single family rehab loans/grants provided to qualified owner occupants for code/safety.
Suitable Living Environment Through <i>Accessibility and Affordability</i>	Increased ownership of rehabilitated multi-family housing units. Derelict properties improved and inhabited by former renters.	DFD Financing; Tenant Purchase Technical Assistance Program (TPTAP) and First Right Purchase Assistance Program. (FRPAP)	<i>Accessibility and Affordability:</i> <i>Rental housing will be returned to DC code standards and homeownership will be increased by assisting tenant-households to purchase and own these units. Units will be in targeted neighborhoods throughout the District</i>	Number of households/families successfully purchasing condo-co-op units in converted buildings. (approx 150 annually)
Decent Housing Through <i>Affordability</i>	Enhance the purchasing power of low/moderate-income residents to become first-time homeowners in DC.	Home Purchase Assistance Program (HPAP), first-time homeowner loans.	<i>Affordability:</i> <i>Low-moderate income residents and government employees receiving financial assistance to purchase first homes.</i>	Targeted, qualified first time homeowners assisted. (approx 500 HPAP)
Economic Opportunity Through <i>Sustainability</i>	Small and local businesses provided with technical and other assistance to succeed, remain and/or expand services and job opportunities.	Neighborhood-Based Activity; Commercial Corridor Development and Technical Assistance	<i>Sustainability:</i> <i>Small businesses in expanding commercial corridors are retained and become more competitive by receiving assistance in developing marketing efforts, business plans, certifications, physical improvements, etc,</i>	Approximately 1500 small businesses assisted annually to remain in their site, improve operations and provide services to residents; and or new business enabled to enter into neighborhood.
Suitable Living Environment Through <i>Accessibility</i>	Households are assisted with a range of housing counseling to improve their housing situations.	Neighborhood –Based Activity: Housing Counseling Program	<i>Accessibility:</i> <i>Households with active or potential housing crises have housing situations stabilized, as 90% of</i>	All households that receive face-to-face counseling; approx. 7,000 per year.



F. PERFORMANCE AND OUTCOME MEASURES

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
			<i>households seeking assistance receive counseling, information about affordable housing, and/or access to District housing assistance programs.</i>	
Decent housing Through Affordability	Emergency assistance prevents homelessness; Chronic homelessness is stabilized; temporary shelter provided;	Emergency Shelter Grant (ESG): Prevention Emergency Assistance and shelter support	<i>Affordability: Families and individuals assisted with emergency prevention assistance to prevent homelessness. (May also include: Families provided with shelter and beds renovated).</i>	Actual number of families/individuals assisted (approx. 112 families and 78 individuals annually; Family shelter for at least 45 families)



G. ALLOCATION PRIORITIES AND GEOGRAPHIC DISTRIBUTION

Geographic Distribution

For FY2010, the Department will continue to target its funding to address the demographic changes and needs identified in the 2000 Census, in the Administration’s development priorities (as identified in the Mayor’s 100 Days and Beyond Plan), and through DHCD’s Needs Assessment Hearings and the concerns voiced by the community. Through our city-wide citizen participation process, DHCD identified several areas for targeted investment. These areas will remain a priority for DHCD through 2010.¹

Table 8: District Areas for Targeted Investment

	NIF	Great Streets	New Communities	NRSA
Anacostia	X	X		
Barry Farm / Parker Chester / Wade Road			X	
Bellevue	X	X		
Bloomingdale / Eckington	X			
Brightwood / Upper Georgia Ave.	X			
Brookland / Edgewood	X			
Columbia Heights	X			
Congress Heights	X			
Deanwood Heights / Nannie Helen Burrough	X	X		
Fairlawn / Pennsylvania Ave.		X		
Georgia Avenue		X		X
H Street	X	X		
Ivy City / Trinidad				X
Lincoln Heights / Richardson Dwellings			X	
Logan Circle	X			
Minnesota Ave. / Benning Road		X		
Northwest One			X	
Park Morton			X	
Shaw	X	X		
Washington Highlands	X			

The rationale for prioritizing investment in these areas is that these areas meet the characteristics of the priority areas outlined in the District’s FY 2006-2010 Consolidated Plan. The pertinent characteristics have not changed. Investment is targeted to:

- Neighborhoods where crime, vacant housing, and the absence of retail, educational, and social enrichment opportunities require long-term sustained investment;
- Emerging Growth Communities, where development momentum has been established, but where further periodic investment is needed, and where existing residents need housing assistance to prevent dislocation;

¹ For the purposes of describing its investments and activities, DHCD cannot identify the exact location of activities to be undertaken, but specifies the target area (in compliance with HUD guidelines); DHCD will not have made its development awards for FY2008 funding prior to the first quarter of the fiscal year.

- Neighborhoods abutting government centers, Metro stations and the Convention Center;
- Neighborhoods in which there is a dense concentration of tax-delinquent, vacant, abandoned, and underutilized housing and commercial facilities; and
- Gateways to the city – their first impression sets the tone for visitors’ interaction with the city.

The targeting of investment to these areas is anticipated to result in an increase in affordable housing opportunities for households that have experienced the pressure of rising housing costs. It also will leverage private investment to ensure that neighborhood-serving commercial opportunities and community facilities/services are created and maintained. DHCD will also support Administration initiatives to revitalize “New Communities” and to restore commercial corridors in the “Great Streets” program.

DHCD will also continue to leverage its funds with financial vehicles such as the New Markets Tax Credit Program and a range of financial instruments and/or arrangements that help to increase affordable housing, home-ownership opportunities, jobs and economic opportunity, retention and attraction of neighborhood businesses, neighborhood revitalization, community and commercial facilities and improvements to the living environments of our residents.

In FY2010 DMPED will continue to promote the revitalization of District neighborhoods in order to create job opportunities, affordable housing, and vibrant and safe places to live and work and to improve the general quality of life of District residents. DMPED will continue to carry out activities to support the development and disposition of properties previously acquired with public funds (largely through the former urban renewal program), with the CDBG Program Income, Capital dollars for the Great Streets Initiative projects, New Communities initiatives, Housing Production Trust Fund (New Communities) projects, and Neighborhood Investment Funds in targeted areas of the District.

Funding Process

DHCD invests its federal and local funds through a competitive funding process, starting with a Notice of Funding Availability (NOFA) and followed by a Request for Proposals (RFP) for development projects and a Request for Applications (RFA) for neighborhood services. The results of the competitive process for FY2010 funding will be known and budgeted in the first quarter of the District’s fiscal year, which runs from October 1, 2009 to September 30, 2010.

Appendix I shows the list of RFP projects being considered for underwriting in our RFP process. Many of these projects that complete underwriting and are executed **may start fund disbursement in the first part of FY2010.** If the specific projects selected to be further underwritten in FY2010 are known when the Action Plan is filed with HUD in August, the list will be included.

RFP Development Project Types, Priorities and Uses of Funds:

The most common, *eligible* project types funded by DHCD with its combined federal and local resources include (as demonstrated in the project list shown above):

1. Permanent supportive housing for the chronically homeless
2. Preservation of expiring, federally subsidized, affordable rental housing
3. Special needs housing
4. Elderly housing
5. New construction of affordable rental or for-sale housing
6. Substantial rehabilitation of affordable rental or for-sale housing
7. Mixed income housing, that may include permanent supportive housing units
8. Community and Commercial Facilities

**Priorities:**

DHCD gives priority, in its funding process, to certain types of projects and target areas:

- Create permanent housing opportunities, with supportive services, for individuals and families who are homeless or at risk of becoming homeless and/or are DMH consumers;
- Provide housing for elderly persons;
- Provide housing for persons with special needs;
- Preserve existing subsidized housing where federal subsidies are set to expire; and
- Stabilize neighborhoods by providing homeownership opportunities for low and moderate-income households.
- Economic opportunity through support of commercial and community facilities that serve low-income communities, and
- Façade projects and commercial/retail building development in strategic investment areas or that leverage resources committed through the *ReStore DC* and other initiatives.

H. FY2010 GOALS AND PROJECTIONS

Table 9: FY2010 CDBG Proposed Program (CD-32) Budget

		Served *	Table 3 Page #
1. Homeownership and Home Rehabilitation Assistance			
a. Home Purchase Assistance Program (HPAP)	3,000,000	200	25
b. Residential Rehabilitation Programs	236,191	100	26
Subtotal	3,236,191		
2. Affordable Housing/Real Estate Development			
a. Property Acquisition and Disposition	112,440	25	27
b. Development Finance Division Project Funding	14,655,667	825	28-29
Subtotal	14,768,107		
3. Neighborhood Investment			
a. Storefront Façade Development	1,400,000	20	30
b. Housing Counseling	3,500,000	16,000	31
c. Commercial Corridor/Small Business Development	0		32
Subtotal	4,900,000		
4. Economic Development			
a. Economic and Community Revitalization	2,084,000	5	33-34
b. Public Facilities and Improvement	2,916,000	4	35
Subtotal	5,000,000		
5. Agency Management and Financial Operations	5,011,024		36
6. Program Monitoring and Compliance	1,330,549		37
Total CDBG Program	34,245,871		

*Served includes person, households, and businesses

Table 10: FY2010 Proposed HOME Program Budget

		Served	Table 3 Page #
1. Homeownership and Home Rehab Assistance			
a. Home Purchase Assistance Program	3,000,000	200	25
b. Residential Rehabilitation Programs	165,276	75	26
Subtotal	3,165,276		
2. Affordable Housing/Real Estate Development			
a. DFD Project Financing	12,670,667	375	28-29
b. Community Housing Development Organization	1,398,333		39
Subtotal	14,069,000		
3. Neighborhood Investment			
a. CHDO Operating Grants	450,000		38
Subtotal	450,000		
4. Agency Management Program	842,024		36
5. Program Monitoring and Compliance	190,198		37
TOTAL HOME Program	18,716,498		

*Served includes person, households, and businesses



Table 11: FY2010 Proposed Emergency Shelter Grant Budget

ESG Eligible Activity		Served	Table 3 Page #
1. Homeless Prevention	1,080,780		41
2. Shelter Operations	418,938		42
3. Administrative Costs	46,267		36, 43
4. Program Monitoring and Compliance	96,826		37
TOTAL ESG Program	1,642,810		

*Served includes person, households, and families

Table 12: FY2010 Proposed Housing for Persons with AIDS Program Budget

HOPWA Eligible Activity		Served	Table 3 Page #
1. Housing Information Services	526,049	3,200	44
2. Project-based Rental Assistance	1,326,347	400	45
3. Tenant-based Rental Assistance	7,131,462	700	46
4. Short-Term Rent, Mortgage, and Utility Payments	685,382	500	47
5. Supportive Services	1,291,406	2,000	48
6. Operating Costs	31,520	12	49
7. Administrative Expenses – 7% Cap	854,946		50
8. Administrative Expenses/Grantee 3% Off the Top Total HOPWA Formula Award	366,406		51
TOTAL HOPWA Program	12,213,518		

*HOPWA budget information provided by DC-Department of Health, HAA.

**Served includes person, households, shelters and families

Table 13: FY2010 Proposed Economic Stimulus Budget

Economic Stimulus Activity		Served	Table 3 Page #
1. Lead	872,000		28-29
2. TCAP	8,748,268		28-29
3. NSP	2,240,000		28-29
4. ESG	2,496,333		40
5. E-Home Purchase Assistance	6,506,800		25
TOTAL Economic Stimulus Program	20,863,401		

*Served includes person, households, and families



I. HOMELESS AND OTHER SPECIAL POPULATIONS

In 2008, more than 6,000 people in the District of Columbia were literally homeless, according to the Metropolitan Washington Council of Governments Homeless Enumeration Report. That total includes people who are living on the streets, staying in shelters, or living in transitional housing. Of the total literally homeless population, 1/3 are identified as chronically homeless persons. The chronically homeless are generally very ill, often having one or more physical or mental health conditions and long tenures of homelessness. Additionally more than 30 percent of the District's homeless population are persons in families. A majority of the homeless population in the District regularly live in emergency shelters and transitional housing provided by through funding by the Department of Human Services.

One of the keys to ending homelessness is increasing the supply of permanent affordable homes for people with low to extremely low incomes. For many homeless people, safe and decent housing they can afford will be the greatest barrier to exiting the system. The optimal solution for solving this problem is the Mayor's New Permanent Supportive Housing Initiative, which sets a goal to create 2,000 new beds for homeless adults and 500 new units (1,650 beds) for homeless families in permanent supportive housing over the next year. This would be permanent supportive housing or housing where people can live as long as they choose, and have access to the services they need for as long as they need them. The city is already well on its way for meeting these goals. From the summer of 2008 when the plan was introduced through the beginning of the 09 fiscal year, the city has housed over 400 chronically homeless persons who were previously living on the street or in shelter.

The Initiative will create more new beds in permanent supportive housing per 1,000 than the rate of increase in the homeless population in the District each year. This initiative, along with the District's 10-year plan to prevent homelessness, offers real hope for ending homelessness in the District.

Homeless Needs

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) under the direction of the Department of Human Services. In FY2005, DHCD resumed the oversight and administration of ESG funds starting with the HUD grant year 2004 funds.

The Partnership serves as the lead agency for the District's Continuum of Care under a FY2006 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 coordinate services and funding for the District's homeless population.

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 FY2010, the ESG funds will pay for homeless prevention, emergency assistance, administrative costs and shelter operations. The Table 3s in the description of activities section describes the uses of ESG 2009 (FY2010) funds.

Homeless Prevention

The ESG funds support the District's homeless Continuum of Care program and the related objectives of the Consolidated Plan that provide for homeless and special needs subpopulations. In FY2010, ESG funds will proactively 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.

I. HOMELESS AND OTHER SPECIAL POPULATIONS

Improvements to the Continuum have been ongoing. The District’s 10-year Plan to End Homelessness includes strenuous new efforts designed to make the Continuum and its facilities stronger along the entire Continuum from emergency shelters to permanent supportive housing.

The District’s 10-year 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 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; 2) enriching the homeless Continuum at all levels with supportive services that rapidly re-house persons with and without special needs and 3) providing affordable housing solutions for homeless persons with deep disabilities to exit the homeless system. 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 will continue to be used to support policy goal #1 - to prevent homelessness and to maintain and improve the entry level of the Continuum of Care. Over the ten years of the District’s plan, the City plans to replace and restructure current emergency shelters by developing a more person centric approach to the provision of services. Those who can help themselves will take personal responsibility for their self-sufficiency and be helped to achieve this through on-site mainstream case management, clinical services, and employment services. ESG funds play a pivotal role in the homeless continuum of care because they provide necessary diversion funding for citizens in vulnerable financial situations at imminent risk of becoming homeless.

In 2008, the Mayor announced plans to provide 300 units of permanent supportive housing for the exclusive use of DMH consumers. In this plan, DMH will provide \$14 million to DHCD for financing the acquisition, construction or rehabilitation of 300 units of supportive housing for persons who are eligible to receive mental health services or support from DMH. DHCD will leverage these funds by working with other government entities, community development corporations, faith-based organizations and others to develop the housing units. Funding will be provided as grants.

To date, DHCD, working through the DMH Project Review Committee, has conducted site visits and approved financing for 239 units. There are currently 12 projects planned by DHCD located throughout the District in Wards 2, 3, 4, 5, 7 and 8.

In FY2009, pursuant to the American Recovery and Reinvestment Act of 2009, DC will receive funding under the Homelessness Prevention and Rapid Re-housing Program. This program will provide financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The funds will provide for a variety of assistance, including short-term or medium-term rental assistance, assistance with utility payments, credit counseling and case management.

Other Special Populations

The HIV/AIDS epidemic in the District of Columbia continues to present a major public health challenge. Although there have been significant strides in the diagnosis, treatment, and survival of those living with HIV and AIDS, the District remains a city with one of the highest burdens of the disease in the United States. Every community and every population group is impacted by the virus. At the end of 2006, there were 8,368 reported cases of people living with AIDS in the District, a 43% increase from 2001. While some of the



increase is attributed to new infections, another major factor is the greater longevity among HIV positive individuals due to increased use of life prolonging HIV medications.

The District of Columbia and the HIV/AIDS Administration (HAA) have been able to support many of its residents in managing HIV disease through developing and implementing initiatives and making new and advanced treatments available to those in need. However, it has been a challenge to shift with the direction in which HIV disease is moving—a shift that is slowed down by the poverty and the stigma attached to HIV disease in some areas of the city. Populations that are primarily impacted by HIV disease include African Americans, women, persons living in Wards 7 and 8, individuals who are 50 and over, and African American men who have sex with men (MSM). Overall, the influence of HIV disease on persons living in the District of Columbia is embedded in and guided by the health, social, economic, political, and legislative systems in the District.

HIV/AIDS Prevention

DHCD is the HOPWA Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMSA). The District's, Department of Health, HIV/AIDS Administration (HAA) is the sub-recipient of all 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 programs and activities.

The purpose of HAA is to prevent the spread of HIV infection and to ensure the management, oversight, planning, and coordination of HIV/AIDS services and programs in the District of Columbia, in collaboration with other government and community organizations. HAA also administers the Ryan White Title I Program for the DC EMA, the District's Ryan White Title II, AIDS Drug Assistance Program (ADAP), and Centers for Disease Control (CDC) funding for HIV/AIDS prevention and surveillance activities.

HAA continues to work in partnership with a number of community based organizations in the effort to provide housing assistance and supportive services to persons living with HIV/AIDS in the District of Columbia. For further information please see Appendix J.

J. NEEDS OF PUBLIC HOUSING

Public Housing Strategy

DHCD will continue to partner with the DC Housing Authority (DCHA) to assist in redevelopment of Public Housing sites through the HOPE VI Program and the District’s New Communities Initiatives.

The HOPE VI Program redevelopment of Frederick Douglass/Stanton Dwellings, renamed Henson Ridge, is 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. To date, 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. The last phase of the project is currently being built.

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 recently acquired two apartment towers (Capitol View Plaza and Capitol View Plaza II) from the Federal Housing Administration 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. The new redevelopment plan has been further altered and now, DCHA will demolish the two existing towers and redevelop the cleared site. CIP funds in the amount of \$3 million have been authorized for the demolition of the two towers with the grant agreements being completed and executed in the second quarter of FY 2009.

DHCD also executed grant agreements for \$5,000,000 of CDBG funding for the following public housing sites to support pre-development and site infrastructure expenses:

1. Eastgate HOPE VI - \$2,500,000 - site infrastructure funds expended
2. Arthur Capper HOPE VI - \$500,000 – site infrastructure funds expended
3. Oak Street Apartments Rehab - \$1,000,000 – pre-development expenses being expended in 2008
4. Williston Apartments Rehab - \$500,000 - pre-development expenses being expended in 2008
5. Highland Dwellings Redevelopment - \$500,000. – pre-development expenses being expended in 2008

Spending on these five projects proceeded throughout DHCD’s FY 2008 and FY 2009 as shown above. In FY 2009, DHCD is executing grant agreements for three new CIP funded projects as follows: - Langston Terrace for \$500,000, Potomac Gardens/Hopkins Plaza Redevelopment for \$1,250,000, and Parkside for \$1,500,000.

The District’s New Communities initiative is aimed at interrupting cycles of joblessness, crime, and physical deterioration that are commonly found in public housing by re-building the physical, educational, social and economic underpinnings of an entire geographic area, with the participation of the local residents, the business community, and District government. The goal is to retain current public housing residents while bringing in new residents in a mixed-income environment. The first four neighborhoods selected are Northwest One, Barry Farm, Lincoln Heights, and Park Morton.

The District of Columbia Housing Authority (DCHA) has recently received a \$20 million HOPE VI Grant from the US Department of Housing and Urban Development (HUD) to redevelop the now vacant Sheridan Terrace public housing site. The effort is projected to produce more than \$107 million in total investment into the community. This is DCHA's seventh HOPE VI revitalization grant, making the authority the second largest recipient of HOPE VI funding in the country. DCHA is partnering with William C. Smith & Co. to leverage the grant with \$87.7 million in public and private resources to develop the 9.8 acre site with 70 stacked townhouse units; 110 family townhouses; 56 manor home units; and a 100-unit family and senior apartment building .in a mixed-income community.

DHCD will also work with DCHA in its outreach efforts under the HPAP program to bring homeownership opportunity to public housing residents. DHCD circulates its draft Action Plan to the D.C. Housing Authority for comment and coordination, and also includes DCHA's resident councils in its mailing lists for hearings and comment.

Housing Choice Voucher Program (formerly Section 8)

The District of Columbia Housing Authority (DCHA) administers the District's Housing Choice Voucher Program (HCVP), formerly know as Section 8. This rental assistance program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. A family is free to choose any private rental unit located in the District of Columbia that meets HUD's Housing Quality Standards (HQS) and has a reasonable rent as compared to other units in the area.

The HCVP has been operating in the District of Columbia for over a decade, and more than 10,300 families are receiving assistance through various housing assistance programs. Unlike the public housing, which subsidizes the construction and operation of housing developments for the poor, the Housing Choice Voucher Program supplements what low-income families and individuals can afford to pay for housing in the private market. Thus, tenant-based assistance enables recipients to choose moderately priced housing based on the type and location that best meet their needs.

The HCVP is administered by DHCA under contract with the federal government. Participants generally contribute 30 percent of their monthly income toward housing costs, with the housing choice voucher program making up the difference—up to a locally defined "payment standard."

Today, about 1.4 million households nationwide participate in the Housing Choice Voucher Program. National analysis of neighborhood characteristics for participants in different federal housing programs has found that Housing Choice Voucher Program vouchers reduce the probability that families will live in the most economically and socially distressed areas. Thus, HCVP tenant-based assistance effectively addresses some of the most serious shortcomings of traditional, project-based housing programs.

DCHA's HCVP will continue to commit an enormous amount of its resources to making sure its clients are provided with the option to move into stable communities with good schools, transportation, public services, and employment opportunities.

K. ANTIPOVERTY STRATEGY

DHCD, along with other agencies, has played a major roll in the District's direct efforts to reduce poverty, and the HUD entitlement program funds administered by DHCD is one of many sources of funds for anti-poverty activity by the District. 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 non-profits. DHCD also provides funds to Community Based Organizations (CBO) to assist small businesses with technical assistance and to improve their physical appearance to retain and expand neighborhood job opportunities.

Other agencies play the key 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.

In FY2010, DHCD will continue to play an important role in the District'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 have been 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 an 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.

L. LEAD-BASED PAINT HAZARDS

DHCD is committed to producing affordable housing that is free from lead-based paint hazards in all of its development programs. Since 2002, DHCD has revised protocols for all single family and multi-family housing development programs to ensure that these programs comply with the Lead-Safe Housing Rule (24 CFR 35). DHCD requires that lead-based paint (LBP) hazards be addressed in every project it undertakes involving an existing residential building. DHCD's multi-family and single family housing project development operations finance more than 2,000 units of rehabilitated housing each year, and DHCD's commitment to lead safety requires that all of those housing units be rendered lead-safe by the completion of the construction phase of development.

Implementing DHCD's adaptation of the Lead-Safe Housing Rule involves approving and/or monitoring the full range of lead-hazard reduction activities, e.g., disclosure verification, risk assessment completion, lead scope-of-work development, finance for the lead-based paint reduction work, construction inspection, and verification of clearance. Once clearing testing is complete, the District's Department of the Environment (DDOE) reviews the particular project and issues Letter of Permit Completion to the property owner.

In addition to what are now routine requirements for lead safety in all DHCD housing rehabilitation activities, DHCD is also administering both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, awarded in 2003 on a competitive basis from HUD's Office of Healthy Homes and Lead Hazard Control. These grants provide \$5 million in funding for DHCD's Lead Safe Washington Program (LSW), which reduces lead-based paint hazards in housing built before 1978 that is occupied by or available for occupancy by low-income (< 80% Area Median Income) households with children under the age of 6 years. The products and services to be delivered across both grants include:

- ❑ Lead-based paint hazard risk assessment in 250 housing units;
- ❑ Lead-based paint hazard control in 200 housing units;
- ❑ Community education on lead safety;
- ❑ Training in lead-safe work practices for District residents in the home repair and lead-based paint hazard abatement trades; and
- ❑ The hosting of an annual conference that brings together health organizations, lead-based paint abatement contractors, government agencies, and other entities involved in lead safety and children's health.

In March 2008, DHCD completed production requirements under its grant for Lead Hazard Reduction Demonstration (175 units cleared for lead safety). At this writing, 133 units have been cleared for lead safety under the Lead Hazard Control Grant, with an additional 10 units currently under Notice to Proceed/construction; 137 Multi/Single family units have been committed for inspection risk assessment for the full production complement under that grant is 225 units. HUD's Office of Healthy Homes and Lead Hazard Control (OHHLHC) has committed to an extension in the Lead Hazard Control grant through March 31, 2009, which is sufficient time to complete all production requirements under this second federal lead hazard grant.

DHCD is working in partnership with the District's Departments of Health (DOH), Environment (DDOE), and Consumer and Regulatory Affairs (DCRA), as well as with the enforcement activities of the Office of the attorney General, to provide a seamless system of: (1) identification of lead hazards in residential property; (2) enforcement actions against property owners, where applicable; and (3) opportunities for property owners to finance lead hazard control activities. Since August 2006, the Mayor of the District of

Columbia has ensured that there is a single coordinator for all District programs dealing with lead-based paint hazards. That coordination has been instrumental in facilitating the development of seamless actions across the District agencies noted above.

DHCD is committed to meeting all HUD goals for lead-safe housing and expanding the District's capability for lead-safe financing even beyond HUD-financed grant opportunities.

Additional Lead Intervention:

As an accompaniment to the District's efforts to reduce lead hazards, DHCD's Single Family Residential Rehabilitation Program has been financing the replacement of the privately-owned portion of residential lead water service lines. The D.C. Water and Sewer Authority (WASA) will replace all of the District's residential lead water service lines by 2013. DHCD continues to offer its financing to eligible low-income households as they are scheduled to have the public portion of their lines replaced by WASA.



M. OTHER ACTIONS

In FY2010, the District will take several steps to ameliorate the impacts of the current housing market, but realizes the fact that future resources will buy less in this competitive atmosphere.

The District will continue to affirmatively further fair housing by continuing 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 easier and faster; 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.

DHCD will work to improve its various programs to effectively address underserved needs. The Department will continue to fund outreach and assistance programs for tenants in buildings with expiring Section 8 and/or other federal programs. Tenants will be 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 will also conduct "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 will be offered DHCD assistance in using its RFP process to access funds for development of housing that addresses special needs populations. DHCD will work to develop a multi-agency approach that matches DHCD development dollars with human services' program dollars for providing operating funds for special needs houses and/or facilities.

Neighborhood Revitalization Strategies

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

1. Georgia Avenue Neighborhood Revitalization Strategy Area

DHCD submitted an application for designation of the Georgia Avenue Corridor as a NRSA to HUD in conjunction with the District of Columbia Fiscal Year 2000 Consolidated Plan.

DHCD extended that designation from 2006 into 2010. The city proposed to address economic development focused 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 includes job creation, housing and commercial development/rehabilitation, 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 14: Georgia Avenue NRSA Performance Data

GOALS	OBJECTIVES	RESPONSIBLE AGENCIES
George Avenue Marketing Program	<ul style="list-style-type: none"> Attract 2 employers with job opportunities for local residents to locate along Georgia Ave. 	Washington, DC Marketing Center, DMPED, NCRC
Housing and Community Development	<ul style="list-style-type: none"> Rehabilitate 20 single-family homes at affordable rates for current residents by 2007 Provide loans to assist in the rehab of multi-family units at rents affordable to current residents Provide Lead Safe Washington Services through assessments and amelioration of lead paint in low-income homes Provide loan funding for 130 units of new affordable rental housing at 3910-3912 Georgia Avenue Provide predevelopment funding for 67 rental units located at Lamont Street and Georgia Avenue 	DHCD, DCHA, DCHFA
Small Business Development Center	<ul style="list-style-type: none"> Provide entrepreneurial training to promote the retention and expansion of local businesses Provide small business management training Provide counseling to help prepare local residents for homeownership 	DHCD, DC Chamber of Commerce Foundation, DC Main Street Program
Sidewalk and Infrastructure Improvements	<ul style="list-style-type: none"> Resurface/redevelopment of sidewalks and infrastructure, including façades, to improve the appearance and safety of the commercial node. 	DDOT DHCD
Acquisition and Redevelopment	<ul style="list-style-type: none"> Acquire vacant and abandoned property along the corridor for redevelopment purposes 	NCRC, DHCD, DCHFA

2. Carver Terrace/Langston Terrace/Ivy City/Trinidad NRSA

DHCD applied to HUD for the designation of the Carver/Langston Terrace/Ivy City/Trinidad (CLTICT) communities as a NRSA in August 2000 for a period of five years. DHCD will extend that designation from 2006 into 2010. 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 includes job creation, housing 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 15: Carver, Langston, Ivy City, Trinidad NRSA Performance Data

GOALS	OBJECTIVES	RESPONSIBLE AGENCIES
Housing and Community Development	<ul style="list-style-type: none"> • Increase homeownership opportunities for 50 new home- owners by 2010 • Provide assistance under the single-family residential rehab program and improve other 1-4 unit properties • Provide Lead Safe Washington Services in Ivy City/Trinidad through assessments and amelioration of lead paint in low-income units • Provided funding for 12 units of new special needs transitional housing located on Bladensburg Road NE • Providing development assistance to four non-profit developers to develop 52 affordable condo units at various sites in Ivy City. 	DHCD
Employment and Entrepreneurial Training	<ul style="list-style-type: none"> • Training and employment for 100 local residents by 2010 to help them prepare for the job market • Conduct two career fairs each year 	DOES, NSI
Infrastructure Improvements	<ul style="list-style-type: none"> • Improvements to two community parks in the area • Construction of the Trinidad Recreation Center • Redevelopment of Alexander Crummell School 	DDOT, DPR, DMPED, NSI

Affirmatively Furthering Fair Housing

As an entitlement jurisdiction and a recipient of federal funding through the U.S. Department of Housing and Urban Development (HUD), the District of Columbia must adhere to Section 808(e)(5) of the Fair Housing Act which provides for Affirmatively Further Fair Housing (AFFH). DHCD is the local entity responsible for implementing HUD’s consolidated planning requirements and is equally committed to promoting fair housing choice for all residents of the District. Further, DHCD must conduct an Analysis of Impediments to Fair Housing Choice (AI) on a five-year interval as mandated by regulation. According to the HUD Fair Housing Planning Guide, an analysis of impediments to fair housing choice should include a comprehensive review of the District’s “rules, regulations, business practices, administrative policies practices, and procedures, laws, legislation, and other factors created by the private and government sectors” which could directly or indirectly affect or create an impediment to “fair housing choice” in the District of Columbia. In addition, Section 104 of the Housing and Community Development Act of 1974 (24CFR Part 570.496(a) requires that each state to certify that it will *affirmatively further fair housing*.

Actions Taken to Affirmatively Further Fair Housing

Analysis of Impediments: To Affirmatively Further Fair Housing, the District is required to: (1) Conduct an analysis to identify impediments (AI) to fair housing choice within the jurisdiction; (2) take appropriate actions to overcome the adverse effects of any impediments identified through the analysis; and (3) maintain records reflecting the analysis and actions taken in this regard.

In December 2005, DHCD completed the most recent AI. This analysis looked at private and government sectors’ actions, omissions, or decisions that may have an ultimate effect of restricting housing choice. The AI

also provided recommendations for the District to combat the impediments noted. In 2007, DHCD added a supplement to the 2005 AI by providing further guidance on the implementations of recommendations thus assisting DHCD to increase fair housing choice among the city's residents.

Preserving and increasing the supply of affordable housing through new construction and rehabilitation.

Create greater housing opportunities for person with disabilities:

- In October 2007, DHCD established an MOU with DMH to produce 300 affordable housing for DMH residents requiring mental health services over a two year period.
- Spring 2008, partner with DMH on a Special Needs RFP to produce supportive housing. for the rehab of two properties owned by Department of Human Services
- Develop and implement a policy to target 75% of the tax credits to special needs and demonstration projects. DHCD will revise its Qualified Allocation Plan (QAP) during the spring of 2008 to focus on Special Needs populations and demonstration projects. The QAP will be reviewed by a working group of interested stakeholders in May.

Partner with Community Based Organizations and other institutions to implement an integrated legal assistance, housing counseling and financial assistance program. Several initiatives are underway:

- Meet with R-HOME, a consortium of lenders and nonprofit intermediaries working to offer responsible and safe home financing products to lower income households;
- Survey all housing counseling agencies under service agreement to the Department in order to have the complete portfolio of foreclosure prevention services available to District homebuyers;
- Work with national organizations to ensure their low-/moderate-income services to homebuyers are fully accessible to District residents;
 - Meet with the Department of Insurance, Securities, and Banking on that agency's roll-out of services to assist homeowners with potentially troubled mortgages.
 - DHCD will identify any high interest first trust loans in its portfolio and proactively work with these borrowers to avoid foreclosure. Names will be forwarded to a housing counseling agency to contact and counsel if necessary, in an effort to prevent default.

Affirmative Marketing

As a recipient of HUD funding, DHCD follows HUD's regulations for the Affirmative Fair Housing Marketing Plan (AFHMP). DHCD has instituted and continues to enforce a certification process for all of its housing projects (new construction and rehabilitation) as well as acquisition. The certification process ensures compliance with federal and local laws and regulations and ensures that housing construction projects and programs are affirmatively marketed and accessible to all protected populations. The process of certifying projects and programs is educational to the sub recipient, as their knowledge of fair housing compliance is enhanced thereby affirmatively furthering fair housing.

DHCD aims to ensure that prospective buyers or tenants in the housing market area, regardless of their protected category -- racial or ethnic groups— are given an opportunity to be informed about prospective housing development(s) across the city and feel welcome to apply. Through the AFHMP, DHCD aims to (1) bring greater diversity to areas that have been subjected to housing discrimination based on the residents' protected class; and (2) inform about the availability of housing to persons not likely to apply for the housing without special outreach efforts due to (a) self or forced segregation, (b) linguistic isolation, (c) neighborhood racial or ethnic composition and patterns, (d) location, and (e) price of housing.

DHCD has also instituted a certification process for all its program and service grants. The certification process for programs, singular in the metropolitan area, ensures that non-housing activities associated with new construction and rehabilitation projects, and programs providing services also abide by the affirmative



marketing principle. As such, DHCD requests completion of an ‘Affirmative Marketing Plan (AMP)’ certification form for those types of projects. For housing projects, the AFHMP certification is submitted with accompanying information on residential housing projects of five units or more, whether these are located in one parcel or a scattered multi-family project.

Language Access Act

The Language Access Act of 2004 (LAC) is designed to provide greater access and participation by Limited or No-English Proficiency (LEP/NEP) to public services, programs, and activities. The District’s implementation and monitoring of the LAC supports the Fair Housing Act’s affirmatively furthering fair housing by ensuring equal opportunity and accessibility of program and services to all District residents.

Since 2001, DHCD has partnered with both the Mayor’s Office on Latino Affairs and the Mayor’s Office on Asian and Pacific Islander Affairs, and subsequently with the Mayor’s Office of African Affairs to ensure the agency’s programs of concern to these communities were available in the appropriate language.

The agency has implemented the approved 2006 bi-annual Language Access Action Plan (2007-2008) by adhering to the LAC’s five action objectives, these are: (1) a thorough review of each agency’s mechanisms for data collection in order to design better outreach programs for target LEP communities; (2) the use of oral language (interpretation) services to ensure agency’s message on how to access the programs and services is reaching and understood by these communities; (3) the translation of vital documents in the appropriate language of the community targeted which depicts agency information on how services are acquired or vital information which could have a direct impact to health or safety; (4) ensure cultural competency, awareness and sensitivity training is provided to staff; and (5) create targeted (LEP/NEP) community educational outreach material to ensure language barriers do not impede District residents from accessing programs and services. Each District agency reports on its LAC advances to the Office of Human Rights (OHR) on a quarterly basis. These results are analyzed yearly and are the basis for the agency’s bi-annual plans and changes as recommended by OHR.

DHCD holds an annual diversity training to ensure its public contact personnel as well appraised of the law and compliance measures. For the past two years, the Agency has partnered with the D.C. Office to Planning to offer this training to its combined staff.

As of today, DHCD ensures that all LEP communities have the agency’s information through its sub-recipients and directly through the agency’s website where a fact sheet about the pertinent programs can be found for easy download. The program information is available in Amharic, Chinese, Spanish, and Vietnamese. DHCD has also ensured that a bilingual interpreter is available at its public hearings. When needed

The Housing Regulation Administration formerly located within the D.C. Department of Consumer Regulatory Affairs (DCRA) has been added to DHCD. This addition brings new opportunities to further engage and outreach the LEP community on DHCD programs and housing services.

Section 3

Section 3 of the Housing and Urban Development Act of 1968 (Section 3) provides for the training, employment and contracting opportunity of low and very-low income residents in a participating jurisdiction receiving housing and community development program funding from the Department of Housing and Urban Development (HUD). In particular, the Act dictates that priority in hiring should be given to public housing Section 3 residents. DHCD is the District’s point agency for applying and enforcing this regulation. DHCD implements this policy through: (1) projects funded by and through DHCD which awards funding grants to developers and its contractors; (2) partnerships with government agencies and community base organizations

to facilitate or create training opportunities; and (3) the creation of employment and business opportunities for residents of and other qualified low- and very low-income persons residing in the geographical funded project area.

DHCD implemented its Section 3 program in fiscal year 2009 and the agency continued to expand the awareness of the Section 3 program through outreach and monitoring of all applicable projects. In 2009 all applicable Section 3 projects had Section 3 applied to them. Implementation of the Section 3 policy included compliance and monitoring of projects, data collection and developing awareness of the program. Additionally, implementation of the Section 3 Business Concern certification continued in order to facilitate compliance with the program. DHCD continued to partner with the DC Housing Authority, Office of Small and Disadvantaged Business, and the DC Employment Services to create greater awareness of Section 3 among residents and businesses. DHCD continued to provide an annual training to all of its subrecipients to ensure full compliance.

The Section 3 program within DHCD is aimed at creating greater opportunities for recruitment and employment of low- and very low-income residents and business interests by DHCD funded developers working on contracts partially or wholly funded through HUD. To further support the intent and letter of the Section 3 regulations, DHCD has extended the Section 3 provisions to its locally funded projects; all projects funded through the agency must abide by the Section 3 policy. DHCD is also creating a data bank of all Section 3 Business Concerns registered and certified through DHCD.

All contractors/businesses seeking Section 3 preference must, before being awarded a DHCD grant, complete a Section 3 plan and be certified as a Section 3 Business Concern (exhibit 2), as appropriate, as acknowledgement of the contracting and employment provisions required by this Section 3 section.

Impediments Identified in the Analysis

The District continues to address the four (4) major areas of impediments to fair housing choice found in the 2005 AI. These were:

1. Lack of compliance of fair housing laws by the real estate and housing industry (real estate, lending/mortgaging, insurance/appraisals, etc)
2. Decreasing number of affordable housing for low and moderate-income households and special needs residents in target neighborhoods which is experiencing an already shrinking market.
3. Information on full range of housing available across many District neighborhoods offering affordable housing is not made available to individuals and families seeking homes due to segregated residential patterns.
4. Low levels of home buying literacy among particular protected classes and a high degree of home seekers with no or blemished credit history.

In the past year, the housing market has taken a sharp spiral downward turn in large part due to predatory mortgages targeted to lower income and immigrant individuals and families. The Center for Responsible Lending (The Center), a national non-profit organizations headquartered in the District, has gathered data regarding the foreclosure rates in the Washington Metropolitan area as a result of mortgage loans made under unethical and misleading terms. Though many financial experts allege that the blame lies with the homebuyer for getting into a loan they could not repay, the Center and fair housing advocates hold that unscrupulous real estate and mortgage brokers used persuasive and coercive tactics to lead many immigrants LEP and elderly African American communities with substantial equity on their homes, into a predatory loan.

As a result of the current financial market crisis, the housing industry has tightened its controls in making accessible mortgage loan products for first time home buyers even in an environment of an oversupply of



housing due to the high rate of foreclosures. The complaint evidence from the D.C Office of Human Rights shows that discrimination continues at its current pace and in some instances, it has increased. The real estate and mortgage abuses have aggravated the situation for low-income families, as they are much more susceptible to scams that promise to get them into a home with limited income.

Efforts to Remove Barriers to Affordable Housing

The City maintains support of measures to remove potential barriers to fair housing choice. The impact of the current economic and housing environment has been detrimental to residents, particularly those victimized by predatory mortgages. The District will continue to set a dedicated source of local funding for housing production through its Housing Production Trust Fund (HPTF);

The city continues to enforce the “*Rental Housing Conversion and Sale Amendment Act of 2005*” (Bill 16-050). This Act narrowed the 95 percent/5 percent loophole in the Rental Sale Conversion Act of 1980 which allowed rental property owners to circumvent the First Right of Refusal law thereby bypassing the tenant right to purchase their building once it was advertised for sale.

In 2008, the Housing Regulations Administration which houses the Rental Accommodations Division, the Rental Conversion and Sale Division and the Rental Housing Commission-- formerly located in the D.C. Department of Consumer and Regulatory Affairs was moved to DHCD. This was effort by the District to reduce barriers to fair housing, by providing quicker response to apartment building conversion concerns which can affect low income and disenfranchised tenants. Tenants were oftentimes not advised of the real estate transaction impacting their building, this caused substantial displacement of District residents from their homes, disproportionately a majority Latinos and other immigrants in high market areas.

DHCD has improved processes in its Neighborhood Based Activities programs to effectively address underserved needs. It also continues to provide an annual training program for staff and funding recipients on fair housing, accessibility compliance for construction projects. As well, DHCD continues to monitor all its sub-recipients to ensure compliance with fair housing and equal opportunity laws and regulations. Fair Housing staff are also available as a resource for constituents and service providers.

Fair Housing Symposium: The District’ held its Seventh Annual Fair Housing Symposium in April 2008. This year, DHCD commemorated the 40th Anniversary of the passage of the FHA. As such, DHCD with its partners the DC Office of Human Rights and the National Fair Housing Alliance held a celebration of the milestones gained up until now. One key highlight was the presentation of the first fair housing case filed by the Department of Justice after passage of the law. The case was filed in the District of Columbia for race discrimination.

Request for Proposals (RFPs): The bi-annual RFPs solicit proposals from community development corporations (CDCs) and private sector firms interested in creating affordable housing or community development projects. During this process, DHCD holds several community meetings to educate the developers about providing equal access opportunity to housing and building housing that is accessible to person with mobility disabilities.

Education and Outreach: The Department partners with non-profit and private sector housing advocates and practitioners to affirmatively further fair housing and provide greater education coverage of housing and fair housing issues to a diverse community. One method is to fund community based organizations to provide outreach and education for tenants on purchase programs, comprehensive homeownership and housing counseling, and assistance for relocation and location of apartments. DHCD has contracted with Marshall Heights Community Development Organization, University Legal Services, Latino Economic Development Corporation, Lydia’s House, among others, to provide housing to provide these services.

Accessibility Education and Enforcement: DHCD continues to hold an annual mandatory Section 504 accessibility compliance training program for all sub-recipients. The training covers practical and regulatory actions concerning accessible housing according to local building codes and its parallels to federal regulations and laws, multifamily projects compliance with the Sec. 504 accessibility rules and regulations of the Rehabilitation Act of 1973 and the Fair Housing Act as Amended.

The District provides funding to the non-profit sector to provide outreach and education to residents victimized or at risk of a home foreclosure. Foreclosure prevention is an educational tool highly utilized during as this housing crisis continues to evolve. Housing Counseling Services, Inc., funded through DHCD, provides foreclosure prevention training so that residents can be salvaged from losing their home. The training, provided in English and Spanish, seeks to provide individualized counseling, assess the delinquency status, and provide options and a work plan to alleviate the situation.

Likewise, other housing agencies and non-profit community development corporation also offer tools for assisting first time homebuyers and person in crisis. The D.C. Housing Finance Agency has a Home Resource Center dedicated to education and training to first time homebuyers on homeownership opportunities; Manna, Inc. a non-profit housing corporation which builds affordable housing also has its own first time home buyer training program and mortgage assistance program, through a sister organization, for low income residents citywide.

Economic Development

In FY2010, DHCD along with DMPED will continue to promote the revitalization of District neighborhoods in order to create job opportunities, affordable housing, commercial revitalization, public facilities (including parks, recreation centers, and multi-use facilities) and vibrant and safe places to live and work and to improve the general quality of life of District residents. In addition, DMPED will use a portion of FY2010 CDBG funds to carry out activities that support the development and disposition of properties previously acquired with public (largely through the former urban renewal program) and federal funds. DMPED will carry out these activities through individual development and facilities projects and through implementation of the Great Streets, New Communities, and Neighborhood Investment Fund programs.

In addition to CDBG funds which may be expended on these activities, DMPED estimates expending over \$109,00,00 in capital dollars (some of which may be expended in FY2009), which is expected to be expended on Great Streets, New Communities, neighborhood revitalization, and public facilities projects and over \$20,000,000 in District dedicated taxes funding, which is expected to be expended on Neighborhood Investment Fund, New Communities, and other neighborhood revitalization projects and activities. In addition, other District funding will be expended to support these overall activities, particularly in the area of staff support and professional services.

N. CITIZEN PARTICIPATION

The District of Columbia has an approved Citizen Participation Plan on file to ensure that citizens have the opportunity to provide feedback on the Department’s programs and service, as well as assist in developing the Annual Action Plan.

Notice of the community needs assessment hearings for the FY2010 Action Plan was published in the D.C. Register and local newspapers on or about October 1, 2008 (See Table 16). DHCD conducted extensive outreach by developing and distributing information on public hearings in English and Spanish to neighborhood associations, social service agencies, local non-profits, churches, civic associations, advisory councils, District Government employees, City Council, Advisory Neighborhood Commissioners, Immigrant Communities and interested citizens.

Following the community needs assessment hearings, DHCD prepared the Draft FY2010 Consolidated Annual Action Plan. In accordance with the Citizen Participation Plan, the Draft Plan is made available for public comment via a public hearing and 30-day review period. Public notice of the hearing on the FY2010 Consolidated Annual Action Plan was published in the DC Register on February 20, 2009 and in local newspapers the week of February 23, 2009 (See Appendix G). The plan was made available to the public for review and comment on February 23, 2009. Documents were available for review at public libraries, community-based organizations, on-line at DHCD’s website, and at the Department’s headquarters, which is convenient to both METRO rail and bus service. All hearing sites are also accessible by METRO Rail and bus service. Sign language and Spanish translation services are also provided.

Following this process, DHCD submits the documents to the Council of the District of Columbia for further comment and public hearing. Once approved by the Council, the FY2010 Action Plan is submitted to the U.S. Department of Housing and Urban Development (HUD) no later than August 15, 2009.

Below is the schedule of meetings to elicit community information on the Plan’s priority needs.

Table 16: Schedule of Community Needs Assessment Hearings:

Date/Time	Meeting Location
Thursday, November 13, 2008 @ 12:30 pm	DHCD Headquarters, 801 North Capitol Street, NE, 9 th Floor Boardroom
Thursday, November 13, 2008 @ 6:30 pm	DHCD Headquarters, 801 North Capitol Street, NE, 9 th Floor Boardroom
Thursday, November 20, 2008 @ 6:30 pm	Greater Washington Urban League, 2901 14 th Street, NW
Tuesday, November 25, 2008 @ 6:30 pm	Matthews Memorial Baptist Church, 2616 Martin Luther King Jr., Avenue, SE

Public hearings

- Tuesday, March 24, 2009- DHCD Action Plan /Budget Hearings
- TBA- Council Budget Hearing,
- TBA- Council Roundtable on FY2010 Action Plan

O. CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

O. CERTIFICATIONS

9. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which I t is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Director, DHCD

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s), (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-Discrimination Laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

O. CERTIFICATIONS

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Director, DHCD

Title

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Director, DHCD

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

Date

Director, DHCD
Title

Specific ESG Certifications

The Emergency Shelter Grantee certifies that:

Major Rehabilitation/Conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS – It will comply with HUD’s standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

Signature/Authorized Official

Date

Director, DHCD
Title

Specific HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Director, DHCD
Title

Signature/Authorized Official

Date

Senior Deputy Director, HAA
Title

P. MONITORING

In order to accomplish DHCD's priority activities, DHCD must be able to process eligible transactions quickly and cost effectively. Therefore, two prime objectives are to (1) move housing and commercial development transactions through the agency's pipeline more expeditiously; and (2) create procedures, systems and accountability standards that will firmly establish the Department as the city's principal development vehicle for improving District neighborhoods.

These prime departmental objectives will be accomplished by focusing efforts on the fundamental basics of community development – evaluating and underwriting development proposals based on the strength of the organizations' capacity, financial underpinnings and the flow of public benefits to the residents that DHCD is obligated to serve.

Components of DHCD's project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements; progress against production goals; needs for technical assistance; and evidence of innovative or outstanding performance. Financial monitoring ensures compliance with all Federal regulations governing financial operations. This includes reviewing original supporting documentation for financial transactions, time sheets, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable.

In FY2010, DHCD will continue its program and sub-recipient monitoring activities which includes:

- conducting monitoring reviews of its Development Finance Division Project Financing, Neighborhood Based Activities, and Emergency Shelter Grant programs,
- continuing to perform environmental reviews and project-specific labor standards monitoring;
- conducting long-term monitoring reviews for HOME, Low Income Housing Tax Credit (LIHTC), HPTF and CDBG funded projects;
- conducting follow-up reviews to ensure that corrective actions for audit report recommendations have been implemented; and
- monitoring the Department's spending and commitment requirements in accordance with the funding sources.

The Department will continue to monitor its activities through ongoing communications with sub-grantees and site visits to their programs. Activities will also be monitored through periodic, but systematic, tracking of performance through the Housing Development Software (HDS) and HUD's Integrated Disbursement and Information System (IDIS). HDS will be improved to provide an automated and integrated mechanism for recording and reporting the results of site visits. IDIS gives the Department the capability to assess progress of individual projects, as well as each major HUD-funded program as a whole. As the HDS software becomes fully operational, by linking budget, performance measures, and program delivery, DHCD will be able to effectively monitor its progress in carrying out the strategic plans contained in this Action Plan for FY2010. HDS is designed to ensure that applicable program requirements are followed for every HUD funded project. A list of all DHCD projects that includes budgets, number of units, contract status, IDIS numbers, and other information is in HDS. The system provides a summary of all projects/major resources in the Department and the spending status. This is critical to ensure adherence to the budget, draw downs, the public service cap, and the planning and administration cap.

DHCD will produce a self-evaluation of its annual performance in relation to meeting priorities and specific objectives in the form of a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides a summary of the programmatic accomplishments for projects reported under the IDIS, as well as additional narratives describing program milestones and accomplishments. The CAPER must be filed with HUD within 90 days (December 30) after the close of DHCD's program year.

Appendix A DHCD Program Descriptions

DEVELOPMENT FINANCE DIVISION

Affordable Housing and Real Estate Development – provides financial resources to complement those available in the private sector with private and non-profit developers and tenant associations in order to build and/or rehabilitate affordable rental and ownership housing.

Development Finance Division (DFD) Project Financing – provides funding through a competitive Request for Proposal (RFP) funding process that targets communities and types of development needed to revitalize neighborhoods. This activity also provides development financing and regulatory oversight to nonprofit and for-profit developers so that they can develop properties as affordable ownership and rental units and neighborhood community/commercial facilities. This activity includes the preparation of Notices of Funding Availability and RFP documents, management of the application and selection process, project management meetings, construction overviews, underwriting, architectural reviews, monitoring reports, funding request presentations, loan closings, and project monitoring services.

Tenant Apartment Purchase – provides organizational and development assistance to tenant organizations expressing interest in purchasing their buildings after receiving a Right-of-First Refusal notice; education and below-market management services to tenant organizations that have purchased their buildings; and financial assistance in the form of seed money, earnest money deposits, and acquisition loans to low-to-moderate income tenant organizations wishing to purchase their buildings after receiving the Right-of-First Refusal notice. Additional services provided include housing counseling services, contract management, and monitoring.

Tax Credit Assistance Program (TCAP) – provides financing for capital investment in Low Income Housing Tax Credit projects via a formula-based allocation to State housing credit agencies.

Neighborhood Stabilization Program (NSP) – provides funding for the redevelopment of vacant properties due to foreclosure.

RESIDENTIAL AND COMMUNITY SERVICES DIVISION

Neighborhood Investments – provides a broad range of programmatic initiatives carried out through neighborhood-based organizations working in their local communities. Grants are tailored to match community needs.

Neighborhood Based Activities – provides grants for storefront façade improvements in commercial corridors and small business development, comprehensive housing counseling services, and operating grants to Community Housing Development Organizations (CHDO). During FY 2008, Neighborhood Based Activities funded technical assistance to 3,106 small businesses, provided comprehensive housing counseling to 17,338 tenants, potential homeowners, and current homeowners, and improved 45 commercial facades.

Homeownership and Home Rehabilitation Assistance – provides rehabilitation loans and grants to income-qualified owner-occupant DC residents in order to preserve homeownership in the District. During FY 2008, DHCD assisted 508 residents with Home Purchase Assistance program (HPAP) loans to become first-time homeowners. Also during FY 2008, DHCD provided 142 single-family loans and grants to assist owner-occupants in rehabilitating their homes to housing code standards or in replacing lead water pipes on their property.



Home Purchase Assistance Program (HPAP) – provides down payment and closing cost assistance to low and moderate income District residents so that they can become first-time homebuyers in the District of Columbia.

Employer Assisted Housing Program (EAHP) – provides assistance to employees of the DC Government who are first-time homebuyers in the District. Employees of DC Government agencies may be eligible for matching down payment funds of up to \$1,500 and a deferred loan of up to \$10,000.

Single Family Residential Rehabilitation – provides rehabilitation loans and grants to income qualified owner-occupant DC residents in order to preserve homeownership in the District.

OFFICE OF PROGRAM MONITORING

Emergency Shelter Grant (ESG) – provides oversight, funding, and compliance monitoring services to the Community Partnership for the Prevention of Homelessness to prevent homelessness and enable individuals and families to move toward independent living.

Emergency Shelter Grant (ESG) Management – provides services that analyze homeless needs for selecting annual measures, monitors the appropriate spending of grant funds by the service providers within two years of receipt, and monitors annual performance targets and compliance with federal laws and regulations.

Program Monitoring and Compliance – provides oversight of DHCD programs and projects to ensure compliance and overall effectiveness of operations. Contract compliance monitors DHCD projects to ensure that use of project funds fully complies with HUD and District regulations. Quality Assurance activities provide review and performance evaluation to DHCD and contractors so that they can operate in full compliance with regulations in the most effective and efficient manner possible.

Contract Compliance – provides oversight and monitoring services of DHCD projects to ensure the Department's use of project funds fully complies with federal and local regulations.

Quality Assurance – conducts independent program reviews and performance evaluations of DHCD's programs and subrecipients to ensure that they operate in full compliance with federal and District regulations.

PROPERTY ACQUISITION AND DISPOSITION DIVISION

Property Acquisition and Disposition Division (PADD) – consolidates the Homestead Housing Preservation Program and the Home Again Program into one division with the goals of stabilizing neighborhoods by decreasing the number of vacant and abandoned residential properties in the District, and by transforming vacant and/or abandoned residential properties into homeownership opportunities or District of Columbia residents at all income levels.

Property Acquisition and Disposition – acquires vacant, abandoned and deteriorated properties through negotiated friendly sale, eminent domain, donation or tax sale foreclosure when owners are unwilling or unable to maintain their properties and disposes of properties in the PADD inventory by selling the properties to individuals or developers to be rehabilitated into high quality affordable and market-rate single-family and/ or multifamily for-sale housing in District neighborhoods.

PORTFOLIO MANAGEMENT DIVISION

Portfolio Management – manages the allocation of Low Income Housing Tax Credits (LIHTC) and New Market Tax Credits (NMTC) and oversees the performance of the hundreds of millions of dollars in the Department’s loan portfolio. Established in FY 2008, the program monitors the status of existing loans to ensure compliance with loan covenants and collections of loans that are due and conducts the reviews of the risks and relationships of potential borrowers to protect the Department’s assets.

Portfolio Management – administers the District’s allocation of tax credits for affordable housing development and monitors the status and ensures the performance of all loans in the Department’s portfolio.

HOUSING REGULATION ADMINISTRATION

Housing Regulation Administration (HRA) – provides administrative support to the Rent Administrator and the Rental Conversion and Sale Administrator to fulfill their statutory and regulatory responsibilities and operates the DHCD Housing Resource Center.

Rental Conversion and Sales (CASD) – administers the District’s tenant opportunity to purchase program, regulates the conversion of property to condominiums and cooperatives, registers condominium and cooperative projects and administers the structural defect warranty claim program;

Rental Accommodations Division (RAD) – administers the District’s rent stabilization program, including registering and licensing rental housing, administering rent adjustments procedures, processing landlord and tenant petitions, providing conciliation services and acting as a repository for notices to vacate and all rental property records

RENTAL HOUSING COMMISSION

Rental Housing Commission – provides support by hearing appeals of rental housing decisions and is supported by HRA and DHCD.

Rental Housing Commission – provides hearings, orders, and decisions to landlords and tenants so that they have final administrative resolutions to their claims.

AGENCY MANAGEMENT PROGRAM

Agency Management Program – provides for administrative support and the required tools to achieve operational and programmatic results. This program is standard for all District agencies.

Appendix B Income Levels

**DISTRICT OF COLUMBIA
2009 MEDIAN INCOME TABLES
Effective March 19, 2009**

Very Low Income - Gross household income 30% area median income (AMI), adjusted for household size per the following table: (This category is known as Extremely Low Income when referring to HOME)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
21,550	24,650	27,700	30,800	33,250	35,750	38,200	40,650

Low Income - Gross household income 50% area median income (AMI), adjusted for household size per the following table: (This category is known as Very Low Income when referring to HOME)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
35,950	41,100	46,200	51,350	55,450	59,550	63,650	67,800

Moderate Income - Gross household income 80% area median income (AMI), adjusted for household size per the following table: (This category is known as Low Income when referring to HOME)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
44,800	51,200	57,600	64,000	69,100	74,250	79,350	84,500

Jurisdictions covered by these income limits include the following: Arlington, Fairfax, Fauquier, Loudoun, Prince William, Spotsylvania, and Stafford County, and the Cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas and Manassas Park in Virginia; Washington, D.C.; and Calvert, Charles, Frederick, Montgomery, and Prince George's County in the State of Maryland.

Median Family Income for Washington Metropolitan Area is \$102,700 for a family of four.

Appendix C Federal Certifications

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

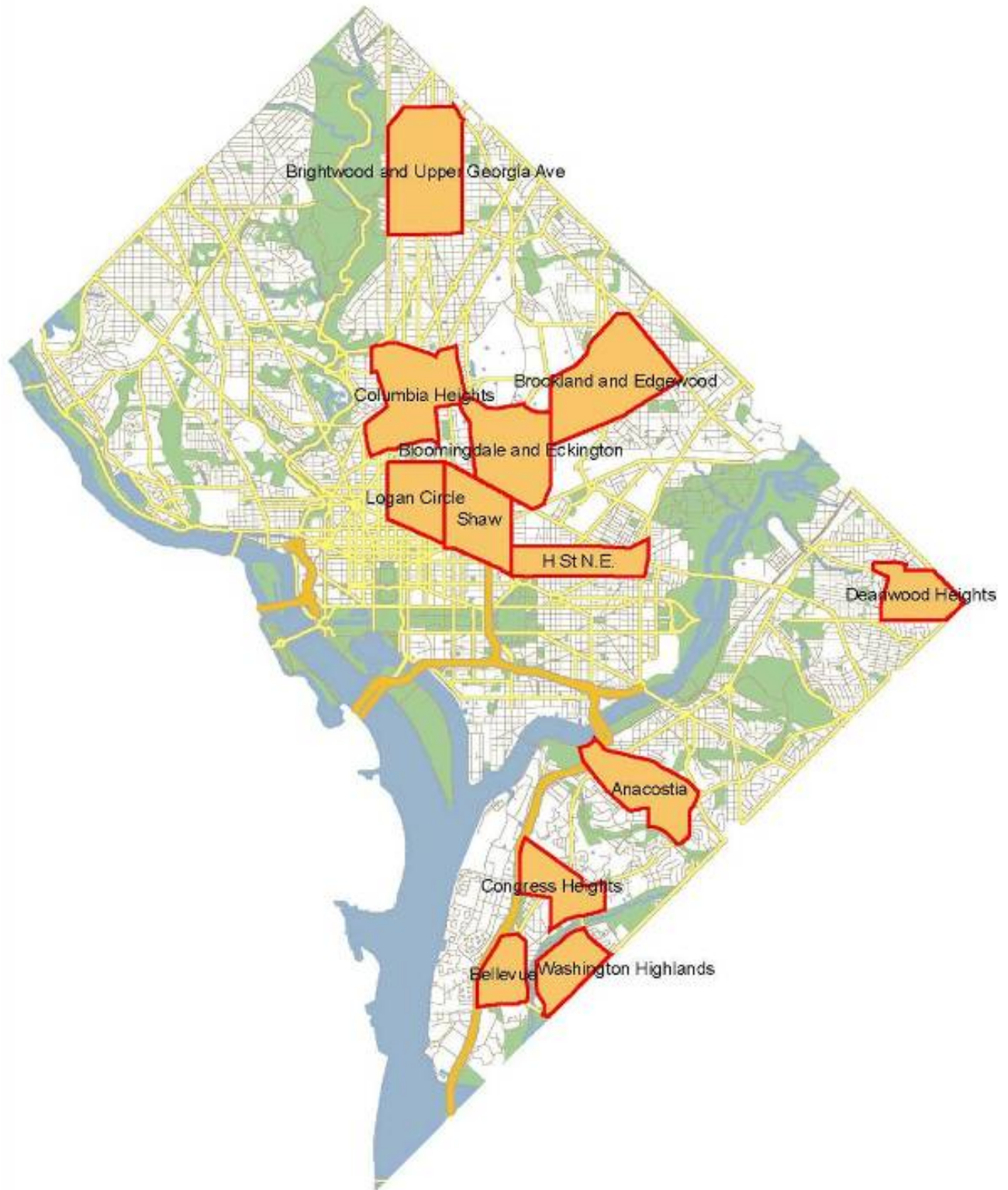
Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

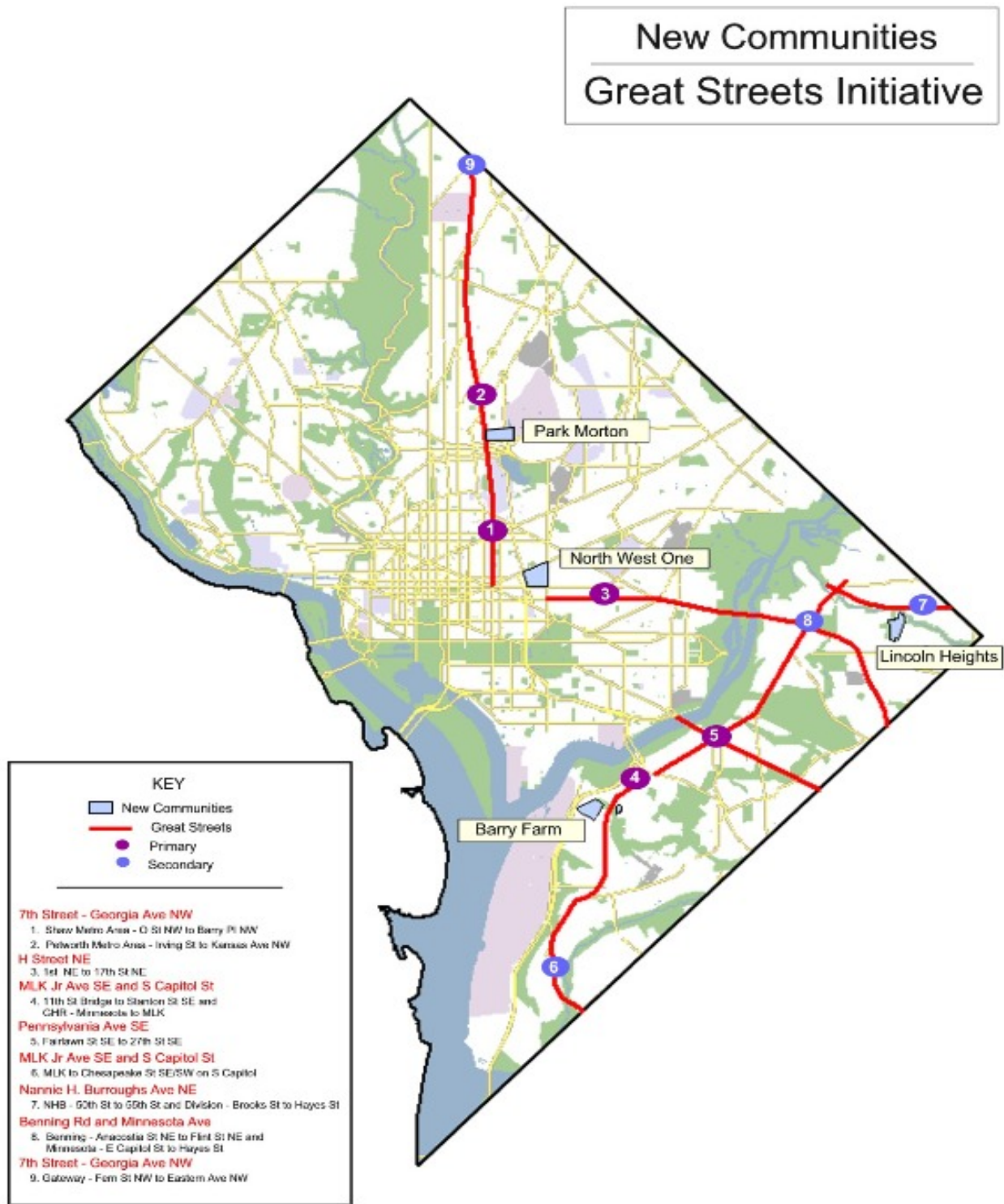
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:
8. "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

9. "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;
10. "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;
11. "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix D Neighborhood Investment Fund Target Areas



Appendix E New Communities and Great Streets Initiative Map



Appendix F Citizen Participation Plan



District of Columbia

Department of Housing and Community Development

Citizen Participation Plan

For

The District of Columbia Consolidated Plan for HUD Federal Entitlement Grants, Plan Amendments and Performance Reports

Adopted - July 2009

Adrian M. Fenty, Mayor
Government of the District of Columbia

Valerie Santos
Deputy Mayor for Planning and Economic Development

Leila Finucane Edmonds . Director
Department of Housing and Community Development
1800 Martin Luther King Jr., Avenue, SE
Washington, DC 20020
(202) 442-7200

Background

The Community Development Block Grant program is authorized under Title I of the Housing and Community Development Act of 1974. The primary objective of this Act is the development of viable urban communities. The District of Columbia has been a participant in the federal Community Development Block Grant (CDBG) program since its inception. A Citizen Participation Plan is part of the Consolidated Planning requirements contained in 24 CFR 91.

In 1994, federal regulations were revised to require the consolidated submission of plans and applications for three other programs in addition to the CDBG plan and application. The following four entitlement grant programs of the U.S. Department of Housing and Urban Development (HUD) were consolidated into a single planning and application process:

- Community Development Block Grant Program (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Shelter Grants Program (ESG)
- Housing Opportunities for Persons with AIDS Program (HOPWA)

The Citizen Participation Plan Requirement

The associated revised regulations stipulate that participating jurisdictions must develop and implement Citizen Participation Plans that specify how citizens can provide input to the planning and implementation process.

This document constitutes the Citizen Participation Plan for the District of Columbia’s Consolidated Plan. It was prepared by the Department of Housing and Community Development (DHCD), the District’s grantee agency for administration of the Consolidated Plan.

DHCD’s Citizen Participation Plan (CPP) describes how citizens will participate in three programmatic areas:

1. Development of the Consolidated Plan,
2. Substantial amendments made to the Consolidated Plan, and
3. Development of the annual performance report.

The plan is designed to especially encourage participation by low- and moderate-income persons, minority and non-English speaking persons, residents of public and assisted housing developments, and, in particular, persons living in areas where the federal grant funds are proposed to be used. In addition, the CPP requires DHCD to minimize displacement and inform citizens of available assistance with relocation for all federally-funded projects. DHCD includes relocation requirements compliant with the Uniform Relocation Act (URA) in its guidelines to prospective developers during the development funding process. These guidelines are also available to the public and other government agencies. Participating jurisdictions are required to follow their Citizen Participation Plans after adoption.

Plan Development Process:

The District’s Consolidated Plan process begins with DHCD’s preparation of the Citizen Participation Plan (CPP) which describes the Plan Development Process. The CPP informs the public about processes and procedures for public access and influence on the Consolidated Plan and Annual Action Plans, and the proposed scheduling for development and submission of the plan. Copies of the CPP are made available at least 2 weeks prior to the first public hearing at public libraries, all Advisory Neighborhood Commission

offices, selected community based organization offices, at DHCD offices and on DHCD’s website: <http://dhcd.dc.gov>. The CPP is also made available during the review of the Consolidated Plan.

The CPP includes a vigorous effort to notify the District of Columbia Housing Authority and other government agencies as well as the affected public about the Plan Development Process and to provide ample opportunity for citizen input at all stages. In the course of developing the Consolidated Plan, there are *at least* three public hearings held and there are two 30-day, open comment periods during the drafting stages before the document is finalized and submitted to HUD. The Consolidated Plan development process consists of the following steps:

- Preparing and issuing the Citizen Participation Plan with Notice of the “Needs Assessment” Public Hearings,
- Conducting a series of “Needs Assessment” Public Hearings early in the fiscal year to develop public priorities and receive feedback on prior year performance,
- Preparing and issuing a draft proposed Five-Year Plan (if a new 5-Year Plan must be developed), or a draft proposed Action Plan for the current fiscal year,
- Conducting (at a different point in the program year) a “Budget” Public Hearing on the draft proposed Consolidated Plan and its proposed budget,
- Submitting the final proposed Consolidated Plan to the Mayor for approval,
- Finalizing the Consolidated Annual Action Plan, and
- Submitting the Consolidated Annual Action Plan to HUD prior to the August 15th annual deadline.

PLAN DEVELOPMENT SCHEDULE*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice of “Needs” Hearings	October
DHCD Public Hearings on “Housing and Community Development Needs in the District of Columbia”	November
Publication of proposed Action Plan	February
DHCD Public Hearing on proposed Action Plan & Budget	March
DHCD finalization of Action Plan	May-June
DHCD Submits final Proposed Plan to the Mayor for Approval	June-July
Submission of Action Plan application to HUD	Mid-August
Grant funds become available for start of <i>new</i> Fiscal Year.	October 1

*Specific dates and locations are provided in published Notices, through direct mailings, in publicly-accessible locations and on the DHCD web-site.

Public Access and Accommodation

DHCD facilitates broad-based participation in its planning process by providing:

- No less than two-week advance publication of a Notice of Public Hearings,
- No less than 30 days to review the draft documents,
- Two-week periods following hearings for the submission of additional comments,
- Direct mailings of Notices to a wide range of interested groups,
- Easy access to draft documents (hard copies and on-line) and hearing transcripts,

- Accommodation of special needs participation through sign-language interpreters and interpreters for Spanish-speaking constituents, and
- Holding hearings at convenient times and in barrier-free facilities that are easily accessible by public transportation.

The Director and senior DHCD staff members are present at public hearings to take the direct testimony, answer questions on the District’s housing and community development needs, and receive comments on DHCD’s program performance for prior periods as well as for the current year. The submission of written testimony for the record is encouraged, and Public Hearing records are kept open for at least 2 weeks after the hearing for the receipt of post-hearing written testimony. A court reporter provides written transcripts within 2 weeks of the date of the Public Hearing, and a record of the Public Hearing, including the written transcript, is made available for public viewing at DHCD. When preparing the final Consolidated Plan, DHCD will include a summary of the comments and views received from citizens orally and in writing at the Public Hearing, as well as a response to any comments not accepted.

Moreover, DHCD will provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the District’s Consolidated Plan and its use of assistance under the programs covered under the Consolidated Plan during the preceding five years. Requests may be made to the DHCD Public Information Specialist at (202) 442-7200.

Hearing Notification

DHCD promotes attendance at the hearings, particularly for low- and moderate-income citizens and citizen groups located in blighted areas of the city in which DHCD entitlement grant program funds are directed. The Public Hearings are announced through the publication of a Public Hearing Notice, containing the date, time, location, and subject matter of the Public Hearing.

Advertisement of the Public Notice is placed at least 2 weeks prior to the hearings in the D.C. Register, and in various media outlets that reach different population and interest groups. These media outlets include *a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, minority populations and other special interest populations. (Examples of such publications would include: the Afro-American, El Tiempo and The Blade.)* No fewer than 500 copies of the Public Hearing Notices are distributed by direct mail to various constituent groups and individuals, including all Advisory Neighborhood Commissions, public housing resident councils, civic associations, nonprofit developers, organizations supporting special needs populations, church groups, and community based organizations. Additionally, DHCD has contractual relationships with specific community based organizations (CBOs) that have a responsibility to distribute information regarding DHCD’s entitlement grant programs and to review the information with citizens.

“Needs Assessment” Public Hearing

In the first quarter of each fiscal year, DHCD conducts a series of public hearings on “Housing and Community Development Needs in the District of Columbia.” Testimony is solicited from the public on a variety of issues, including community development, commercial revitalization, job creation through DHCD-funded projects, home ownership, housing rehabilitation, housing production, fair housing, lead paint hazards, and displacement issues resulting from DHCD development activities. Citizens are also invited to express their views on DHCD’s administration of the Consolidated Plan entitlement grant programs and its performance in achieving the Consolidated Plan’s goals and objectives as stated in the annual performance report, the *Consolidated Annual Performance and Evaluation Report (CAPER)*.

Draft Proposed Consolidated Plan

After conducting the “Needs Assessment” hearings, DHCD prepares a draft Consolidated Plan for the upcoming Fiscal Year.

The draft Consolidated Plan includes estimated federal entitlement grant amounts, community development objectives, projected budgets and performance measures for implementing programs, a description of the processes DHCD utilizes to receive proposals for funding, certification of the District’s plan to minimize displacement and assist in relocation in compliance with the federal and local regulations, and descriptions of other proposed District housing and/or community development activities. DHCD also includes estimates of appropriated, local funds, and the Housing Production Trust Fund (HPTF) in its draft document to provide the public with a complete picture of its potential sources and uses of funds. In preparing the draft Consolidated Plan, DHCD considers all statements, testimony, and proposals regarding expenditure of federal entitlement grant funds that have been provided up to that point in the development process. A summary of the comments from the public at the Needs Hearings are included in the Draft Consolidated Plan along with a discussion of any comments not incorporated into the Plan. The public is given 30 days to provide written comments on the Plan to DHCD.

“Budget” Public Hearing

DHCD conducts a “Budget” Public Hearing on the proposed Consolidated Plan when the District’s budget process has clarified local funding, usually in the months of March-April of a given fiscal year. Copies of the draft proposed Consolidated Plan are made available no less than two weeks prior to the “Budget” Public Hearing in accordance with the Notification and outreach processes outlined previously in this CPP. At the “Budget” Public Hearing, citizens are given the opportunity to present oral and written testimony on the programmatic and budgetary provisions of the published draft proposed Consolidated Plan. Senior DHCD staff responds to comments and make referrals as needed. There is a court reporter present and a transcript of the proceedings is prepared and made available at DHCD. All public and special needs’ access provisions cited for the “Needs Assessment” hearing apply equally to the “Budget” Public Hearing. The submission of written testimony for the record is encouraged, and the Public Hearing record is kept open for at least 2 weeks after the hearing for the receipt of post-hearing written testimony. The total comment period on the draft proposed Consolidated Plan at this phase is no less than 30 days.

Submitting the Consolidated Plan to HUD

After approval of the proposed Consolidated Plan by the Mayor the Department submits the Plan to the Department of Housing and Urban Development’s (HUD) Washington Field Office by the August 15th deadline. Copies of the approved plan are distributed to stakeholders.

Technical Assistance

The Department makes federal and local funds available for new and rehabilitated housing proposals and community-development projects and services through a public Notice of Funding (NOFA). DHCD’s Development Finance Division (DFD) issues a Request for Proposals (RFP) for development proposals serving low-moderate-income residents, and the Residential and Community Services Division (RCS) issues a Request for Applications (RFA) for neighborhood-based services. Both Divisions can provide technical assistance to organizations that request it.

During the RFP process for development proposals, the Development Finance Division (DFD) conducts a Pre-Proposal Conference and two community outreach meetings to give organizations opportunities to ask questions and obtain assistance in preparing RFP project submissions. In addition, DFD maintains an RFP

telephone hotline and an RFP e-mail address to allow organizations to continue to ask questions and receive assistance on an ongoing basis throughout the RFP process. The RFP requires that development proposals for existing and occupied buildings minimize displacement and provide a strategy and funding to meet temporary or permanent relocation needs in compliance with the types and levels of assistance in the URA (for federally-funded projects) or in Title 10 of the DC Code (for HPTF-funded projects).

During the RFA process for funding neighborhood services activities, the Residential and Community Services Division (RCS) conducts a Pre-Application Conference, usually within the first two weeks of the application cycle. At the Conference, RCS staff members provide a walk-thru of the entire application process, and also answer any specific questions from prospective applicants. RCS keeps a record of all those who receive the RFA throughout the application cycle, in order that any amendments to the application process can be quickly communicated to all potential applicants.

DHCD also supports direct technical assistance for low-and-moderate-income residents and groups through neighborhood-based housing counseling agencies and community development organizations. The purpose of the assistance is to make DHCD programs and funds accessible to low-moderate-income residents.

These services include:

- Assisting renters to understand their options under the “first right to purchase” program when a building is being sold so they can access seed loans and rehabilitation loans to exercise their rights to purchase their units;
- Providing program intake and technical assistance for applicants for first-time home owner loans, including assistance to organize financial and other required program documentation;
- Assisting tenants in expiring Section 8 properties to understand their rights and to offer relocation assistance as needed,
- Assisting new home owners to remain owners by assistance in home management, budgeting, credit, and mortgage payments, and
- Assisting small, neighborhood-serving businesses with technical assistance in areas such as: business start-up, maintaining an existing business, or improving the business and its environment.

Substantial Amendments to the Consolidated Plan

The federal Consolidated Plan regulations require the inclusion of specific criteria in the Citizen Participation Plan for determining what constitutes a change in programmatic activity significant enough to be classified as a “Substantial Amendment” to the Consolidated Plan. A change in federal rules or regulations that mandates an alteration in current programmatic operations would not be considered a substantive amendment, but rather a conforming regulatory requirement. Changes deemed “Substantial Amendments” must be subjected to citizen review and comment before implementation.

The following criteria are used to determine whether a programmatic change constitutes a Substantial Amendment to the Consolidated Plan:

- A change which results in a major alteration of the purpose, location, or beneficiaries of a DHCD operational program; or
- A change in the allocation of the distribution of program funds greater than 25 percent of the federal entitlement grants included in DHCD’s fiscal year budget (CDBG, HOME, and ESG).

District law (D.C. Code § 5-902) requires that DHCD “provide citizens a full and meaningful opportunity to participate in the planning, development and evaluation of the annual Community Development Program *and*

any amendments or modifications thereto.” (Emphasis added.) District law further requires that the public must be notified of a Substantial Amendment, and at least two public hearings must be held to obtain the views of citizens on the proposed change.

The procedures cited for notice and access during the Consolidated Plan development process are applied in the case of any Substantial Amendment to the Plan.

Notice of a Proposed Substantial Amendment, including a description of the nature and the actual language of the amendment, is published in the D.C Register and in various citywide media sources, including, but not limited to, *a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, minority populations and other special interest populations. (Examples such publications would include: the Afro-American, El Tiempo and The Blade.)* A solicitation of public comment, including information on the two public hearings that will be held, is included in the notice. A period of not less than 30 days is allowed to receive responses from the public on a proposed Substantial Amendment. A period of at least 2 weeks notice is given for the two public hearings.

The proposed final Consolidated Plan Substantial Amendment (incorporating any revisions or discussions resulting from the public comment process), are transmitted to the Mayor.

Minor Amendments:

District law (D.C. Code § 5-902) allows DHCD to make “minor” amendments to the Consolidated Plan. A minor amendment is an amendment that is of less magnitude than a “substantial” amendment, but of greater significance than a “technical” amendment, which can be undertaken at the discretion of the agency.

A minor amendment would NOT result in:

- A major alteration of the purpose, location, or beneficiaries of a DHCD operational program; or
- A change in the allocation of the distribution of program funds greater than 25 percent of the federal entitlement grants included in DHCD’s fiscal year budget (CDBG, HOME, and ESG).

A minor amendment to the Consolidated Plan, consistent with the intent of the approved program, must be submitted to the Mayor. The minor amendment is deemed approved if the Mayor does not disapprove the amendment within 30 days (not including Saturdays, Sundays, legal holidays).

Annual Performance Report (CAPER)

Within 90 days after the close of DHCD’s Fiscal Year (September 30th), HUD regulations require the Department to submit a performance report, *the Consolidated Annual Performance and Evaluation Report (CAPER)*. The CAPER provides HUD with necessary information to assess whether DHCD carried out its programs in compliance with applicable regulations and requirements, and as stated in that year’s Consolidated Plan. The CAPER also provides a vehicle for DHCD to describe its program achievements to District citizens.

At least 2 weeks prior to submission to HUD, the CAPER is made available to the public for review and comment, following the Notice and distribution procedures cited earlier. Notice of the availability of the CAPER for comment and review is published in the D.C. Register and in *a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, minority populations and other special interest populations. (Examples in 2006 of such publications would include: the Afro-American, El Tiempo and The Blade.)* No less than a 15-day review

period is provided for the draft CAPER. DHCD also accepts comments on the prior-year’s performance at the annual Consolidated Action Plan “Needs Assessments” Hearings.

The final CAPER is submitted to HUD by December 31st, with an addendum that summarizes any public comments received and the agency’s response to the public comments in adopting its final CAPER report. Copies of the report submitted to HUD are made available by DHCD for review by the public upon request.

Complaints and Grievances

DHCD will provide written responses to written complaints and grievances received regarding any aspect of the annual Consolidated Plan federal entitlement grant program within 15 working days, where practicable, of receiving the complaint or grievance.

Comments, complaints, and grievances concerning the Consolidated Plan should be addressed to the Director, Leila Finucane Edmonds, Department of Housing and Community Development, 1800 Martin Luther King Jr., Avenue, SE, Washington, DC 20020, to the attention of Alan Bray, Community Planner.

Amendment of the Citizen Participation Plan

Notice of a proposed amendment to the Citizen Participation Plan (CPP), including a description of the nature, as well as the actual language, of the proposed amendment, is published in the *D.C. Register* and in ***a daily newspaper in general circulation (such as The Washington Post) and other publications that reach different language groups, neighborhoods, minority populations and other special interest populations. (Examples of such publications would include: the Afro-American, El Tiempo and The Blade.)*** A solicitation of public comment is included in the Notice, and a period of not less than 30 days is allowed to receive responses from the public on a proposed amendment before such amendment is implemented by DHCD. The final Citizen Participation Plan amendment, as adopted by DHCD after due consideration of public comments, is published in the *D.C. Register*. The *D.C. Register* notice will also provide an addendum that summarizes the public comments received and the agency’s response to the thrust of the public comments in adopting its final amendment. The final Citizen Participation Plan amendment will be deemed adopted upon publication in the *D.C. Register*.

Appendix G Public Notice

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Notice of Public Hearing
on the

“Draft Fiscal Year 2010 Consolidated Annual Action Plan for the District of Columbia”

Tuesday, March 24, 2009 * 6:30 p.m.
441 4th Street, N.W., Old Council Chamber
Washington, D.C. 20002

The Department of Housing and Community Development (Department), announces a Public Hearing on the *“Draft Fiscal Year 2010 Consolidated Annual Action Plan for the District of Columbia”* (“the Plan”). The hearing will begin at 6:30 p.m., on Tuesday, March 24, 2009, at 441 4th Street, NW, Wash., D.C., in the Old Council Chamber. The purpose of the hearing is to provide the public with an opportunity to express its views on the Plan and budgets to be submitted to the U.S. Dept of Housing and Urban Development (HUD) for the following federal entitlement programs:

- Community Development Block Grant Program
- HOME Investment Partnerships Program
- Emergency Shelter Grant Program
- Housing Opportunities for Persons with AIDS Program (HOPWA)

The Department will utilize this input from the public, consistent with the District’s economic development strategy, citywide strategic plan, and identified strategic target areas, to finalize the Plan for submission to the Council and HUD. Also available is DHCD’s *Citizen Participation Plan (CPP) for FY 2010*. The CPP outlines the Department’s processes for ensuring that residents are a part of the planning process in the development of the Annual Action Plan.

Both documents will be available for review after Friday, February 20, 2009, at the Department (3rd Floor), all public library branches, ANC offices, and the following community-based organizations:

Housing Counseling Services, Inc. 2410 17th Street, NW Suite 100 - (202) 667-7006	Lydia’s House 3939 South Capitol St., SW (202) 373-1050	Central American Resources Center 1460 Columbia Road, NW (202) 328-9799	Latino Economic Dev. Corp 2316 18 th Street, NW. (202) 588-5102
University Legal Services 220 I Street, NE, Suite 130 - (202) 547-4747	University Legal Services 3220 Pennsylvania Avenue, SE, Suite 4 - (202) 645-7175	Marshall Heights CDO 3939 Benning Road, NE 2 nd Floor - (202) 396-1200	

If you wish to present oral testimony, you are encouraged to call (202) 442-7215, or register by email at DHCDEVENTS@DC.GOV, not later than close of business Monday, March 23, 2009. Please provide your name, address, telephone number, and organizational affiliation, if any. Telecommunications Device for the Deaf (TDD) relay service is available by calling (800) 201-7165. A sign language interpreter will be provided upon request by calling (202) 442-7215. If you require language interpretation, please specify which language (Spanish, Vietnamese, Chinese-Mandarin/Cantonese, Amharic, or French). Interpretation services will be provided to pre-registered persons only. Deadline for requiring services of an interpreter is Monday, March 16, 2009. Bilingual staff will provide services on an availability basis to walk-ins without registration.

Written statements may be submitted for the record at the hearing or until close of business, Friday, March 27, 2009. Written statements may be mailed to: Leila Finucane Edmonds, Director, DHCD, Attention: Office of Strategy and Communications, 1800 Martin Luther King Jr., Ave., SE, Washington, DC 20020.

Adrian M. Fenty, Mayor
Leila Finucane Edmonds, Director, Department of Housing and Community Development
www.dhcd.dc.gov



Appendix H Summary of Public Comments

PUBLIC "NEEDS" HEARING FOR THE FISCAL YEAR 2010
 DISTRICT OF COLUMBIA CONSOLIDATED ACTION PLAN
 COMMUNITY NEEDS ASSESSMENT

NOVEMBER 13, 2008
 12:30 p.m.

P-R-O-C-E-E-D-I-N-G-S

The proceedings² came to order at 12:30 p.m., with Victor Selman, DHCD's Chief Operating Officer, presiding. Other DHCD staff present included, but was not limited to:

- ❑ Charles Lindsay, Interim Manager, Residential and Community Services (RCS);
- ❑ Alan Bray, Community Planner, Office of the Director;
- ❑ Christopher Early, Manager, Development Finance Division (DFD);
- ❑ Guyton Harvey, Project Manager, Office of Program Monitoring

Mr. Selman stated that the purpose of the hearing is to provide District residents and other stakeholders an opportunity to voice their recommendations and concerns regarding the District's housing and community priorities for FY 2010. HUD requires its grantees to complete an annual action plan each year that details how the funding will be spent. The feedback provided will help the Department in the development of the District's *Draft Consolidated Annual Action Plan for Fiscal Year 2010*. This hearing is the first of four hearing. The other hearings were scheduled for November 13, at 6:30 p.m., at DHCD, November 20, at 6:30 p.m., at the Greater Washington Urban League at 2901 14th Street, NW and November 25 at Matthews Memorial Baptist Church, 2616 Martin Luther King, Jr., Ave., S.E., at 6:30 p.m. The November 20 hearing was identified as the hearing to provide opportunity for public feedback on the District's proposed plan for the allocation of the Federal Stabilization Program NSP funding. The plan is online at dhcd.dc.gov and printed copies were available. A flyer announcing the additional hearings was also available.

DHCD's mission is to create and preserve opportunities for affordable housing and economic development and to revitalize under-served communities in the District of Columbia. DHCD accomplishes this mission using federal and local funding. The Department receives four (4) entitlement grants from the U.S. Department of Housing and Urban Development (HUD)³ they are: 1) the Community Development Block Grant (CDBG) program; 2) the HOME Investment Partnerships Fund (HOME); 3) the Emergency Shelter Grant (ESG); and 4) Housing Opportunities for Persons With HIV/AIDS (HOPWA). These sources of funding are used for a variety of initiatives, including, but not limited to single-family and multi-family housing development that help to improve our neighborhoods, comprehensive counseling service for home ownership, credit counseling, and eviction or foreclosure prevention. Funding is also used to help prevent homelessness in the District and to provide housing for people living with HIV/AIDS.

Local funding is also used to accomplish the Department's mission. The Housing Production Trust Fund (HPTF), funded from the District's recordation and transfer taxes generated by home sales, helps with the production and preservation of affordable housing in the District.

The audience was reminded that cell phones and/or other electronic devices should be turned off or set to vibrate, and to keep personal situations that require resolution to a minimum. The audience was also told that a DHCD staff person would be happy to speak with persons privately regarding specific situations. Comment cards were distributed and the audience was asked to write down any concerns or questions that are not addressed tonight and DHCD will follow-up. Lastly, the audience was asked to be respectful of those speaking by keeping side conversations to a minimum.

² Due to the large number of witnesses, this is just a partial summary of the testimony received during the above-referenced public hearing. A copy of the complete transcript is available for review at DHCD Headquarters, 1800 Martin Luther King, Jr., Ave., S.E., Washington, D.C. 20020.



Registered witnesses will be heard first, after which, the floor will be open for receive other comments. If there is written testimony, make certain that the agency receives a copy. All testimony is limited to three (3) minutes.

Ken Ellison, Senior Housing Advisor, So Others Might Eat (SOME)

- In time of economic turmoil, budget constraints and scarce resources, SOME asks that DHCD continues to prioritize special needs housing. Ellison is particularly appreciative of the notation in the proposed Qualified Allocation Plan of the emphasis on special needs and supportive service housing.
- This is consistent with the Mayor’s commitment to provide supportive service housing and housing for the homeless.
- Development is a two, three or four year process, and often it takes a long time for nonprofits to develop staff and capacity to do special needs housing. Ellison is concerned that the current environment will have immediate and long-term damage.
- Ellison has been pleased that, largely with DHCD support, the nonprofit community has increased its capacity to do special needs housing. DHCD has had meetings to develop new relationships and partners, to encourage people to apply.
- It is troubling to see those in the nonprofit community retrench and not move forward with projects and internal plans to be a provider of special needs housing. Hopes that the Department will also consider long-term impact and work with the nonprofit community so that they will have the capacity when the resources are available.
- The Local Rent Supplement Program is critical for both capital dollars and operating support. Combined with HPTF and 4% tax credits, SOME was able to use less of DHCD’s resources to do units.

DHCD Response: Selman replied that DHCD will address his second point of the retrenching capacity and infrastructure in nonprofit organizations because it is a great concern.

Nancy Liebermann, President, Cornerstone

- Cornerstone applauds the Mayor’s Initiative to end chronic homelessness, and have seen many mental health consumers placed in this program.
- Also support the continuation of SAFI, HPTF and local rent supplement.
- Cornerstone is primarily not a direct service organization. However, in addition to core programs, there has always been a small direct service program for people with mental illnesses that are trying to purchase a home.
- For example, Mr. Smith (pseudonym) is an individual with life-long mental illness. He and his brother inherited a home from their grandmother, where they live. They were not able to pay the real estate taxes and received a notice of tax sale. It is not part of Cornerstone’s program, they paid the bill, gave them technical assistance and talked about the importance of budgeting for tax payments. But this year they had a roof leak and plumbing problems. Cornerstone’s board approved up to \$50,000 for repairs, but they are now in a situation where the cost of repairs will likely be about 75% of the appraised value. Cornerstone is investigating alternatives.
- This issue is raised because it brings many questions about how persons with low incomes, especially those with special needs, will fare in this recession.
- Cornerstone will do what is can to be part of the solution, will stay alert to the individual needs of people with mental illnesses and continue to provide technical support. Cornerstone urges DHCD, with DMH, to prioritize funding for those at risk of losing their home.

DHCD Response: Selman suggested that Liebermann speak with Lindsay about the Single Family Rehab program. Liebermann expressed concern that up to \$15,000 is a grant, and the rest is a loan. Persons with incomes in the range of \$7,000 yearly do not have the ability to repay. Lieberman said that they would certainly apply for the grant, but that she would like to discuss futher in the content that the funding will not go far enough. Lindsay clarified that the \$15,000 is for the roof. He also added that there is a handicapped accessibility grant that goes up to \$30,000, and that you can combine assistance for a max of up to \$75,000 for home repair. Liebermann congratulated the Department on the program.

Andrew McCormack, Housing Development Consultant, McCormack.org

- McCormack.org is a small group of consultant s working exclusively with non-profits and tenant associations in DC for more than 20 years.
- Recently completed 54th Street Apartments, an independent living, 8-unit building funding with DHCD and HUD funding. The project started in 2004, which shows just how long it can



take.

- McCormack is working with clients who are concerned about the future of HPTF and CDBG funding levels.
- One particular area of interest in tenant right to purchase. Several groups that are eager to purchase and in the middle of deals right now, and are hoping to move forward.
- Also working with groups representing extremely low income individuals and families with HIV/AIDS that are trying to expand operations to DC. Also working with a group serving chronically homeless veterans.
- Eager to see the Mayor's goal reached, and that the priority is the extremely low income and those persons who have the least amount of resources available.

DHCD Response: Selman stated that McCormack's comments encapsulated the problems for low-income residents and thanked him for his contribution.

Mai Fernandez, Legal and Strategic Director, Latin American Youth Center

- LAYC is a combination of youth development, charter schools and residential services that provides support for low income, immigrant and minority youth. They have operated residential housing programs since the early 1990's, including foster care, street outreach, emergency replacements and transitional living.
- Despite efforts, there is still a huge need for youth housing. The system does a poor job of preparing foster care children to live on their own when they age-out of benefits. This is a high-risk group for homelessness.
- LAYC is working with Common Ground in New York City. In NYC, they established the Foyer program, a 40-unit housing-based career development program targeting young adults 18-24 who have aged out of foster care. Program prevents homelessness by helping transition them into independent living.
- LAYC seeks DHCD's help to bring this program to DC. Housing subsidies need to be made available, and surplus property in the District should be specifically targeted for this population. They are hoping to establish a partnership with the city for this program.

DHCD Response: Selman added that the Department was very instrumental in the establishment of LAYC, and that we continue to be sensitive to the needs of that population. Fernandez agreed and thanked DHCD for the support.

Andy Silver, Washington Legal Clinic for the Homeless

- DHCD must provide more detailed standards through regulations and RFPs to make sure that programs that receive funding are serving residents in a fair and effective manner. For example, DHCD should require no or low barrier housing eligibility so that the most vulnerable residents are able to access programs.
- The District must monitor programs to ensure funds are being used appropriately. States that at the Legal Clinic, a number of residents have sought legal assistance after being unlawfully terminated from programs that receive Federal/local funding. Also numerous reports of discrimination.
- The District must take steps to encourage the creation of more private and publicly funded affordable units that are accessible for those with mobility impairments. This is essential under the Americans with Disabilities Act.
- The Legal Clinic recommends that DHCD create a set-aside for affordable units using the Neighborhood Stabilization Program funding.

DHCD Response: Selman stated that Silver raised very serious concerns that we will take note of and thanked him for his testimony.

Djuan Bean, Resident, President, Committee to Save Franklin Shelter

- Bean became homeless through a wrongful eviction. He won the landlord/tenant case, but the DC Court Judge still ordered him out of the apartment. Was at Franklin Shelter, which was closed for permanent supportive housing. He did not fit that program, is now at 801. He has graduated from Project Empowerment and has a food handler's certificate. It is hard to keep a job in the current situation.

DHCD Response: Selman suggested that Bean speak with Harvey.



Andre Stewart, Resident

- Stewart became homeless after quite a few years of addiction and checked into SOME's program. Graduated in November and would like to commend them for the efforts/preventions they provide.
- Questioned whether the Department knows what the funding is doing. Are there progress reports?

DHCD Response: Selman responded by saying that all funding sources require monitoring to ensure compliance with rules and regulations for the use of the funds. Suggested that he contact DHCD's Office of Program Monitoring after the hearing for information on specific programs.

Pete Tucker, Resident

- Tucker commented that today's hearing is focused on special needs housing and that it is the only one of four or five, and that it is during the day where the rest are in the evenings where people in shelter cannot make it because they need to stand in line for a bed. If the Department wants to hear what is going on in the shelters it needs to be better advertised in that community.
- Suggest holding a hearing at one of the shelters.
- Tucker states that many people cannot stand in line for hours to wait for beds.
- Continued in discussing Franklin Shelter, commenting that the Mayor said that he did not want to warehouse people, but that is what is happening by cramming people into over-crowded shelters. Suggest that if serious about addressing needs of Franklin Shelter, should hold hearing there, or reopen the shelter.
- Also need to consider that many people who do not go to shelters because they are poorly ran needs to be taken seriously.

DHCD Response: Bray stated that HUD requires the Department to hold hearings each fiscal year, and that we are in that process and appreciate the comments. Selman stated that we would take the suggestion about holding a hearing at the shelter back to the Director. Selman also stated that the Mayor is aware of the situation and has made a commitment to provide several hundred units of housing for the chronically homeless. The crisis that surrounds affordable housing is a priority of the administration. Selman stated that the comments at the hearing are shared with the Federal Government, to whom DHCD is applying for funding. As part of the process, the budget will be presented to Council in open hearing, and all are invited to give public testimony. Bray added that this is the first step and it helps in framing the draft plan.

Tucker

- Tucker asks who is responsible for the permanent supportive housing initiative.

DHCD Response: Selman stated that it is an interagency task-force headed by the office of the City Administrator, including Dept. of Health, Dept. of Human Services, DHCD, DC Housing Authority, DC Housing Finance Agency and others.

Tucker

- Tucker stated that they are putting people with drug addictions in drug neighborhoods. Asked that the Department demand names, addresses and other documentation of persons in the programs.

DHCD Response: Selman stated that the concerns are critical to us and to the Mayor. Reminded room that the purpose is not to address individual situations and that if after the proceedings staff are happy to discuss.

Rita Green, Resident

- Green is homeless and has been on the Housing Authority's waiting list for 23 years. Green expressed frustration that people from New Orleans were housed and given money. She has been living with family and in shelters.



DHCD Response: Selman stated that DHCD does not have a list for vouchers nor housing that the Department controls or places. DHCD lends money to developers to build affordable housing. Selman said that Green would need to speak to the DC Housing Authority. He also suggested that she speak with Guyton Harvey, who is the project manager for DHCD's Emergency Shelter Grant.

Ronnie Battle, Resident

- Battle has been homeless for three years. He was incarcerated, released and worked for 8 years before losing his job because of his disability. He stated that the conditions of the shelters and halfway houses are bad.

DHCD Response: Selman stated that he empathized with Battle. He suggested Battle talk to Edith Makenta with the Department of Mental Health about the resources available in her office.

Richard Embden, Resident

- Embden worked at the Community Mental Health Center in Lee County, Florida for several years, moved to the technology sector and eventually lost his job. He is now homeless. He suggested there be tax incentives for employers to hire homeless individuals.

Melvin Belt, Resident

- Belt has been in shelters for six years, on and off. He had a drug problem, but went through the SOME program and is now clean. He stated that the shelters should have more counselors.

DHCD Response: Selman suggested that he speak with Angelita Colon-Francia or Pamela Hillsman to learn more about what the Department does, and the Department's programs.

Tommy Bennett, Resident

- Bennett was at the Franklin Shelter. He was told he could stay until October 1, but they were made to leave early and sent to 801 (Martin Luther King Jr Avenue). Stated that 801 feels like a jail.
- Bennett was a volunteer with Street Sense, but it is difficult taking a bus back to that part of the city from SE.

Jean Michal Jiraud, Executive Director, Community Council for the Homeless at Friendship Place

- Community Council for the Homeless at Friendship place is a community-based program serving more than 450 a year in upper NW with case management, street outreach, medical and psychiatric services and transitional housing. They are also a service provider selected to implement the Mayor's supportive housing initiative.
- Permanent housing has proved to be a human and cost effective solution. They have a contract with DHS to serve 65 homeless individuals, and the program is called Neighbors First.
- Jiraud thanked DHS for working to remove barriers and identify resources.
- So far, Neighbors First has help 50 people move into apartments in NE, NW and SE. The organization would like to partner with DHCD to develop more permanent supportive units in Ward 3. However, DHCD's current process is no conducive to the purchase of individual property and more for rehab of buildings. CCH recommends that DHCD examine ways to speed up the funding disbursement process, which would help in the purchase efficiency apartments from private landlords.

DHCD Response: DHCD is continuously seeking to improve its processes, including the disbursement process. We will continue to determine if there are specific improvement that can be made that will speed disbursement.

Gwen Williams, Resident

- Thanked DHCD for its partnership with DMH and working to develop 300 new housing units.



- Was in a SRO, then received funding for permanent housing. Has been in the new housing for five years. When back and got high school diploma and is now going back to school to be a paralegal.
- Asked that Department continue to support DMH.

Amy Garland, Director of Advocacy, Coalition for Non-Profit Housing and Economic Development

- CNHED is a 124-member coalition that funds, finances, produces, preserves and provides affordable housing.
- On Monday, November 10, the DC Council voted to cut approximately 440 from the budget, impacting programs like the Local Rent Supplement Program and the Housing First fund.
- Those with special needs will be the most impacted by the current financial crisis.
- Since development is a 2-3 year process, it would be devastating for the pipeline to dry up and then take 2-3 years to restart. Further, if nonprofit developers are required to retrench, there may be a bigger problem.
- District agencies should combine resources and offer streamlined funding approaches for special needs housing. Recommends consolidated RFP for special needs housing. Commends DHCD for starting this process. Applauds the District in its development of the supporting housing plan. Appreciates the openness of the Department to recommendations.

Michael Moss, Resident

- Resident of public housing. Made complaints about people hanging outside, drinking, smoking, etc. Also drug dealers were sticking drugs between the screen doors and door. Moss called DCHA police and left a message, but never heard back. Mailman also would not deliver because of drugs being placed in the mailbox slot.
- Again complained to management and DCHA police but nothing happened. A few weeks later, he was confronted by the drug dealers, who beat him up and threatened to kill him for snitching. He had to leave town for his safety.
- Is now staying at the New York Avenue shelter and still waiting for emergency relocation assistance. He sought assistance from management and DCHA police, and asked what else he should do.

DHCD Response: Selman stated he would share the information with the DC Housing Authority. Provided the general number and Director Michael Kelly's name.

Keith Grayson, Resident

- Currently staying at the shelter located at 801 Martin Luther King Jr. Avenue and has been on the housing list for six years. He has not been able to get an appointment. It is difficult leaving shelters during the day, going from place to place to find food, etc.

DHCD Response: Selman stated that his testimony has been recorded.

Eric Sheptock, Resident

- Gives credit that DHCD is listening and providing answers.
- Sometimes persons are evicted from places and are not made aware of their rights.
- Rumor is that they will eliminate DMH or a large portion, which would have an impact on these populations being able to keep housing.
- Should not decrease housing or shelters because, one way or the other, the people will need care if homeless. DC Government should not cut program that help the poor and homeless during an economic downturn.
- Also need to ensure that permanent supportive housing is safe. Know of person who was beaten four days after moving in.
- Persons who need close monitoring are being put in scattered site housing, where they are by themselves.

**Eric Haynes, Resident**

- His experience is that homeless persons are treated with a lack of dignity and respect. He was notified at 11 pm that he had to go to 801 East. He had to take the day off work without prior notice, and spend the whole day arranging housing.
- Persons were forced to review and sign a 33 page lease within 15 minutes.
- Grievances against service providers are not effective. Staff makes verbal and gesturing threats to clients only to have the grievance dismissed.
- Community Partnership has \$1,500 to assist with first month rent and security deposit, but it is being administered unfairly.

DHCD Response: Selman asked Haynes to provide a written copy of the testimony, because of the issues raised.

Rommel McBride, Founding Member of the Committee to Save Franklin Shelter

- Came up with permanent housing plan in 2006. First part was 24 hour shelters, with SROs and work programs. Next part would help move into permanent housing. Based on the model at Franklin Shelter.
- Plan did not work because people higher up didn't want to ask the homeless how to make it work.
- Mayor's plan not implemented well. Should have taken people in SROs and put in permanent housing first, because they had the appropriate training to maintain the house. Homeless people off the street did not.

Wayne Davis, Resident

- Davis is homeless. He was at the Franklin Shelter but refuses to go to shelters now because of rats running around. He spends most of his time on the bus/train, and goes to SOME to eat and shower.
- He has been on the DCHA waiting list for six years.

Junior Almozard, Resident

- Resident at 801 Martin Luther King, Jr. Avenue Shelter.
- It is hard to get a job without a home. Almozard has a job, but does not make enough to afford housing. He asks the Department to reach out.

Vincent Shacks, Resident

- Shacks has been homeless since 1989 and has been on the waiting list for nine years. He currently stays at 801 East. He asks about the waiting list and why it is not working when he knows persons that have given up apartments.

DHCD Response: Questions regarding the waiting list for public housing should be posed to the DC Housing Authority.

Michael Gassaway, Resident

- Asks that the Department visit the shelter at 1355 New York Avenue because it is very unhealthy.
- Does not agree with the Mayor's plan.

Terry Huff, Resident

- Huff is a former DC detective. He has developed a system that can create \$4.6 million in anyone's life in 12 weeks.
- He was faced with a choice several years back to pursue music and or do a full-time job. He chose to pursue music. He is currently homeless.
- The ultimate goal is to create incomes for people around the world.



Denise McNeal, Resident

- The consumer and the panel needs to be educated about what is offered to the community.
- Was homeless in 1999, and was able to get into a house through the Spring Road program, HOME First.
- Need to evaluate situations – move from larger apartment to smaller, or vice versa, as family situations change.
- There are children living in housing with people with mental illness, when the children are not mentally ill.
- No agency can be responsible for all the needs, but when the community sees agencies working together it is a win-win situation.

Harry Dowell, Resident

- Dowell lives at 1355 New York Avenue. Asked the panel to put themselves in the place of the homeless. He has been on the waiting list since 1989, and has been homeless since 1989.
- Asked the panel to advocate for the homeless. The people from New Orleans and received housing, but they did not help the people here.

Chris Otten, State Green Party

- Otten has been a District resident since 2000 and has worked with the homeless since 2001.
- Suggests that DC follow President Obama’s lead and tax the top two percent of the population locally to provide money for housing.
- Also suggests to push a recycling program were deposits are paid, which would create jobs and create income for the neediest folks.

Selman reminded the audience that three additional hearings will be held.

The meeting was concluded at 2:55 p.m.

NOVEMBER 13, 2008
6:30 p.m.
P-R-O-C-E-E-D-I-N-G-S

The proceedings³ came to order at 6:41 p.m., with Victor Selman, DHCD’s Chief Operating Officer, presiding. Other DHCD staff present included, but was not limited to:

- Charles Lindsay, Interim Manager, Residential and Community Services (RCS);
- Alan Bray, Community Planner, Office of the Director;
- Christopher Early, Manager, Development Finance Division (DFD);
- Michelle Christopher, Manager, Office of Program Monitoring

Mr. Selman stated that the purpose of the hearing is to provide District residents and other stakeholders an opportunity to voice their recommendations and concerns regarding the District’s housing and community priorities for FY 2010. HUD requires its grantees to complete an annual action plan each year that details how the funding will be spent. The feedback provided will help the Department in the development of the District’s *Draft Consolidated Annual Action Plan for Fiscal Year 2010*. This hearing is the second of four hearing. The other hearing were scheduled for November 20, at 6:30 p.m., at the Greater Washington Urban League at 2901 14th Street, NW and November 25 at Matthews Memorial Baptist Church, 2616 Martin Luther King, Jr., Ave., S.E., at 6:30 p.m. The November 20 hearing was identified as the hearing to provide opportunity for public feedback on the District’s proposed plan for the allocation of the Federal Stabilization Program NSP funding. The plan is online at dhcd.dc.gov and printed copies were available. A flyer announcing the additional hearings was also available.

³ Due to the large number of witnesses, this a just a partial summary of the testimony received during the above-referenced public hearing. A copy of the complete transcript is available for review at DHCD Headquarters, 1800 Martin Luther King, Jr., Ave., S.E., Washington, D.C. 20020.



DHCD's mission is to create and preserve opportunities for affordable housing and economic development and to revitalize under-served communities in the District of Columbia. DHCD accomplishes this mission using federal and local funding. The Department receives four (4) entitlement grants from the U.S. Department of Housing and Urban Development (HUD) they are: 1) the Community Development Block Grant (CDBG) program; 2) the HOME Investment Partnerships Fund (HOME); 3) the Emergency Shelter Grant (ESG); and 4) Housing Opportunities for Persons With HIV/AIDS (HOPWA). These sources of funding are used for a variety of initiatives, including, but not limited to single-family and multi-family housing development that help to improve our neighborhoods, comprehensive counseling service for home ownership, credit counseling, and eviction or foreclosure prevention. Funding is also used to help prevent homelessness in the District and to provide housing for people living with HIV/AIDS.

Local funding is also used to accomplish the Department's mission. The Housing Production Trust Fund (HPTF), funded from the District's recordation and transfer taxes generated by home sales, helps with the production and preservation of affordable housing in the District.

The audience was reminded that cell phones and/or other electronic devices should be turned off or set to vibrate, and to keep personal situations that require resolution to a minimum. The audience was also told that a DHCD staff person would be happy to speak with persons privately regarding specific situations. Comment cards were distributed and the audience was asked to write down any concerns or questions that are not addressed tonight and DHCD will follow-up. Lastly, the audience was asked to be respectful of those speaking by keeping side conversations to a minimum.

Registered witnesses will be heard first, after which, the floor will be open for receive other comments. If there is written testimony, make certain that the agency receives a copy. All testimony is limited to three (3) minutes.

Shiv Newaldass, Advocacy Coordinator, MANNA

- MANNA is one of the District's leading non-profit developers of affordable homeownership housing as well as the Coordinator for Advocates for Building Assets and Affordable Housing, a network of over 450 District residents, tenants and advocates.
- In addition to producing over 1,000 homes since 1982, Manna also provides home buyers education to hundreds of low income residents and is the District's only non-profit mortgage broker, helping many low income families out of predatory loans into financially sound ones.
- The impact of the \$11 million cut to the HPAP budget will be far-reaching and has already become devastating to many families who are not now able to utilize these funds. Newaldass implores the city to do what it must to restore this crucial program to its budgeted capacity.
- Newaldass lives in Sursum Corda Cooperative. Because of city redevelopment efforts, he will have to move. They have not been able to use equity in the property and the socioeconomic situation has been deteriorating over the years. 20-year restrictions, under the guise of affordability preservation, do not allow refinance for major repairs and as a result, the units are deteriorating. Council members who voted for such restrictions have no first-hand knowledge of the devastating effects of the restrictions. Additionally, the restriction to sell to another person of the same income group is more burdensome given cuts to HPAP. In cases, buyers of same income are not available where there are market-rate buyers.

Mario Cristaldo, Director of Community Relations and Organizing, MANNA

- HPTF is one of the few remaining viable means to help ensure continued homeownership opportunities for District neighborhood. For that reason, Cristaldo urges DHCD to use at least 50 percent of HPTF for financial assistance to homeownership projects. Will increase homeownership levels in District, which is under National average and is a strong tool against poverty, which is at 20 percent.

Annie Tyson, Supervisor of Housing Counselors, University Legal Services

- Tyson feels DHCD should reconsider cutting funding to housing. ULS has many clients that are young single mothers with incomes from \$22,000 and up that are happy because they can afford a house.
- HPAP is a model program nationwide.



DHCD Response: Selman stated that he was a client of Ms. Tyson's 20-plus years ago. The Department remains committed to HPAP, and the Department and the Administration are seeking ways to ensure HPAP is viable.

Thomas Dawes, Jr., Director of Affordable Housing Preservation, Development Corporation of Columbia Heights

- DCCH has been delivering affordable housing in the Columbia Heights Community for over the last 24 years and we've been dedicated in providing affordable housing to the Columbia Heights residents.
- The 20-year permanent restriction and equity restrictions are unfair to homeowners, because homeowners buy to generate wealth. Not able to access equity for a minimum of 10-15 years is not something a homeowner wants to be involved with. Additionally, for single homeowners, it is a challenge because they may marry/have a family but cannot sell the unit for some time, and if they do, they will not receive equity.
- Dawes would like to see this reversed so that homeowners have the opportunity to access equity like any other homeowner.

Donna Brown, Resident

- Brown is a low-income resident with a daughter who is trying to buy a condominium. If the cuts continue, they may not be able to move into a new home. She is long time District resident that would like to stay in the District and not move further out.
- HPAP is vital to people who live and work in the city.

DHCD Response (for HPAP-related comments): DHCD remains committed to HPAP and is working with the Administration to ensure its viability.

Willamena Samuels Taylor, Director – Homebuyers Club, Manna

- Taylor has been directing Manna's Homebuyers Club for 10 years. Approximately 90-plus per month come to learn about homeownership.
- Cutting HPAP affects a lot of people who would not be able to afford a home in the District. It affects kids who get their first opportunity at their own room, having their own home, not being moved around; mothers and fathers who, for the first time, have a place they can call their own.

Tia Norde, Resident

- Norde is a single mother whose mother was also a single mother. Norde's mother went through Manna's homeownership training, as did Norde. As a result, Norde learned that the next thing to do to be a productive person in society is to have her own property so she can invest in herself. Her son was three when they moved in, and he has his own room. If it wasn't for Manna training and HPAP, she would not have been able to provide a home for her son.
- Taking away funding for HPAP creates another obstacle for homeowners, in general, but particularly for African Americans.

Corinne Bowers, Resident

- Bowers has always been a renter, and her mother was a renter. The owner of the home was not able to keep the house, and she ended up homeless, spending three years in transitional housing through a Hope and a Home. Through that program, she found Manna.
- She wanted to buy a home and promised her kids that they would. She was hoping to use HPAP.
- DC is becoming a place that is not family oriented as many programs like HPAP that help families are being cut. It is really difficult to raise a family in DC unless you make six figures. She has a good job (as a paralegal) but not enough to live in the District.

Juanasha Jones, Resident

- Jones grew up in DC, went to DC public schools, is a Howard graduate and a small business owner. She wants to be a homeowner.
- She asks the Department to save the programs that mean a lot to the people that have lived here most of their lives and don't want to be priced out of the market. People with real jobs



need the support of the Department and of the community because they want to raise their children in the city they grew up in.

William Sinkler, Resident

- Sinkler is retired on disability. He has been told by some agency heads that he has to have a mental illness or criminal history to gain a preference in housing. He would like to know how to resolve that.

DHCD Response: Questions regarding the waiting list for housing should be directed to the DC Housing Authority.

Martine Moore, Resident

- Moore is a native Washingtonian and a single mother. She is also an entrepreneur and still working a full-time job. She would like to own her own home and needs HPAP funding. Many people need the funding.

Bernard Sprowl, Resident

- Sprowl sees that billions of dollars are being used as bailouts, mostly to corporations. He finds it confusing the funding to housing is being cut. Regular people need bailing out too.

Urica Lewis, Resident

- Lewis was born and raised in Washington and is 98 percent close to being a homeowner. She went through Habitat for Humanity and was chosen to purchase a home. She is also in Manna's Homebuyer Club and the IDA Account Club. Only thing she is waiting on is HPAP approval.
- She has learned how to build a home and put in the sweat equity. She hopes that there is some way the funding will not be cut.

DHCD Response: Selman asked if Lewis had already applied for HPAP. Lewis said she has, and that she had an NOE for a condo, but the condo took too long waiting for money from the city, and she went into Habitat. Selman replied that she was waiting for the NOE, Lewis said yes and that she hopes it goes through. Selman stated that he hopes it does too.

Rostina Miller, Resident, and daughter Ria

- Miller received her degree from UDC on May 10 2008, and then in October received a promotion from her job. The third part is homeownership. Miller does not see how she can keep the promise that Ria will have a dog without HPAP. They are hardworking residents and deserve this.

DHCD Response: Selman asked (of Miller and Taylor) what changes in the FHA loan program could have on the homebuyer's club. He clarified that he was not referring to the NSP program, but to the original traditional FHA program which, as he understood, had been liberalized somewhat in terms of downpayment as well as the income restrictions. Taylor is not sure. With the people she works with, once they are ready to go, it is their option where to get the funding. Selman asks Tyson if she had information on this topic. Tyson said that she did not but that she thinks that FHA does not look at credit scores like if they would go with conventional financing. Tyson added that the program is needed, but the FHA program allows clients to be 91 days behind in the mortgage before they could come after you, whereas with conventional it could be 30 days or a week. Clients may need that protection. Selman said that beyond the protection, some of the conventional loans require 10 or 20 percent downpayment, whereas the FHA program requires 2-3 percent downpayment. Tyson agreed. Selman states that to the extent that the budget situation being what it is, with the HPAP reduction, perhaps we can look at the FHA program to supplement HPAP. Some clients may be able to use FHA programs to purchase. Selman added that he is just looking for ways to assist some of the people who are facing challenges because of the elimination or reduction in HPAP. Tyson added that she thinks the reduction in HPAP would be really bad because more clients will be approved more by going through FHA than conventional. Tyson tells Selman she did not answer the question, Selman then states that it is fine because this is a discussion.

Newaldass asks to contribute. He states that HPAP serves as a soft-second to homebuyers. Because of that, the mortgage is lower. If HPAP is not there, the FHA mortgage and the cost of carrying the monthly cost will be increased. Charles Lindsay asks that if using 100 or 97 percent HFA, it becomes unaffordable. Newaldass states that it will for some people, and that it is the



same issue with sub-prime. Loans were given to people who technically could not carry it over time because the loan-to-value was too high. HPAP works great because it is a soft-second for five years at zero interest.

Selman reminded the audience that two additional hearings will be held.

The meeting was concluded at 7:37 p.m.

NOVEMBER 20, 2008
6:30 p.m.
P-R-O-C-E-E-D-I-N-G-S

The proceedings⁴ came to order at 6:43 p.m., with Colleen Bonniclewis, DHCD's Chief of Staff presiding. Other DHCD staff present included, but was not limited to:

- Charles Lindsay, Interim manager, Residential and Community Services (RSC);
- Alan Bray, Community Planner;
- Martine Combal, Manager, Property Acquisition and Disposition Division (PADD);
- Christopher Early, Manager, Development Finance Division (DFD);
- Pamela Hillsman-Johnson, Community Development Outreach Specialist;
- Curtis Foy, Office of Program Manager (OPM);
- Janice Blassingame, Home Purchase Assistance Program (HPAP).

Ms. Bonniclewis welcomed the audience and thanked them for their participation in this important process. The Department of Housing and Community Development (DHCD) is hosting a series of public hearings to provide District residents and other stakeholders an opportunity to voice their recommendations and concerns regarding the District of Columbia's housing and community priorities. HUD requires its grantees to complete an annual action plan each year that details how the funding will be spent. The feedback you provide will help the Department in the development of the District's **Draft Consolidated Annual Action Plan for Fiscal Year 2010**. Tonight's hearing is the third of four public hearings. The next hearing is scheduled for November 25, 2008, at Matthews Memorial Baptist Church, 2616 Martin Luther King, Jr., Ave., S.E., at 6:30 p.m. The plan is available online at: www.dhcd.dc.gov. Printed copies are also available; a limited number is on hand at the sign-in desk. If there are no more copies, please request one at the sign-in desk or call Pamela Hillsman-Johnson at (202) 442-7251. Ms. Bonniclewis also asked the audience for their input regarding the District's proposed plan for the allocation of federal Neighborhood Stabilization Program fund. All comments must be received on/or before close of business on or before November 28, 2008.

DHCD's mission is to create and preserve opportunities for affordable housing and economic development and to revitalize under-served communities in the District of Columbia. DHCD accomplishes this mission using federal and local funding. The Department receives four (4) entitlement grants from the U.S. Department of Housing and Urban Development (HUD) they are: 1) the Community Development Block Grant (CDBG) program; 2) the HOME Investment Partnerships Fund (HOME); 3) the Emergency Shelter Grant (ESG); and 4) Housing Opportunities for Persons With HIV/AIDS (HOPWA). These sources of funding are used for a variety of initiatives, including, but not limited to single-family and multi-family housing development that help to improve our neighborhoods, comprehensive counseling service for home ownership, credit counseling, and eviction or foreclosure prevention. Funding is also used to help prevent homelessness in the District; to provide seed money, earnest money deposits, and acquisition assistance to tenant groups that are threatened with displacement due to the sale of their apartment building; and to provide housing for people living with HIV/AIDS.

⁴ Due to the large number of witnesses, this is just a partial summary of the testimony received during the above-referenced public hearing. A copy of the complete transcript is available for review at DHCD Headquarters, 1800 Martin Luther King, Jr., Ave., S.E., Washington, D.C. 20020.



Local funding is also used to accomplish the Department's mission. The Housing Production Trust Fund (HPTF), funded from the District's recordation and transfer taxes generated by home sales, helps with the production and preservation of affordable housing in the District.

The audience was reminded that cell phones and/or other electronic devices should be turned off or set to vibrate, and to keep personal situations that require resolution to a minimum; a DHCD staff person would be happy to speak with them privately regarding their specific situation. Comment cards were distributed and the audience was asked to write down any concerns or questions that are not addressed tonight and DHCD will follow-up. Lastly, the audience was asked to be respectful of those speaking by keeping side conversations to a minimum. Registered witnesses will be heard first, after which, the floor will be open for receive other comments. If there is written testimony, make certain that the agency receives a copy. All testimony is limited to five (5) minutes.

Maudine Cooper, Executive Director, Greater Washington Urban League.

- The Greater Washington Urban League (GWLU), through a grant agreement with DHCD, administers DHCD's Home Purchase Assistance Program (HPAP). During FY 2008, the GWUL processed 508 HPAP loans to eligible homebuyers, exceeding its goal of 500 loans. The HPAP program provides up to \$70,000 in down payment assistance and up to \$7,000 in closing cost assistance to low- and moderate-income first-time, homebuyers in the District.
- On November 10, 2008, in an emergency meeting of the city's budget committee, the Council of the District of Columbia voted to reduce the HPAP program's budget by \$11 million, effectively reducing the number of loans that the GWUL could process to more than half of the loans previously processed. Currently, there are 396 active HPAP clients eligible for up to \$18.2 million in HPAP funds. The League was directed by DHCD to honor all clients with contracts approved by GWUL, as of
- November 14, 2008, and to suspend the program for any persons who did not have an approved contract prior to that date. In addition, the League was not to process any new applications, issue any new Notices of Eligibility, or grant extensions to clients who currently have eligible notices.
- The Council's action not only impact the League's HPAP clients, but also its community partners, lenders, realtors, developers, and other service providers, in addition to many development deals. Without those HPAP dollars, some development projects may not be able to move forward.

DHCD Response: DHCD remains committed to HPAP and is working with the Administration to ensure its viability. The Department values its partnership with the GWUL and looks forward to moving forward.

George Rothman, president of MANNA, Inc.

- MANNA supports DHCD's plan to allocate Neighborhood Stabilization Program (NSP) funds to Ivy City. For the past 3 years, MANNA has been working with DHCD and its Home Again Initiative, along with its other partners to develop affordable home ownership opportunities in the Ivy City neighborhood. The community design guidelines are incorporated in MANNA's townhouse design for twenty (20) condominium homes and MANNA is hopeful that the award of NSP funds will help "jump start" the disposition of the properties.
- MANNA hopes that DHCD's decision to use NSP funds will not preclude DHCD from honoring commitments made to other developers under the Home Again Initiative regarding additional funds needed for the program. For example, in the NSP proposed plan, DHCD indicates it will charge a one to three percent interest rate on the funds. In the original Home Again agreement, the construction loans were at zero percent and the homebuyers would assume a pro-rata share of the DHCD construction loan. The loan would then continue at the zero percent interest rate during the period the home buyer carries it and would be repaid to DHCD at the time each buyer sells his/her unit. Changing the terms, such as the interest rate, will require additional subsidy from DHCD and will delay the production of the units and subsequent benefits for Ivy City.
- Another issue: because the property disposition has been delayed, development cost estimates are now outdated. The budget MANNA provided two years ago assumed that DHCD would have transferred the properties by now and construction would be underway. Additionally, MANNA has some concerns with the draft covenants that DHCD will require homebuyers to sign. Some of the covenant language is inconsistent with FHA requirements and MANNA is concerned that this will prevent homeowners from obtaining mortgages. MANNA is working with the Department now on this issue. FHA loans are rapidly becoming the best type of permanent financing for most low and moderate-income buyers. Without FHA project approval, affordable home ownership projects will not be feasible because of the high risk involved for developers.
- MANNA continues to be concerned about the restrictive and burdensome affordability requirements that keep homebuyers from receiving the full benefits of home ownership and believes these buyers should be treated like other buyers and be able to accumulate equity for themselves and their families.



- MANNA appreciates the opportunity to work with the Department to address the housing needs in Ivy City. And we hope that this will be a productive partnership.

Mr. Rothman also presented testimony regarding the historic Whitelaw Hotel Apartments:

- The Whitelaw Hotel Apartments, an historic building located in the Shaw neighborhood, at the intersection of 13th and T Streets, NW has provided affordable, rental housing for low- and moderate-income families over the past 16 years and the need for that affordability has to be maintained. MANNA first became involved with the Whitelaw Hotel in 1991, after the D.C. government closed the building due to a fire. MANNA worked with DHCD to renovate and re-open the Whitelaw Hotel Apartments one year later as affordable rental housing. The building experienced some financial difficulty in 1999 and was subject to a workout. DHCD, MANNA, and the project lenders with a financial interest in the property all agreed to make concessions to help preserve the Whitelaw as affordable, rental housing. MANNA waived over \$800,000 in fees and other money owed it while private lenders for the project agreed to reduce interest rates and forgive some of the balance of the loan with the understanding that all the parties would live up to their commitments and promises. In the agreement, DHCD will sell the land to MANNA pursuant to the Land Acquisition for Housing Development Opportunities (LAHDO) program. MANNA and the financial institutions executed their duties pursuant to the 1999 agreement; however, almost ten years later, and DHCD has yet to sell the land to MANNA. The loans that were recast in '99 have matured and MANNA is unable to refinance these loans due to DHCD's delay in transferring the properties to MANNA.
- It is imperative that DHCD follows through on its agreement from ten (10) years ago. MANNA has been meeting with DHCD regarding this matter and hopes that negotiations will continue to a swift resolution because now, time is of the essence.

Oramenta Newsome, Executive Director of the Washington, D.C. LISC office.

- LISC's mission is to help nonprofits create healthy neighborhoods that are good places to live, work, raise children, and conduct business. LISC provides loans, grants, equity, and a range of technical support to undertake sustainable communities and equitable development work in the neighborhoods of Washington, D.C.
- LISC supports the District's \$2.8 million NSP allocation for the redevelopment of the Ivy City/Trinidad neighborhoods. LISC participated in the project's planning process to address the neighborhoods' housing, streets/sidewalks, safety, and community facility needs. The redevelopment activities to be funded with NSP funds will be the first step in implementing the recommendations for Ivy City's redevelopment. The proposed fifty-eight (58) housing units will have a very positive impact on the neighborhood; blighted properties will be renovated, and vacant lots will have homes for sale, bringing opportunities for home ownership to existing residents and attracting new residents.
- Washington, D.C. LISC has designated Ivy City as one of its three sustainable communities and is prepared to be a member of the DHCD-led team that will develop a workable package of financing and funding that will allow the homes to be affordable to lower-income, first-time homebuyers.
- In addition to the use of the NSP funds, the city must provide leadership and resources to address the other recommendations in the vision plan for Ivy City. This includes street maintenance, parking issues, greening, storm water management, and working with the community to develop a viable plan for Crummel School.

Brandi Lynn Collins, Resident, Whitelaw Hotel Apartments.

- A resident of the Whitelaw for almost two years.
- Affordable housing enables her and her husband to work and pursue college degrees and fellowship grants without having to work at two or three jobs to pay for it.
- Affordable housing means fulfilling the hopes and dreams of families throughout D.C. and making it possible for them to achieve their goals. And to me, affordable housing means hope.

Lucia Grissom, Resident, Whitelaw Hotel Apartments.

- The Whitelaw Hotel is an historic property in the Shaw neighborhood. It was the first luxury hotel for African Americans in Washington, D.C., and served as a gathering place for the community over the years. Cab Calloway and Duke Ellington liked to stay at the Whitelaw when they performed on U Street. Now, the Whitelaw provides affordable housing and community space for civic meetings, local political debates, and other neighborhood events. Our building is even on the National Register of Historic Places.
- Enjoys living in Shaw because of the activities and the culture. She has access to public transportation for shopping or eating out. Her children enjoy the neighborhood and the local schools and provides her and her family with opportunities they may not have had in other communities.
- She and her neighbors are dependent on the District holding up its end of the bargain and hopes that the District will work with them to help save their homes.



Mary Green, Resident, Whitelaw Hotel Apartments.

- Has lived at the Whitelaw for eight years and as a substitute teacher with DCPS, was able to provide tours to District students of the Whitelaw Hotel, as well as, other historic sites in the Shaw neighborhood.
- If the Whitelaw's loan is not approved, some residents will experience hardships, but she is confident and has faith that the District will do the right thing to preserve the history and integrity of the Whitelaw Hotel Apartments.

Denise Johnson, consultant in the fields of historic preservation and community development.

- When MANNA purchased the building, it was a shell and a blight on the Shaw community. It was MANNA's most ambitious project to date and required a complex financing structure. It was the city's first development project to combine historic and low-income housing tax credits. While MANNA was hesitant to undertake such a challenging project, the challenges were outweighed by the benefits. It was an opportunity to provide much needed affordable housing in a neighborhood that was beginning to gentrify. It was an opportunity to remove blight from the community and serve as a catalyst for future community revitalization. And it was an opportunity to celebrate the rich history of the building and its relationship to the neighborhood.
- The Whitelaw was conceived by John Whitelaw Lewis, a hod carrier, someone who worked with bricks who came to Washington with Coxe's Army of the unemployed. At the turn of the century, Washington was a segregated city and Lewis decided to build the city's first black apartment building and hotel financed by selling shares to members of the immediate community. It was designed by Isaiah Hatton, a prominent African American architect, who designed other notable historic buildings in the District. When it opened, it was a state-of-the-art building and the grand opening ceremony lasted for a whole week. Entertainers who performed at the theatres on U Street stayed there, including Duke Ellington and Cab Calloway, whom we found listed in the old hotel's registers. The ballroom also served the community and was the site of elegant events hosted by various social organizations. The ballroom itself was a focus of the renovation, and it was completely restored, all the way down to recasting the plaster moldings and restoring the original stained glass panels in the ceiling. It was designed to function as a community room, but also to hold an exhibit about the history of the building. While the building was not generally open to the public, it was impossible not to show off the exhibit to local community members, as well as to out-of-town visitors. It tells a unique story of determination, pride, and prominence in a community that had seen better times. Furthermore, it instilled a special feeling of pride in the residents because the building reflects their history. As a result, the ballroom is nearly as pristine today as it was when the renovation was completed. What fascinates visitors the most is the fact that this historic preservation project is home to 35 low-income families. The building has been featured in film documentaries. It is a prominent example of a combination tax credit project in a National Park Service publication, and it has won awards. DHCD should be proud of the role that it played in the original financing of the project and should be using the Whitelaw as an example of how creative financing can achieve astounding results.
- DHCD also has a responsibility to help maintain the availability of affordable housing in the city of rapidly rising real estate values. Despite the current financial crisis, homes less than two blocks away, which is actually my neighborhood as well, less than two blocks away from the Whitelaw, are selling for more than \$1 million, even in today's market. The Department is strongly encouraged to be a part of the solution and to honor its commitment to allow MANNA to purchase the land under the Whitelaw at the agreed upon terms. MANNA has a longstanding track record of responsible development of affordable housing. Low-income District residents need to have an affordable rental option in Shaw, especially one that has such a rich history.

Elizabeth Askew, Project Manager, Mission First Development.

- Mission First Development is a D.C.-based CBE affordable housing and real estate developer that has completed over 950 affordable units in the District of Columbia.
- Mission First and D.C. Habitat for Humanity are development partners for the District on bundle 24 parcels in Ivy City. They propose to develop 23 units along Providence Street and Central Place, with 80 percent of the units set aside as affordable. Mission First will develop 15 units, and D.C. Habitat will develop 8 units.
- Mission First envisions the construction of affordable home ownership opportunities as key to revitalizing the Ivy City neighborhood, improving safety by eliminating vacant lots, and retaining and attracting residents who are committed to the neighborhood.
- Mission First has completed 13 units in partnership with the District's scattered site disposition program and currently has one additional unit under construction.
- Supports the use of the neighborhood stabilization funds for the DHCD-sponsored Ivy City-Trinidad program so that the long-awaited transformation of this neighborhood can occur and a stock of quality affordable housing further expanded in the District of Columbia.



Ron Hall, Patient Advocate, Howard University Radiation Department.

- Having problems with persons homeless or trying to find emergency housing while under cancer treatment. Get a few that are in dire need of a place to stay during the eight to maybe ten weeks that they have their treatment.

Manny Hidalgo, Executive Director, Latino Economic Development Corporation

- LEDC is a community-based economic development organization that since 1991 has been working to improve the wealth-building capacity of low to moderate-income Latinos and other under-served communities in the greater Washington area.
- Over the past year, small business owners, homeowners, and tenants are having much greater difficulty managing the conditions impacting their financial stability. Small business owners seek assistance in financial management and credit counseling.
- Worth stating, although the Department is aware, that HPAP must be fully funded to its original funding allocation as intended. This program has helped more than 8,000 low-income D.C. residents purchase homes in the District. It's an excellent economic stimulus program that generates essential revenue for the city. It facilitates the investments of hundreds of millions of mortgage dollars into neighborhood where economic development is a priority. And it promotes home ownership.
- Low-income tenants around the city who under normal circumstances are at risk of losing the affordability of their homes are now even under greater duress. Several tenant associations under D.C.'s pro-tenant laws have been able to proceed very far in the process of purchasing their building. However, many are now being derailed from this process for lack of financing and other reasons driven by the recession.
- DHCD has a chance as it develops its priorities for fiscal year 2010 to make direct investments in middle and working class communities through community development and asset-building strategies. These are essential elements of a balanced policy for economic recovery.

Herbert Mutts, Resident and President of 1111 Columbia Road, NW Tenants Association.

- Mutts has lived in our building for ten years. There are 39 units. Residents are a mix of Latinos, African American families, senior citizens, and long-time D.C. residents. Building has serious code violations, including no fire extinguishers, no smoke detectors, walls and ceilings that are caving, and long-time residents who didn't actually have any showers. And we have had a serious crime problem because we had a front door that would not be locked.
- LEDC got involved and helped us form our tenants' association with a bilingual board. And they also provide a Spanish language and English translations for the building.
- In June of this year, the owner put the building up for sale. And a long-time goal of the tenants' association is to buy the building, make the repairs, and provide affordable housing for a lot of the residents that are currently living there.
- LEDC assisted with informing tenant of their rights. The owner has threatened to discontinue use of the building as a rental property and leave the building vacant, which will create a lot of problems, not the least of which is displacing 39 different residents in the building. The goal of our tenants' association is to buy the building, make the repairs, and make affordable housing for all of the residents. Have had several fund-raisers, including a raffle, talent show, and different things to raise money to help purchase the building.

Paul Sneed, Resident

- Born and raised in D.C. Always wanted to own a house. Worked with LEDC to improve credit and work toward homeownership.
- HPAP was a major turning point in his life. Currently lives in Hopewell Terrace in Trinidad, in one of three buildings. Signed the deed and title a year ago November 5. HPAP keeps the city from becoming a tale of two cities: the haves and have nots. It keeps a balance.

DHCD Response (for HPAP-related comments): DHCD remains committed to HPAP and is working with the Administration to ensure its viability.

Gladys Esparza, Owner, Columbia Hair Salon (through interpreter)

- Owns Columbia Hair Salon on Columbia Road.
- Has 23 years of experience working as a hair stylist and always worked in Washington. Dream was to own business in this country, but had little experience on how to manage and



- own business. Obtained loan and technical assistance from LEDC. Were able to help me with all the legal requirements.
- Is thankful for LEDC's assistance.

Thomas Dawes, Director, Affordable Housing Preservation at Development Corporation of Columbia Heights

- The Development Corporation of Columbia Heights, Affordable Housing Preservation Division mission is to lead the physical, economic, social revitalization of the Columbia Heights community. DCCH Affordable Housing Preservation Division has been committed to providing affordable housing and neighborhood revitalization in an ethnically, culturally diverse population in the Columbia Heights community.
- Columbia Heights is faced with difficult challenges relative to increasing home ownership and the supply of affordable housing. Rental and sales prices have dramatically increased as higher-income households compete for housing opportunities. Single-family housing sales prices and increasing private market rate levels have risen dramatically over the last five years. And now long-term households are being priced out of their own neighborhoods.
- For example, for approximately two years, DCCH has been waiting for DCHD to approve two affordable housing projects at the following address: 1225 Fairmont Street, Northwest, a 9-unit apartment complex; and 1025 Park Road, Northwest, a 9-unit apartment complex. These two projects in Columbia Heights are important contributions to the affordable housing stock. The funding required to rehabilitate the projects is \$2.1 million. Both projects will require 14 months for completion.
- DCCH strongly supported the recently legislation for extending the Housing Production Trust fund by 70 million in 2010. The corporation joins with all other affordable housing developers, providers, and the many households in need of affordable housing in demanding immediate funding and having needs for lower-income households in the District of Columbia.

Andre Byers, Director of Business Development for Development Corporation of Columbia Heights

- Development Corporation of Columbia Heights surveyed a total of 215 residents to quantify the opinions and desires of local consumers for local retail. The results of the survey, as we anticipated, showed a stark contrast in consumers' opinions concerning new developments along 14th and Irving Street and the older neighborhood businesses surrounding it.
- On a scale of one to five, where one is poor and five is excellent, consumers rated the attractiveness of stores for the new development's retail at 4.0, above average. When asked the same question for the older neighborhood stores, consumers gave an average rating of 2.73. This score is below average. When asked to rate the attractiveness of the inside of the stores, consumers rated the new retail at 4.0, above average, and the older neighborhood retailers at 2.73, below average.
- What do these numbers mean? These numbers simply quantify the complaints we have heard from businesses and consumers. One, there is a need for facade improvements in Columbia Heights. Two, there is a need for business interior improvements in Columbia Heights. It is my opinion that you cannot have one without the other.
- Please talk to the business owners on 1400 block of Park Road. And they will tell you they are excited about the new facades they will receive, but they fear that they will still not attract new clientele for when the customers walk past the stores and look inside their stores, they still will not patronize.
- DHCD cannot fund interior improvements with Community Development Block Grant funds. Byer implores DHCD to talk with HUD for the release of these restrictions.
- It is also my opinion if you look at the 1400 block of Park Road that this is a pilot for the way business development could be done throughout the District. Instead of doing development piecemeal, we have the opportunity to complete transform neighborhood business with comprehensive, comprehensive business development. These businesses will receive a new streetscape and new facades. They will receive a market analysis and professional technical assistance to help them analyze possible alternative product lines that will reap a higher profit margin and better serve the community. Then once they have a profitable product line and a new look, they will benefit from a marketing campaign to promote the new Park Road. This is comprehensive business development.

Natalie Lebeau, Tenant Anti-Displacement Program, Housing Counseling Services.

- HCS is nonprofit agency founded in 1972 to provide a full array of housing-related services in the District of Columbia whose goal is to build sustainable communities by creating informed housing consumers.
- All are stunned from the recent budget cuts and suspensions to housing programs all across the spectrum of housing in the District: from homelessness to home ownership, from Housing First to HPAP. HCS serves individuals all across this continuum and is reeling because of this news. The HPAP program has created economic strength and stability in the city and in individuals' lives.



- In an economically unstable time, the city requires programs such as HPAP for stability and strength. We want to thank the agency for funding many of our programs. HCS is able to provide comprehensive housing counseling training, outreach, advocacy services to home buyers, homeowners, tenants, and the homeless because of DHCD's funding and mission.
- Lebeau's division educates tenants in multi-family properties at risk of being displaced from the city. Our Multi-Family Training Program counsels residents of newly formed cooperatives and condominiums as they work to successfully manage their homes and their properties. HCS provided counseling, workshops, and education to over 7,000 individuals in fiscal year '08 through DHCD-funded programs alone and has served 40,000 individuals in the past 3 fiscal years.
- DC is the fourth most expensive housing market in the country but has the third largest income disparity. One in every three children lives in poverty in the District of Columbia.
- DHCD has had the vision to creatively and tenaciously serve that segment of the District population that is the most vulnerable to homelessness and displacement, the most in need of stable housing and home ownership. This is what creates stable, diverse, and vibrant communities, fourth generation Washingtonians living alongside recent arrivals to this country and to this city. In these difficult and uncertain economic times, we cannot lose sight of who we must continue to serve.
- We ask that DHCD continue to work with and learn from community organizations that are on the ground and continue to be responsive to community needs so that our shared mission is realized. We also hope that DHCD and everyone in this room share the results of these need hearings with D.C. Council and the mayor so that sound and responsive policies and programs will continue.

David Craig, Resident

- Craig is a Mount Pleasant resident who was seeking to purchase in Columbia Heights when he learned HPAP budget had been cut. He will be unable to afford decent housing without HPAP. Craig has questions regarding whether persons with existing contracts will receive funding.

Donny James, Director, DC Chamber of Commerce Foundation Business Research Center

- The mission of the D.C. Chamber of Commerce Foundation is to provide technical assistance and resources to increase the quality and quantity of entrepreneurs in the District of Columbia and provide them with a pathway to creating a sustainable and successful business. During fiscal year 2008, the Business Resource Center provided technical assistance for 330 clients, ranging from professional service to service industry companies, of which 20 percent received their D.C. business license or CBE certification. Also conducted 12 business seminars.
- It is through the neighborhood-based funding of DECD that the D.C. Chamber of Commerce Foundation is able to provide these various programs and platforms that enable businesses in Ward 4 as well as throughout the District to achieve and sustain successful operation. Asks that DHCD continue to fund this program.

Kristi Matthews, Fair Budget Coalition

- D.C. has been in an affordable housing crisis. And with the recent budget cuts that were mentioned, FBC is worried about community members. In January 2008, homelessness rose 13 percent since 2004. People are losing their houses. People are becoming homeless. The economy is getting worse.
- Wants to ensure that Fair Budget Coalition is a partner with this agency.
- The city had just put forth the Housing First initiative that has just put on hold because of the recent cuts. The people who are looking forward to the housing thought for the first time in years that they were going to have a place to go. And now again the city has failed them. Hoping that the city realizes that community members are being directly affected and people are getting sicker and sicker and people are having nowhere to go.

Dennis Smyth, Interim Executive Director, DC Habitat for Humanity

- DC is a D.C.-based nonprofit affordable housing developer that has completed just over 100 affordable homes in the District of Columbia.
- Mission First and D.C. Habitat are development partners in the Ivy City project. D.C. Habitat works in partnership with the District government, sponsors, and volunteers to build homes and sell them to qualifying low to moderate-income families, who otherwise would not qualify for a traditional mortgage. They sell the homes at cost with no interest, no profit, 25-year mortgages. Home buyer families must qualify by demonstrating need for affordable adequate housing, ability to pay the mortgage, and willingness to partner with D.C. Habitat through the construction process.
- In 2006, the median price for a home in Washington, D.C. was \$431,000. Less than 20 percent of homes sold in 2006 were below \$300,000, a price that remains far out of reach of



low-income home buyers earning 30 percent or less of the area median income. The average income of the first 33 families in our current development is \$26,366. When complete will contain 53 modest and energy-efficient homes, each approximately 1,200 square feet, containing 3 bedrooms and one bathroom. Mortgage payments for these Habitat families are not higher than \$500 per month, less than many of the families were paying for rent. Mortgage payments are placed into a development fund for future Habitat home construction. In our outreach efforts to find qualified home buyers for the Ivy City development, D.C. Habitat will give the highest priority to current residents of Ivy City.

Natasha Wilkins, Resident, Whittier Garden

- About three years ago, tenants received letters that the owner was selling the building. They organized as a tenant association and went through the tenant conversion process. Three years later, they are in the process of purchasing our homes.
- They will still be able to use HPAP. The HPAP program has been such a needed value to all of us, from both the housing counseling standpoint, which all of my neighbors who went through the process went through housing counseling as well as the actual financial opportunity to close the gap between the first trust. She will close, but there are a lot of people who won't.
- She testifies on behalf of future homeowners and people who would benefit from the program to say this is a very important initiative that provides opportunities for the American dream of home ownership.

Aaron Hargrove, Real Estate Agent

- Cutting the HPAP budget devastated a lot of the residents of the city who have depended on this HPAP budget to help them with home ownership.
- Client found house that would pass rigorous HPAP inspection only to learn no more contracts would be accepted.
- Feels the council should have been a little bit more understanding of the residents of the city who were utilizing this program before they just made a sharp cut and said, "Freeze the budget" with no consideration whatsoever for the participants who were currently in the pipeline with no consideration for the commitments that the HPAP program had made for the residents of the city. Pleads with the council and DHCD to find a way to allow the current participants with NOEs to purchase.

Laura Baugh, Resident

- Has been approved for HPAP and ratified a contract. Learned that the funding was frozen and the closing was postponed. Current lease is about to run out. Does not know if should find new rental or if she will receive HPAP funding.

Kenyatta Mans, Resident

- It is disheartening for people who have ratified contracts, taking months to complete to program, to get to this point and be unsure. Is not sure if she will be able to move forward, although has ratified contract. Not only does it affect us but all of the workers who work with HPAP, all the housing counselors that have been involved. Thinks it is important for the Council to realize that this affects people immediately, individuals.

Kurtis Sands, Resident

- HPAP recipient with ratified contract, unsure if will move forward.
- The decision was made so abruptly. What about the people that are in the pipeline? What about the people that are affected by this decision right now at this point, like these two young ladies?
- Has called the Mayor's office and Councilman today to express concerns. No one is returning calls.
- All the while, they are renovating and closing shelters, whether you know it or not, in D.C. A lot of the people that are people that come out of these shelters are participants of the HPAP program.
- Urges to reinstate this program.



Rosalyn Jones, Resident

- Fifth-generation Washingtonian. Was scheduled for closing December 1, received call saying HPAP was cut. Without HPAP, she cannot close.

Keith Bullock, Resident

- Native Washingtonian. Lives on 2nd Street, but does volunteer work in Marshall Heights with Pop Warner football. Uses whatever money he has left to mentor students. Tries to encourage kids to go the correct route, but they see him in a one-bedroom apartment. Was approved for HPAP.

Lola Pole, Resident, also a Loan Officer

- 99% of loans are HPAP. Sales in Wards 6, 7 and 5 will basically halt, because most loans in that area are with HPAP.
- Believes cutting the program will cost the city two or three times what it would cost to keep the program running.

Mahoud Aden, Resident

- Ward 6 resident. Has an NOE but did not have a contract. Was told to take time and move slowly, but is now being penalized for doing the right thing. He has done everything asked of him. Believes that the solution is to honor those with NOEs.

Bobby Stinnett, Resident

- Went to Howard, but left because did not think he could afford DC. Has found a place, but now the program is suspended.

Bonnicklewis concluded the meeting at 7:37 p.m.

NOVEMBER 25, 2008
6:30 p.m.
P-R-O-C-E-E-D-I-N-G-S

The proceedings⁵ came to order at 6:48 p.m., with Colleen Bonnicklewis, DHCD's Chief of Staff, presiding. Other DHCD staff present included, but was not limited to:

- Sonya Gutierrez, Fair Housing Program Coordinator
- Christopher Early, Manager, Development Finance Division
- Lamont Lee, Deputy Manager, Residential and Community Services Division
- Guyton Harvey, Project Manager, Office of Program Monitoring

Bonnicklewis stated that DHCD is hosting a series of public hearing to provide District residents and other stakeholders an opportunity to voice their recommendations and concerns regarding the District's housing and community priorities for FY 2010. HUD requires its grantees to complete an annual action plan each year that details how the funding will be spent. The feedback provided will help the Department in the development of the District's **Draft Consolidated Annual Action Plan for Fiscal Year 2010**. This hearing is the final of four hearings. DHCD is also seeking public feedback on the District's proposed plan for the allocation of the Federal Stabilization Program NSP funding. The plan is online at dhcd.dc.gov and printed copies were available.

DHCD's mission is to create and preserve opportunities for affordable housing and economic development and to revitalize under-served communities in the District of Columbia. DHCD accomplishes this mission using federal and local funding. The Department receives four (4) entitlement grants from the U.S. Department of Housing and Urban Development (HUD) they are: 1)

⁵ Due to the large number of witnesses, this a just a partial summary of the testimony received during the above-referenced public hearing. A copy of the complete transcript is available for review at DHCD Headquarters, 1800 Martin Luther King, Jr., Ave., S.E., Washington, D.C. 20020.



the Community Development Block Grant (CDBG) program; 2) the HOME Investment Partnerships Fund (HOME); 3) the Emergency Shelter Grant (ESG); and 4) Housing Opportunities for Persons With HIV/AIDS (HOPWA). These sources of funding are used for a variety of initiatives, including, but not limited to single-family and multi-family housing development that help to improve our neighborhoods, comprehensive counseling service for home ownership, credit counseling, and eviction or foreclosure prevention. Funding is also used to help prevent homelessness in the District and to provide housing for people living with HIV/AIDS.

Local funding is also used to accomplish the Department's mission. The Housing Production Trust Fund (HPTF), funded from the District's recordation and transfer taxes generated by home sales, helps with the production and preservation of affordable housing in the District.

The audience was reminded that cell phones and/or other electronic devices should be turned off or set to vibrate, and to keep personal situations that require resolution to a minimum. The audience was also told that a DHCD staff person would be happy to speak with persons privately regarding specific situations. Comment cards were distributed and the audience was asked to write down any concerns or questions that are not addressed tonight and DHCD will follow-up. Lastly, the audience was asked to be respectful of those speaking by keeping side conversations to a minimum.

Registered witnesses will be heard first, after which, the floor will be open for receive other comments. If there is written testimony, make certain that the agency receives a copy. All testimony is limited to five (5) minutes.

Mary Cuthbert, Chair, Advisory Neighborhood Commission 8C (Single Member District 8C03)

- Expressed concern that the hearing was held the Tuesday before Thanksgiving.
- Difference between low-income and affordable housing. Low income housing is those making \$50,000 per year, and the District needs this housing.
- Would like to see housing for handicapped and a percentage of housing for seniors.

DHCD Response: DHCD uses the Area Media Income (AMI) as established the HUD, and provides affordable housing opportunities for persons making at or below 80% AMI. For a four-person household, 80% AMI is \$61,500.

Ronald Childs, Deputy Director, Lydia's House

- Lydia's House is a HUD approved housing counseling agency, and the only city-funded housing counseling agency serving Ward 9.
- Purpose of testimony is to ensure that District residents have access to quality and professional housing counseling and financial counseling services.
- The availability of foreclosure prevention counseling has made it possible for residents to stay in homes, and seniors have been able to get reverse mortgages. This show two ways DHCD has contributed.
- Lydia's House supports DHCD's efforts and will continue to provide outreach and marketing of vital programs.

Cardell Shelton, Advisory Neighborhood Commissioner

- Shelton is appalled at the amount of money that has come through the agency.
- There is a population of young people that are unskilled and unemployed, and the agency has done nothing to put them to work.
- No local tradesmen are working on projects.
- Also has a problem with using the Internet to reach the community, when a large population does not have Internet access.
- Young people coming out of schools are functioning idiots. Need to get back to the basics of teaching kids ground rules and trades like carpentry, welding, bricklaying, etc.

DHCD Response: DHCD makes efforts to information the public of its programs, services and events through a variety of methods, including the Internet, but also by mailings to targeted audiences, communicating with Advisory Neighborhood Commissioners and attending community meetings.

**Patrice Shepard, Executive Director, Far Southwest/Southeast Community Development Corporation**

- It is critical that DHCD take steps necessary to ensure that the District's affordable housing and home ownership initiatives move forward.
- The Far Southwest/Southeast CDC seeks to create economic venues that promote healthy, environmentally-sensitive, sustainable neighborhoods.
- Currently undertaking the development of Trinity Plaza, a green mixed-income, mixed-use development in Bellevue. Will provide 42 homeownership opportunities with two-thirds set aside for low and moderate income families. DHCD has been a valuable partner.
- Disappointed to learn that projects that had been in pipeline for two years are not likely to receive funding this fiscal year.

Alicia Rucker, Resident

- Housing is a right not a privilege.
- Family was forced into homelessness about five years ago because the Columbia Heights apartment which they lived was no longer a habitable dwelling.
- Worked with Lydia's House to take the steps to become a homeowner. Lydia's House and DHCD has utmost respect because of the empowering programs and committed staff. Feels it is a shame that HPAP has been cut.
- Publicly-funded charter schools are running their own programs with public dollars. Children deserve a world-class education in each public institution.

DHCD Response: The Department and the Administration realize that HPAP is a valuable program, and we are making efforts to ensure that funding is available for HPAP.

Chinara Tobeche, Resident

- Tobeche is in the 5th grade. Thinks mortgages cannot be paid because the government is taking taxes. The government is responsible for making sure we have a place to live.
- Request to DHCD is to make sure people are able to afford a home.

Carrie Holiday, Resident

- Lives in Ward 8. Calls police often because of screaming, banging on walls, etc. coming from other homes.

Milton R. Bullock, Resident

- Bullock is a member of Matthews Memorial Baptist Church and a member of the New Community Advisory Board for Barry Farm.
- Working with the Barry Farm New Community, he sees growing anxiety about whether they will be able to come back to the community. Concerned about the economical and health affects. Asks DHCD to work with mental health institutes and offer relief.
- Thanks Lydia's House for partnering with the church to offer counseling services.
- Matthews is endeavoring to affordable housing and will need DHCD's assistance.
- Also needs to be accountability.
- There is anxiety east of the river. Facilities are overcrowded.

Jessica Rucker, Resident

- Older sister of Chinara Tobeche. Asks that DHCD increase HPTF funding and increase funds allocated to the development of affordable housing.
- Request change how look at affordable housing. Under HUD guidelines, affordability does not meet needs of everyday folk.
- Asks that DHCD continue to listening to the people impacted by these issues.
- Invest in new rental housing. For example, in Shaw, community hasn't seen affordable housing development in 40 years.



DHCD Response: Affordability is measured by the guidelines set by HUD, with "affordable" termed as 80% of AMI, which is \$61,500. DHCD funds a variety of projects, including new rental, rehab rental, new ownership and rehab homeownership.

Bonnicklewis stated that the comments will be incorporated into the Annual Action Plan.

The meeting was concluded at 7:33 p.m.

Appendix I Pipeline of Projects to be Funded

Project	Category	Affordable Units	Funding Request
1029 Perry Street NE	Multifamily Condo - Rehab	16	\$1,400,000
Georgia Commons	Multifamily Rental - Acq. & Rehab	130	\$2,805,000
Ivy City Demonstration Initiative - Mi Casa Phase I	Multifamily Condo - Rehab	8	\$533,520
Victory Hills - Addt'l Funding	Special Needs Rental - Rehab	24	\$321,000
Henson Ridge UFAS Units	Multifamily Rental - Rehab	22	\$2,900,000
3339 10th Place SE - Seed Money Loan	TOPA - Multifamily Rehab	13	\$32,000
Homes at Woodmont (Phase II)	Homeownership - New Construction	5	\$600,000
Dunbar - Open Arms Housing (Phase II)	Special Needs Rental - Rehab	19	\$1,124,475
New Market Tax Credit Community Facility Pool	Community Facility Loan Pool	n/a	\$8,750,000
SOME - Texas Avenue SE	Special Needs Rental - Rehab	48	\$1,653,000
SOME - Chesapeake Street SE	Special Needs Rental - Rehab	22	\$2,238,000
SOME - Good Hope Road SE	Special Needs Rental - Rehab	45	\$3,093,694
SOME - 50th Street NE	Special Needs Rental - Rehab	73	\$4,230,654
SOME - South Capitol Street SE (cross-collaterization)	Special Needs Rental - Rehab	53	\$880,000
SOME - Barnaby House	Special Needs Rental - Rehab	10	\$1,303,000
Jubilee Housing - Phase I Addt'l Funding III (The Ritz Bldg)	Multifamily Rental - Rehab	60	\$450,000
801 Pennsylvania Avenue SE - Rehab (Soft Costs)	Community Facility	n/a	\$668,654
6000-6020 13th Place NW - Acquisition	TOPA - Acquisition w/ Deadline	32	\$752,000
BCI-Dix Street - Phase I	Mixed-Use Senior (Rental/Comm Fac) - New Construction	104	\$5,000,000
Congress Heights School Community Training Center - Predev	Community Facility	n/a	\$231,000
Phyllis Wheatley YWCA	SRO - Acq & Rehab	117	\$1,789,961
Parcel 42 (The Beacon) - Rehabilitation	Multifamily Rental - New Construction	112	\$4,809,423
Broadcast Residential Partners (Radio One) Apartments	Multifamily Rental - New Construction	39	\$1,900,000
Elizabeth Ministry (PFCHI) - Rehabilitation Phase (Phase II)	Special Needs Rental - Rehab	27	\$2,593,014
Fihankra Place - Rehab (Phase II)	Special Needs Rental - Rehab	12	\$1,266,120
1320 Mississippi Ave SE	Special Needs Rental - Rehab	19	\$6,583,525
4300-4304 12th Street SE	Special Needs - Rehab (DHCD, DMH, DHS priority)	26	\$4,000,000
Bass Circle	TOPA - Acquisition/Perm Supportive Hsng for Homeless	120	\$1,770,000
Housing Improvement Program Initiative (HIPI)	Perm Supportive Hsng for Homeless	TBD	\$1,000,000



Appendix I Pipeline of Projects to be Funded

Project	Category	Affordable Units	Funding Request
Delta Towers Senior Community	Predevelopment (for senior housing)	TBD	\$475,000
HFH Transition House (Acq. & Rehab.)	Special Needs Rental - Acq. & New Construction	11	\$1,324,000
Brightwood Gardens Cooperative - Rehab	TOPA - Multifamily Rehab	52	\$4,907,831
Hilltop Terrace Phase II	Homeownership - New Construction	16	\$2,282,923
BCI-Dix Street - Phase II	Mixed-Use Senior (Rental/Comm Fac) - New Construction	104	\$3,800,000
Friendship Terrace - Phase I	Multifamily Senior Rental - Rehab	182	\$3,300,000
New Beginnings Cooperative - Rehab	TOPA - Multifamily Rehab	15	\$1,418,229
Sanctuary Plus (My Sister's Place)	Special Needs Rental - Rehab	44	\$1,722,067
Twining Terrace	Homeownership - Rehab	36	\$3,243,000
Sarah's Circle	Multifamily Senior Rental - Rehab	45	\$3,456,426
Parkside View Senior Apartments	Multifamily Senior Rental - New Construction	98	\$7,650,000
Samuel J. Simmons NCBA Estates	Multifamily Senior Rental - Rehab	314	\$3,500,000
Joseph's House	Special Needs - Acq.	6	\$400,000
<i>Second Family</i>	<i>Multifamily Senior Rental - New Construction</i>	36	<i>\$2,500,000</i>
Allen Housing Senior Living Facility	Multifamily Senior Rental - Rehab	95	\$1,507,554
3121 Mt. Pleasant Street NW - Acquisition	TOPA - Acquisition w/ Deadline	18	\$1,800,000
3121 Mt. Pleasant Street NW - Rehab	TOPA - Multifamily Rehab	n/a	\$2,300,000
Sayles Place Homes	TOPA - Foreclosure	61	\$3,100,000
Duncan Cooperative - Rehab	TOPA - Multifamily Rehab	24	\$1,652,532
Carrolton Tenants Assoc - Seed Money	TOPA - Seed Money Loan	75	\$18,500
Carrolton Tenants Assoc - Acquisition	TOPA - Acquisition w/ Deadline	n/a	\$3,507,704
2711 Q Street - Acquisition	TOPA - Acquisition w/ Deadline	10	\$733,000
2711 Q Street - Rehab	TOPA - Post Acq Rehab	n/a	\$635,000
NE 2nd Street Cooperative - Predevelopment	Predevelopment (TOPA)	52	\$50,000
Dalgren Courts - Seed Money	TOPA - Seed Money Loan	95	\$66,850
Big Dreamz - Seed Money	TOPA - Seed Money Loan	4	\$13,400
Big Dreamz - Acq.		n/a	\$517,172
Big Dreamz - Rehab		n/a	\$251,640
God is in Control - Rehab	TOPA - Multifamily Rehab	4	\$781,853
Marian Russell Coop - Acquisition	TOPA - Acquisition w/ Deadline	12	\$1,302,000



Appendix I Pipeline of Projects to be Funded

Project	Category	Affordable Units	Funding Request
Marian Russell Coop - Rehab	TOPA - Multifamily Rehab	n/a	\$1,006,938
22 Atlantic Cooperative Association, Inc. - Acq.	TOPA - Multifamily Rehab	15	\$1,732,631
720 Madison Street NW Tenants Association - Seed Money Loan	TOPA - Multifamily Rehab	14	\$51,000
Hacienda Cooperative - Rehabilitation	TOPA - Multifamily Rehab	n/a	\$5,985,440
5000 & 5010 A Street, SE - Acquisition	TOPA - Acquisition w/ Deadline	28	\$1,736,000
Copeland Manor Cooperative - Rehab	TOPA - Acquisition w/ Deadline	61	\$5,118,689
Ivy City Demonstration Initiative - Manna, Inc.	Multifamily Condo - Rehab	20	\$758,993
Ivy City Demonstration Initiative - Mi Casa Phase II	Multifamily Condo - Rehab	8	\$585,180
Ivy City Demonstration Initiative - Mission First	Multifamily Condo - Rehab	16	\$397,834
Ivy City Demonstration Initiative - DC Habitat for Humanity	Multifamily Condo - Rehab	8	\$757,993
Webster Gardens	Multifamily Rental - Acq. & Rehab	52	\$4,890,000
Trinity Plaza - Retail Worker Housing Demo Initiative	Mixed-Use (Condo/Comm Fac/Retail) - New Construction	42	\$3,750,000
4100 S. Capitol Street SE (Predevelopment) - Retail Worker Housing Demo Initiative	Predevelopment (Mixed-Use)	n/a	\$500,000
4100 S. Capitol Street SE (Perm. Fin.) - Retail Worker Housing Demo Initiative	Mixed-Use (Rental/Retail) - New Construction	TBD	\$4,500,000
Terrace Manor	Multifamily Rental - Rehab	60	\$2,544,544
Brothers Place	Multifamily Rental - Rehab	30	\$2,769,413
1703 Euclid Street NW - Post Construction Take-out	Multifamily Condo - Rehab	3	\$200,000
4012 3rd Street SE	Multifamily Rental - Rehab	5	\$638,560
1025 Park Road NW	Multifamily Rental - Rehab	8	\$1,400,000
The Heights of Georgia Avenue - Base Case	Predevelopment (for multifamily rental)	67	\$583,072
Archer Park (Brownstein Commons) (Phase II)	Multifamily Condo - Rehab	214	\$6,120,000
820 8th Street Pilgrim Housing	Special Needs Rental - Rehab	7	\$536,127
Congress Heights School Community Training Center	Community Facility	n/a	\$4,630,000
Sanitarium	Community Facility	34	\$4,500,000
Barbara Chambers Center	Community Facility	n/a	\$2,300,000
M.O.M.I.E.	Community Facility	n/a	\$104,000
Brandywine Community Empowerment Center	Community Facility	n/a	\$2,000,000
W Street Condos	Multifamily Condo - Rehab	15	\$723,850
Israel Manor Life Learning Center	Community Facility	n/a	\$3,469,000
Gibson Plaza Apartments	Multifamily Rental - Rehab	217	\$10,000,000

Appendix I Pipeline of Projects to be Funded

Project	Category	Affordable Units	Funding Request
1225 Fairmont Street NW	Multifamily Rental - Rehab	9	\$2,700,000
Pollin Memorial Community	Homeownership & Multifamily Rental - New Construction	125	\$8,268,000

Appendix J HOPWA FY2010 Action Plan

DISTRICT OF COLUMBIA EMA
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)
CONSOLIDATED PLAN
(Fiscal-Year 2010)
AND
FY2010 ANNUAL ACTION PLAN



**PREPARED BY THE D.C. DEPARTMENT OF HEALTH
HIV/AIDS ADMINISTRATION**

**On behalf of the
Washington, D.C. Eligible Metropolitan Area (EMA):
District of Columbia, Suburban Maryland,
Suburban Virginia and Suburban West Virginia**





PART I. INTRODUCTION

Mission and Purpose

The Housing Opportunities for Persons with AIDS (HOPWA) grant provides funding critical to serving people living with HIV/AIDS. The HOPWA program goals are to reduce homelessness, minimize the risk of homelessness, increase housing stability and promote the general health and well-being of residents with HIV and their families.

The Washington DC Eligible Metropolitan Statistical Area (EMSA) faces a paradox. The health care systems are designed to identify people with HIV, enroll them in care, improve health and prolong life spans. The more successful these programs are, the more challenged the HOPWA program will be to provide long-term housing and supportive services.

The number of clients in need of housing continues to increase, and will for the foreseeable future dramatically outpace the availability of federal funds for housing and housing-related services.

A. Lead Agency and EMA Jurisdictions

DHCD is the HOPWA Formula Grantee for the Washington, DC EMSA. The District's Department of Health, HIV/AIDS Administration (HAA) is the sub-recipient of the HOPWA funds received by the District. The regional HOPWA allocation is administered through and monitored by the HAA

HAA will provide sub-grants to Project Sponsors in the District of Columbia and Suburban Jurisdictions that, in turn, will sub-contract with local service providers.

These three (3) sub-grant project sponsors listed below are responsible for their counties and jurisdictions.

□ Prince George County Department of Housing and Community Development (Suburban Maryland)

The HOPWA Program in Suburban Maryland (Prince George's, Calvert, Charles Counties) will play a vital role in assisting Marylanders who are challenged by HIV/AIDS. While expanding housing resources for this population, the Counties will also provide clients access to health-care and other services offered through the Ryan White CARE Act and other programs. Suburban Maryland jurisdictions operate HOPWA programs in collaboration with the nonprofit organizations that help clients meet the daily needs for housing, mental health, substance abuse and other supportive services.

Each HOPWA agency assists participants move toward self-sufficiency by providing referrals to job training and rehabilitation programs. All of the HOPWA agencies in Suburban Maryland participate in their respective County's *Continuum of Care* Plan. The priorities and allocations of the Suburban Maryland region correlate with those of the Washington, D.C. Eligible Metropolitan Area.

□ Northern Virginia Regional Commission (NVRC)

The Suburban Virginia portion of the EMSA will serve sixteen counties and cities in rural and urban areas, and comprises two distinct service areas for HOPWA planning purposes. The Northern Virginia Regional Commission (NVRC) is the Project Sponsor on behalf of Suburban Virginia and will sub-grant HOPWA funds to county housing agencies and non-profit organizations throughout the Suburban Virginia region on behalf of the District of Columbia grantee.

The *Northern Virginia* service area of Suburban Virginia includes Arlington, Fairfax, Loudoun and Prince William counties, and the cities of Alexandria, Falls Church, Manassas, Manassas Park, and Fairfax. The *Northwest Virginia* service area includes the City of Fredericksburg, and Clarke, Fauquier, King George, Spotsylvania, Stafford, and Warren counties. Over 2,300 persons are currently living with AIDS in Suburban Virginia.

The cities of Alexandria and Fredericksburg and the counties of Arlington, Fairfax, and Prince William are HUD Entitlement Jurisdictions, and as such engage in their own Consolidated Planning Process. Loudon County conducts its own Modified Consolidated Planning Process. All other jurisdictions in Suburban Virginia jurisdiction are included in the Consolidated Planning process for the Commonwealth of Virginia.

□ West Virginia AIDS Network of the Tri-State Area

The AIDS Network of the Tri-State Area (ANTS) is the administrative agent for the Ryan White CARE Act Part A and HOPWA funding for the West Virginia jurisdiction of the Washington DC EMA. ANTS provides HOPWA services for residents of Jefferson County.

In the West Virginia’s Statewide Coordinated Statement of Need, current and emerging needs in housing were identified as increasing the availability of safe and affordable assisted living housing, permanent housing and public housing for all Persons Living With HIV/AIDS (PLWHAs) and their families. The housing should offer support services to those PLWHAs who have been multiply diagnosed and have substance abuse or mental health issues. Barriers and gaps to these services were identified as situations unique to the geography of the state of West Virginia, such as a lack of transportation infrastructure, and the lack of housing with support services. Support services needed in the state of West Virginia were identified as better access to medical care, mental health care and entitlement programs. The barriers to access are the lack of a transportation infrastructure. West Virginia is presently experiencing a medical crisis, which includes rising medical malpractice insurance rates and qualified medical personnel leaving the state. This crisis has also prevented the state from attracting qualified medical personnel to care for those infected with HIV.

Map of the Washington D. C. Eligible Metropolitan Statistical Area (EMSA)

District of Columbia

Ward 1 thru 8

Suburban Maryland

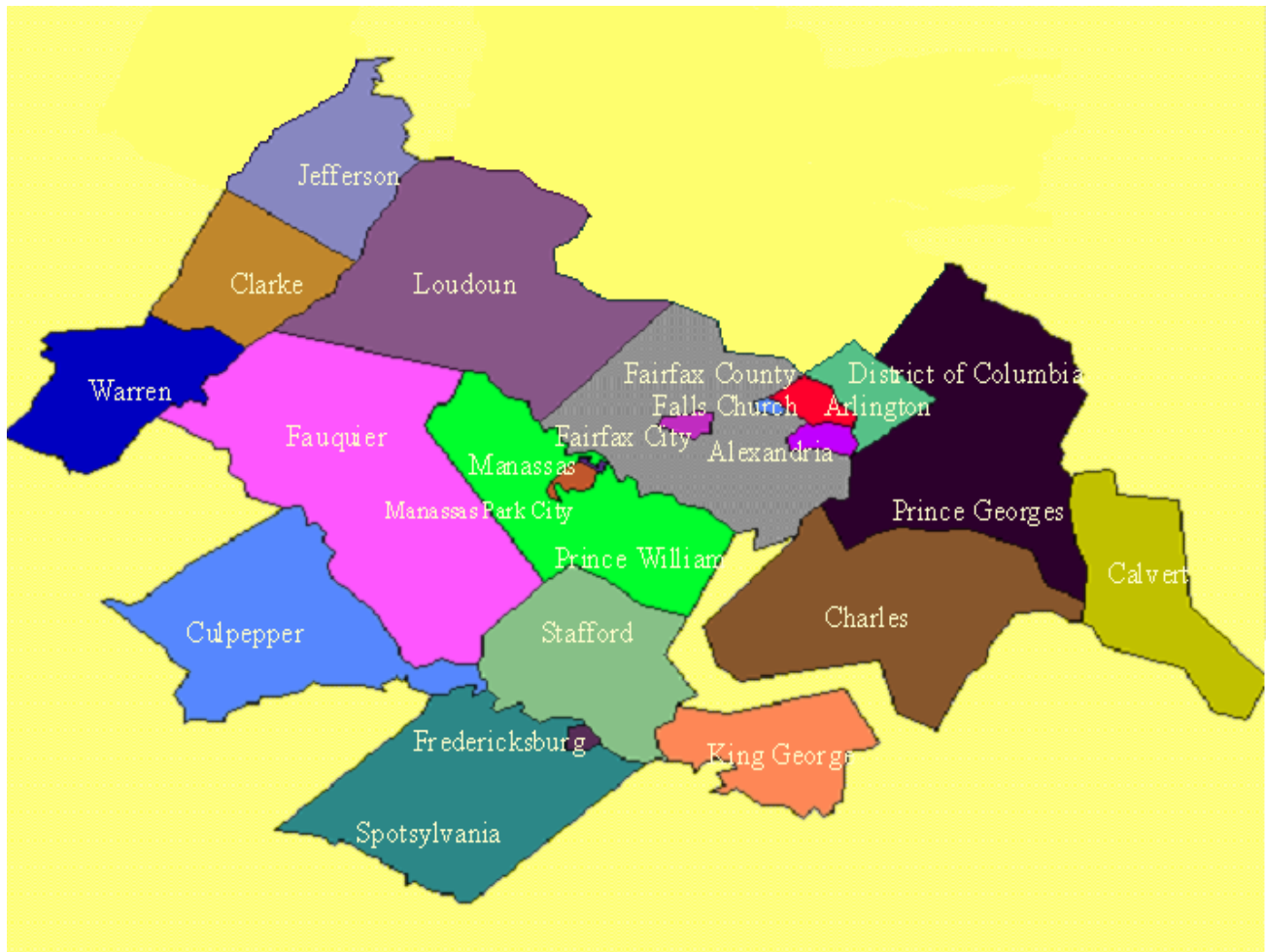
Calvert County
Charles County
Prince Georges County

West Virginia

Jefferson County

Virginia

Alexandria City
Arlington County
Clarke County
Culpepper County
Fairfax City
Fairfax County
Falls Church City
Fauquier County
Fredricksburg City
King George County
Loudoun County
Manassas City
Manassas Park City
Prince William County
Spotsylvania County
Stafford County
Warren County



PART II. SUPPORTIVE SERVICES

HAA has conducted a review of the programs and services supported by HOPWA and is refining its approach to housing and housing supportive services. There has been a substantial re-alignment of some of the financial services and an expansion of targeted, expert community-based housing supportive services in Washington D.C.

An ongoing problem in the jurisdiction is the limited funding for long-term housing, and increasing years of need and use by HOPWA beneficiaries, coupled with relatively flat funding for federal grants. These circumstances have resulted in lengthy waiting lists for core housing services, with waiting times that exceed two calendar years for long-term, tenant-based subsidies. This waiting list, in turn, increases the demand and pressures on all other forms of housing subsidies.

HAA is re-focusing housing supportive services to ensure that service are provided to individuals while on the waiting list (or waiting lists) and that appropriate efforts are made to maximize housing stability, improve their well-being and maintain applications and contacts with all prospective sources of long-term housing.

The Washington, DC EMSA will address the needs of Persons living with HIV/AIDS (PWA) who are not homeless, but require supportive services by continuing to implement the following services:

A. Single Point of Entry

This Single Point of Entry (SPE), currently in place for the District of Columbia and Suburban Maryland, is designed to ensure that prospective beneficiaries are effectively introduced to the spectrum of housing services available, and is supported through a project sponsor, Housing Counseling Services. Access to the SPE is available to clients individually and on their own initiative; access is also available with the assistance of housing case managers, medical case managers and other service professionals for those clients who need assistance.

The SPE serves as the primary provider of housing information and referral services for the District of Columbia and Suburban Maryland. Housing information and referral services are also provided by the Northern Virginia Regional Commission and the AIDS Network of the Tri-State Area.

In addition to services funded through HOPWA, the SPE offers access to a wide range of long-term housing services, and is intended to expand the range of service possibilities for people with HIV/AIDS. The SPE also offers a range of services designed to improve the prospects of long-term housing stability to clients who are waiting for long-term housing, including credit counseling, educational services and the like.

B. Housing Case Management

Consistent with the most recent RFA process, housing case management services are designed to ensure that they support the goals of housing stability and independent living to the extent possible without creating an unnecessary burden for the client or the service provider. Careful initial assessment and periodic re-assessment, coupled with ongoing linkages with medical service providers, are critical to ensuring that the necessary housing case management services are in fact targeted to those with greatest need.

Housing case management services include, but are not limited to:

1. Ensure housing assessments are completed for all PWAs residing in HOPWA housing. The assessment includes:
 - a. Client's optimal housing type
 - b. Current and potential income
 - c. Credit and rental histories
 - d. Health status
 - e. Substance abuse and mental health history
 - f. Family, social and community support; and any other factors needs consideration or disqualifier from certain types of housing assistance in the community.



2. Conduct home visits and inspections as appropriate.
3. Submit home visit reports as directed by the Grantee.
4. Develop an integrated service plan including housing goals and objectives in collaboration with the primary case manager and client.
5. Conduct reassessment of client's housing needs every 6 months.
6. Conduct housing plan updates every 6 months.

A variation of housing case management has been introduced by supporting a housing expert at three providers of primary medical care. These housing experts serve as a member of a team, organized around primary medical care, but supporting each client in his or her needs for health care, social and support services.

C. Housing Supportive Services (Project-Based)

Providers of Project-Based housing facilities ensure the delivery of necessary supportive services to residents. This requirement is met by some of the project sponsors with HOPWA funds; other providers support these services through alternative sources of funding.

Supportive services of this model include housing case management activities. In addition, substantial flexibility is offered to ensure that the mix of supportive services is appropriate and responsive to client needs. Typical supportive services provide mental health and substance abuse counseling and re-entry counseling and support for individuals recently incarcerated.

D. Housing Supportive Services (Miscellaneous)

Two project sponsors provide supportive services to improve job skills and readiness. HAA is carefully reviewing these service areas in view of the increasing demand for rental subsidies.

PART III. METHOD OF SELECTING SPONORS

In the District of Columbia, project sponsors are selected through a competitive Request for Application (RFA) process. This is to ensure that a fair and equitable process continues. It is the intent of HAA to continue funding for HOPWA tenant-based rental assistance, but continue to implement a redesign strategy to improve efficiency of services.

In order to facilitate the management and delivery of the HOPWA program, the grant monitors in the Grants Management and Fiscal Control Bureau of HAA provide monitoring of HOPWA programs in the District of Columbia. Two HIV/AIDS Housing Program Specialists serve as program officers in the Care, Housing and Support Services Bureau to provide oversight for all HOPWA providers in the District of Columbia and the jurisdictions. Program officers conduct monthly reviews and desk audits of all source documentation submitted and monthly reimbursement requests. In addition, grants monitors and program officers conduct regular onsite visits to assess the implementation of programs.

In the District of Columbia, the geographical distribution of funding priorities is performed after a detailed analysis of epidemiological data has taken place including a thorough review of AIDS incidence data. Once a specific area is identified as a "priority point" in terms of need and lack of availability of community or governmental resources, every effort is made to allocate additional resources intended to address those identified needs. For example; although the District has identified African American women of child-bearing age with and without children as a group in continuous need of prioritization, after recent analysis we have been able to establish Wards 7 and 8 (both east of the Anacostia river) as an investment priority.

Additionally, by use priority, HOPWA funds increasingly emphasize long-term, tenant-based rental subsidies, coupled with a significant investment in project-based housing; 3) housing information, resource identification, and outreach

programs, and 4) other support services that complement the services supported through the CARE Act and other funding sources, and make a direct contribution to the housing stability of families with HIV/AIDS.

The actual process of awarding and distributing of HOPWA funding in the District of Columbia is done through a legally sanctioned and overseen competitive grant application process. Once the determination is made of the amount of available funds as well as priority areas and services, notice is published in legal registers and community based media outlets. A pre-application conference takes place in order to clarify and facilitate the application process as well as to encourage the participation of previously unfunded organizations. A minimum of thirty days is provided to respond to the RFA and the resulting applications are collected and submitted to an impartial panel of experts that read, analyze and rate them. Incomplete as well as late applications are not forwarded to the review panel. A final award recommendation report is prepared, signed and forwarded to the District of Columbia Department of Health (DOH), HIV/AIDS Administration (HAA) including scoring sheets, applications and any other materials used in the process. A DOH Director of Grants and Contracts Management proceeds to certify the results of the process and forwards that certification to HAA.

PART IV. FY2010 ANNUAL GOALS

	HOPWA Performance Charts 1 (planned goal) and 2 (actual)	Outputs Households				Funding		
		HOPWA Assistance		Non-HOPWA		e.	f.	gg.
		a.	b.	c.	d.			
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
1.	Tenant-based Rental Assistance	780						
2.	Units in facilities supported with operating costs: <u>Number of households supported</u>	258						
3.	Units in facilities developed with capital funds and placed in service during the program year: <u>Number of households supported</u>	0						
4.	Short-term Rent, Mortgage and Utility payments	495						
	Housing Development (Construction and Stewardship of facility based housing)	Output Units						
5.	Units in facilities being developed with capital funding but not yet opened (show units of housing planned)							
6.	Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to 3- or 10- year use agreements							
7.	Adjustment to eliminate duplication (i.e., moving between types of housing)							
	Total unduplicated number of households/units of housing assisted							
	Supportive Services	Output Households						
8.	i) Supportive Services in conjunction with <u>HOPWA</u> housing activities ¹	2,000						
	ii) Supportive Services <u>NOT</u> in conjunction with <u>HOPWA</u> housing activities ²							
9.	Adjustment to eliminate duplication							
	Total Supportive Services	2,000						
	Housing Placement Assistance³							
10.	Housing Information Services	3,200						
11.	Permanent Housing Placement Services	120						
	Total Housing Placement Assistance	3,200						
	Housing Development, Administration, and Management Services							
12.	Resource Identification to establish, coordinate and develop housing assistance resources							
13.	Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)							
14.	Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)							
	Total costs for program year							

PART V. ASSESSMENT

Existing Housing Resources – EMSA

The following housing resources will be utilized to provide opportunities for those living with HIV/AIDS throughout the region. Additional resources will be sought or developed during the FY10 period.

Tenant Based Rental Assistance Program

- Building Futures
- Extended Care
- Right, Inc.
- Greater Washington Urban League

Facility Based Transitional Housing w/Supportive Services

- Damien Ministries
- Hill’s Residential Community
- Homes for Hope
- Joseph’s House
- Miriam’s House
- Transgender Health Empowerment

Facility Based Emergency Housing w/Supportive Services

- Miracle Hands
- RAP, Inc.
- Our Place, Inc.

In Suburban Maryland, the following are HOPWA community partners:

- Prince George’s County Housing Authority
- Greater Washington Urban League
- Southern Maryland Tri-County Action Committee

In Suburban Virginia, the following are HOPWA community partners:

- Northern Virginia Regional Commission (NVRC)
-

In West Virginia, the following are HOPWA community partners:

AIDS Network of the Tri-State Area

Strategies and Objectives EMSA

To meet its needs to serve Persons with HIV/AIDS, the EMSA will employ the following strategies:

- Continued implementation and review of the EMSA’s Strategic Spending Plan 2006 – 2010;
- Establish a diversified housing continuum of care through program development and access to non-AIDS specific housing resources;
- Increase participation, collaboration and leveraging with Ryan White, local DHCD Block Grant, mental health, and substance abuse programs;
- Improved reporting and client tracking;
- Empower clients toward self sufficiency through vocational, home ownership and/or other rehabilitation;
- Provide housing information and referral;
- Direct all major rehabilitation, repair and acquisition projects to target local CDBG, HOME and ESG grants for funding.
- Establish housing plans and method to transition clients who are willing and able off assisted housing subsidies within a 30-month period;

- ❑ Establish select housing demonstration programs for targeted groups such as women;
- ❑ Develop Strategic Housing Plan for DC EMSA;
- ❑ Provide housing mediation services for tenants and landlords; and
- ❑ Provide HUD Quality Standard Inspections and Environmental Reviews for tenants.

PART VI. JURISDICTIONAL PRIORITIES AND PLANS

DC Priorities –FY 2010

The District of Columbia utilizes its HOPWA funds to support emergency housing, supportive housing, permanent housing, housing for recovering substance abusers, re-entry inmates, short-term utility, rent, and mortgage assistance, and tenant-based rental assistance. Additionally, HOPWA funds are distributed for supportive services such housing information resource and referral and housing case management, and building the capacity of housing providers.

The HOPWA eligible activities funded in the District of Columbia Action Plan Table will maintain and support the existing diverse housing continuum.

During FY2010, HAA District of Columbia priorities are to:

- ❑ Improve the ease of entering the housing system.
 - Maintain the Single Point of Entry
 - Improve the ability of clients to gain access to the Single Point of Entry individually
 - Maintain and enhance on-line support activities, for example, an on-line housing locator system managed by the Department of Housing Development and on-line applications for housing services available through the Single Point of Entry.
- ❑ Improve the impact of supportive services
 - Implement a system of supportive services, including housing case management, designed to ensure that the specific needs of each client are assessed, identified and addressed.
 - Expand the housing supportive services available to clients on-site at medical service providers, and work towards ensuring effective linkages among housing, medical and supportive services.
 - Increase the supportive services provided to clients who are on a waiting list for Tenant-Based and Facility-Based Rental Assistance.
 - Provide housing information and referral, including expanding the range of housing services to which people with HIV/AIDS are referred.
- ❑ Increase housing stability, including increasing the capacity to implement objective measures of housing stability.
- ❑ Increase the number of slots supported for Tenant-Based and Facility-Based Rental Assistance.
- ❑ Identify and utilize the full range of support for housing programs by expanding routine interactions with entities associated with other housing programs.

Leveraging with non-HOPWA Housing

Increasing demands for core housing services increases the need to maximize the use of HOPWA funds for these core services, and to use other sources of funds to provide a comprehensive range of support services.

People with HIV are among the beneficiaries of Section 8, Section 811 and public housing in each portion of the EMSA. In the District of Columbia, the Housing First Initiative spearheaded by Mayor Fenty has included approximately sixty people with HIV among its beneficiaries.

Every portion of the EMSA has services supported by the CARE Act, allowing for primary medical care and critical support services.

HOPWA ACTION PLAN 2010

PART VII. CONSOLIDATED PLANS

The total HOPWA formula grant for the Washington, D.C. EMSA HOPWA Year 18 or Federal Fiscal Year 2009 is \$12,213,518. A formula based on the cumulative number of reported AIDS cases is used for the distribution of funds to each jurisdiction, with a minimum allocation of 1% for the West Virginia portion of the EMSA. The HOPWA allocation for Year 16 will be distributed as follows:

Year 18 Total	12,213,518				
Grantee Costs (3%)	366,406				
Administrative Costs (7%)	854,946				
Total for Program (90%)	10,992,166				
	Proportion of AIDS Cases	Program	Grantee (First Line)	Administration	TOTAL
Washington DC	62%	6,723,150	224,106	522,911	7,470,166
Northern Virginia	16%	1,721,109	57,370	133,864	1,912,343
Suburban Maryland	23%	2,444,038	81,468	190,092	2,715,598
West Virginia	1.0%	103,869	3,462	8,079	115,410
	100.0%	10,992,166	366,406	854,946	12,213,518

Should a comprehensive review of the HAA housing programs and the complex issues of portability and transportability require revisions to this allocation, an amendment to the action plan will be requested.

The following table lists the expected service areas in each of the jurisdictions to be funded during Grant Year 18.

HOPWA Year 18 (October 1, 2009 - September 30, 2010, Proportionate Increase Applied)		District of Columbia	Northern Virginia	Suburban Maryland	West Virginia	Total
574.b.1	Housing Information Services	356,298	68,046	101,706	-	526,049
574.b.2	Resource Identification	-	-	-	-	-
574.b.3	Acquisition, Rehab, Conversion, Lease and Repair of Facilities	-	-	-	-	-
574.b.4	New Construction	-	-	-	-	-
574.b.5	Project Based Rental Assistance	1,326,347	-	-	-	1,326,347
574.b.5	Tenant Based Rental Assistance	3,901,718	1,030,796	2,179,736	19,212	7,131,462
574.b.6	Short Term Rental, Mortgage & Utility	254,499	257,629	164,249	9,005	685,382



HOPWA Year 18 (October 1, 2009 - September 30, 2010, Proportionate Increase Applied)		District of Columbia	Northern Virginia	Suburban Maryland	West Virginia	Total
574.b.7	Supportive Services	873,313	334,289	-	83,804	1,291,406
574.b.8	Operating Costs	-	31,520	-	-	31,520
574.b.9	Technical Assistance	-	-	-	-	-
574.b.10.i	Grantee Administrative Expenses	218,691	57,409	81,523	3,464	366,406
574.b.10.ii	Sub recipient Administrative Expenses	518,665	133,954	190,220	-	854,946
574.b.11	Activities Proposed and Approved	-	-	-	-	-
		7,466,956	1,913,643	2,717,434	115,485	12,213,518

District of Columbia EMSA– FY 2009 Plan

People to be Served by General Location

HOPWA Eligible Activity	District of Columbia	Northern Virginia	Suburban Maryland	West Virginia	EMSA
1. Housing Information Services	1,330	1,870			3,200
2. Resource Identification					-
3. Acquisition, Rehabilitation, Conversion, Lease, and Repair of Facilities					-
4. New Construction (for single room occupancy (SRO) dwellings and Community residences)					-
5a. Project-based Rental Assistance	400				400
5b. Tenant-based Rental Assistance	371	105	217	7	700
6. Short-term rent, Mortgage, and Utility payments	187	188	120	5	500
7. Supportive Services	1,276	709		15	2000
8. Operating Costs					-
					-
9. Technical Assistance					-
10a. Admin. Expenses - 7% cap					-
10b. Admin. Expenses – Grantee 3% off the top					-
Total	3,564	2,872	337	27	6,800

The number projected in this table is an estimate based on current AIDS cases. The District begins its HIV reporting in FY2007 and a substantial increase in the number of HIV cases is expected. HAA has implemented several rapid testing initiatives, in light of this, HAA will be requesting additional HOPWA funding to meet the needs based on the anticipated increase of new infections.

DC EMSA FY2009 Action Plan: Major Goals and Activities

- Provide 3,200 units of housing information and referral services for PWAs
- Provide and maintain 700 tenant-based rental assistance slots for PWAs
- Provide 400 PWAs with supportive/permanent housing services;
- Provide 500 PWAs with short-term rent, mortgage and utility assistance; and
- Increase the availability and/or utilization of support services for 2000 persons.

Grantee Administrative Agencies:

District of Columbia (Grantee):
HIV/AIDS Administration

Suburban Maryland:
Prince George's County Health Department

Northern and North West Virginia:
Northern Virginia Regional Commission (NVRC)

West Virginia:
AIDS Network of the Tri-State Area (ANTS)



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Government of the District of Columbia

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