

# Neighborhood Stabilization Program 3 Substantial Amendment



Robert L. Trent, Interim Director  
Department of Housing and Community Development  
1800 Martin Luther King, Jr. Avenue, SE  
Washington, DC 20020 | (202) 442-7200



Vincent C. Gray, Mayor  
Government of the District of Columbia

Contents

<b>I.</b>	<b>NSP3 Grantee Information .....</b>	<b>1</b>
<b>II.</b>	<b>Areas of Greatest Need .....</b>	<b>1</b>
<b>III.</b>	<b>Definitions and Descriptions .....</b>	<b>2</b>
<b>IV.</b>	<b>Low-Income Targeting.....</b>	<b>3</b>
<b>V.</b>	<b>Acquisition and Relocation.....</b>	<b>3</b>
<b>VI.</b>	<b>Public Comment.....</b>	<b>4</b>
<b>VII.</b>	<b>NSP Information by Activity .....</b>	<b>5</b>
<b>VIII.</b>	<b>Certifications.....</b>	<b>9</b>
	<b>Appendix A: NSP3 Target Areas .....</b>	<b>12</b>
	<b>Appendix B: NSP3 Public Notice .....</b>	<b>13</b>
	<b>Appendix C: Summary of Public Comments .....</b>	<b>14</b>
	<b>Appendix D: Application for Federal Assistance (SF 424).....</b>	<b>15</b>
	<b>Appendix E: NSP3 Action Plan Contents Checklist.....</b>	<b>18</b>

## I. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Bray, Alan
Email Address	<a href="mailto:alan.bray@dc.gov">alan.bray@dc.gov</a>
Phone Number	(202) 442-7273
Mailing Address	1800 Martin Luther King Jr. Avenue, SE Washington, DC 20020

## II. Areas of Greatest Need

### Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as Appendix A.

### Data Sources Used to Determine Areas of Greatest Need

#### Describe the data sources used to determine the areas of greatest need.

Response:

DHCD used the HUD Foreclosure Need website as a data source for determining the areas of greatest need. Based on this data, portions of Ward 5, 7, and 8 were selected as NSP3 target areas.

NSP3 Planning Data are attached for each target area. The data correspond to the boundaries illustrated on the attached Target Neighborhood map.

The areas of greatest needs within the Wards were defined through the use of available data including:

- (a) Greatest percentage of home foreclosures;
- (b) Highest percentage of homes financed by sub-prime mortgage related loan; and
- (c) Identified by DHCD as likely to face a significant rise in the rate of home foreclosures.

### Determination of Areas of Greatest Need and Applicable Tiers

#### Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

A review of the District's overall situation indicates that for the purposes of this grant application, portions of Ward 5, 7, and 8 exceed the NSP program requirements for eligibility. DHCD will work within these areas where feasible but will not reject other areas of foreclosure concentration not shown under the Areas of Greatest Need. The foreclosure data presented was gathered from multiple sources but, due to time constraints, should not be considered all inclusive.

Foreclosure data is not static and may change rapidly with market conditions. The areas shown in Appendix A have been selected as Priority Areas of Greatest Need for the use of NSPs funds within the District. The Priority Areas of Greatest Needs show most, though not all the factors which were included in the analysis. Among factors considered were the Areas with the highest percentage of foreclosures, the areas with the highest percentage of homes financed by subprime mortgage related loans, and the areas identified by DHCD as likely to face a significant rise in the rate of home foreclosures.

No tiered approach is being utilized to determine the distribution of funding. DHCD will allocate 90% of the total NSP3 grant to acquisition, multi-family rehab, and home purchase assistance activities to achieve the goal of making an impact in the target areas. While it is believed that this amount is adequate to accomplish this goal, DHCD reserves the right to amend this Action Plan to make certain that this highest-priority goal is achieved.

### III. Definitions and Descriptions

#### Definitions

Term	Definition
Blighted Structure	A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.
Affordable Rents	HOME program rents will be used by DHCD for projects funded by NSP3. These are updated annually by the U.S. Department of Housing and Urban Development. HOME Program rent limits are available at <a href="http://www.hud.gov">www.hud.gov</a> .

#### Descriptions

Term	Definition
Long-Term Affordability	<p>The District has adopted the HOME Program affordability standards to meet the continued affordability standards of the Neighborhood Stabilization Program. Utilizing these standards, the District will ensure that all NSP assisted housing remains affordable to individuals or families whose incomes do not exceed 120 percent of area median income.</p> <p>These standards require that rental and homeownership housing must remain affordable for 15 to 20 years, depending on the amount of NSP3 funds invested in the housing unit. Long-term affordability will be enforced through rental and deed restrictions, including resale/recapture provisions.</p> <p>DHCD shall ensure, to the maximum extent practicable and for the longest feasible term, which the redevelopment of abandoned and foreclosed upon residential properties remain affordable.</p>
Housing Rehabilitation Standards	<p>DHCD’s Single Family Rehab Program Standards will apply to NSP3-assisted existing housing activities. These Rehab Standards require that properties meet all applicable local codes and laws and that the properties be decent and safe. The Rehab Standards currently require the use of Energy Star rated components in rehabilitation projects.</p> <p>All new construction will adhere to the Districts’ Uniform Building Code, which incorporates the Energy Standard. Developers of new housing are encouraged to incorporate green building and energy efficiency into their projects. DHCD may also partner with DDOE to provide incentives for</p>

	installing energy efficiency improvements to units.
--	---

## IV. Low-Income Targeting

### Low-Income Set-Aside Amount

**Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.**

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25%

Total funds set aside for low-income individuals = \$1,250,000

### Meeting Low-Income Target

**Provide a summary that describes the manner in which the low-income targeting goals will be met.**

Response:

The 2010 AMI for the Washington Metro Area is \$103,500. The District’s poverty rate is 18% with some 11% of residents reporting incomes below 50% of the poverty level. In the NSP3 target areas, the poverty rate is 25% with some 14% of residents reporting incomes below 50% of the poverty level. Most of these residents have incomes well below 50% of AMI, and we will make it a priority to work cooperatively with developers to provide affordable housing opportunities for these families and individuals with NSP3 funds.

The estimated amount of NSP3 funds to be used to purchase and redevelop abandoned or foreclosed homes or residential properties that will meet the requirement that 25% of funds be used to serve households with incomes at or below 50% of area median income is \$1,250,000.

All developers will be encouraged to respond to the housing needs of households that do not exceed 50% AMI through the scoring system for applications. We anticipate that approximately 50% of the activities funded with NSP3 funds will benefit households earning less than 50% AMI.

## V. Acquisition and Relocation

### Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	No
---	----

If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	N/A
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by	

each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	N/A
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	N/A

## VI. Public Comment

### Citizen Participation Plan

**Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.**

Response:

This NSP3 application is submitted as a substantial amendment to the District's Approved FY2011 Action Plan. Procedures for citizen participation, as described in the District's current 2010-2015 Consolidated Plan are as follows:

"DHCD shall provide citizens with reasonable notice of and opportunity to comment on such proposed changes in its use of funds. Notification shall be through local media sources, flyers and other forms of communication. DHCD shall consider comments and, if deemed appropriate, modify the plan to include proposed changes. DHCD shall make available to the public, and shall submit to HUD, a description of any changes adopted. Additionally DHCD will provide a period, not less than (30) days, to receive comments, written or oral, on the substantial amendment prior to its adoption. A list of comments and views will be attached to the substantial amendment of the Consolidated Plan".

In accordance with the alternative requirements set forth by the Secretary of HUD to expedite the use of NSP3 funds, DHCD will be using a 15 day comment period. This replaces the 30 day period referred to in the Action Plan.

Accordingly, DHCD will hold a public hearing on Tuesday, February 15, 2011, to discuss the proposed uses of NSP3 funds. The hearing will be held at the Department of Housing and Community Development, 1800 Martin Luther King Jr., Avenue, SE, 1<sup>st</sup> floor conference room from 1:00 pm – 3:00 pm.

DHCD will submit a written notice of the procedures for citizen participation in the local media, and post a notice on our website. A summary of public comments is attached as Appendix C. The public comment period began Tuesday, February 1, 2011 and will end Tuesday, February 15, 2011. Comments and responses will be made available prior to submission of the final substantial amendment. NSP3 Public Notice is included as Appendix B.

### Summary of Public Comments Received.

At the end of the public review period, DHCD received XX public comments on the NSP3 substantial amendment. A summary of these comments from witnesses during a public hearing regarding the programs covered in the substantial amendment are included as Appendix C.

## VII. NSP Information by Activity

Activity Number 1									
<b>Activity Name</b>	Property Acquisition and Disposition								
<b>Uses</b>	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input checked="" type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment								
<b>CDBG Activity or Activities</b>	<ul style="list-style-type: none"> <li>• 24 CFR 570.201 (a) acquisition, (b) dispositions, (d) Clearance for blighted structures only</li> <li>• 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties</li> </ul>								
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)								
<b>Activity Description</b>	<p>This activity will address some of the most blighted and long-standing abandoned units in communities by selling the units to developers, maintaining the property, or rehabilitating the property. This will assist neighboring property owners in maintaining property values often impacted by blighted properties, particularly in communities with high concentrations of vacant units like the targeted geographies.</p> <p>Using vacant property lists developed at the DC Department of Consumer and Regulator Affairs, HUD foreclosed properties list and REO lists developed in partnership with local banks, PADD will acquire abandon, vacant and/or REO properties that are in need of renovation or otherwise troubled properties in the targeted areas. These properties will either be immediately sold to families at or below the required 120 percent Area Median Income limit or be rehabilitated and sold to families within the income limits who have received notices of eligibility for HPAP.</p>								
<b>Location Description</b>	<p>DHCD will prioritize the expenditure of NSP3 funds in its identified Areas of Greatest Need, described in Attachment A, and we will place emphasis on identifying projects in these identified Neighborhoods. Our goal will be to expend all NSP dollars within these identified areas. Within these identified areas, we will seek to identify 'clusters of opportunity' in which a targeted investment of NSP3 funds in a grouping of foreclosed, abandoned or blighted properties can become the catalyst for reversal of neighborhood decline.</p> <p>Funds utilized under this activity will be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a sub-prime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.</p>								
<b>Budget</b>	<table border="1"> <thead> <tr> <th>Source of Funding</th> <th>Dollar Amount</th> </tr> </thead> <tbody> <tr> <td>NSP3</td> <td>\$1,500,000</td> </tr> <tr> <td>(Other funding source)</td> <td>\$0</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Source of Funding	Dollar Amount	NSP3	\$1,500,000	(Other funding source)	\$0		
	Source of Funding	Dollar Amount							
	NSP3	\$1,500,000							
	(Other funding source)	\$0							

<b>Total Budget for Activity</b>		<b>\$1,500,000</b>
<b>Performance Measures</b>	Income Group Projected	# Beneficiaries
	0-50%	?
	51-80% and 81-120%	?
<b>Projected Start Date</b>	5/1/2011	
<b>Projected End Date</b>	5/1/2014	
<b>Responsible Organization</b>	<b>Name</b>	DC Department of Housing and Community Development
	<b>Location</b>	1800 Martin Luther King Jr. Avenue Washington, DC 20020
	<b>Administrator Contact Info</b>	Alan R Bray 202-442-7273 Alan.bray@dc.gov

<b>Activity Number 2</b>	
<b>Activity Name</b>	Development Finance
<b>Use</b>	Select all that apply:
	<input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
<b>CDBG Activity or Activities</b>	<ul style="list-style-type: none"> <li>• 24 CFR 570.201 (a) acquisition, (b) dispositions, (c) public facilities and improvements, (i) relocation</li> <li>• 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties</li> <li>• As part of an activity delivery cost for an eligible activity as defined in 24 CFR 570.206</li> </ul>
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)
<b>Activity Description</b>	<p>This activity will support new projects in targeted areas eligible under NSP3. The funds will be dispersed either through the revolving loan fund or through a rolling application process to reduce the time required for projects that are ready to proceed. Further, the funds will be loaned at a low interest rate and will provide gap financing.</p> <p>Given the demand for rehabilitation financing and also the existing pipeline of HUD foreclosures, the Department is confident that it can expend the funds within the required three years. By directing funds to the Development Finance Division, the Department hopes to assist with the rehabilitation of buildings that are vacant or foreclosed but that are already acquired through other financial means. The Department is aware of several properties throughout the targeted geographies that will qualify for these funds. While those currently in the Department's pipeline that qualify for NSP3 funds will be addressed through these funds, the Department did not pre-select outside projects for this application.</p>
<b>Location Description</b>	DHCD will prioritize the expenditure of NSP3 funds in its identified Areas of



	<p>Greatest Need, described in Attachment A, and we will place emphasis on identifying projects in these identified Neighborhoods. Our goal will be to expend all NSP dollars within these identified areas. Within these identified areas, we will seek to identify ‘clusters of opportunity’ in which a targeted investment of NSP3 funds in a grouping of foreclosed, abandoned or blighted properties can become the catalyst for reversal of neighborhood decline.</p> <p>Funds utilized under this activity will be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a sub-prime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.</p>	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$2,500,000
	(Other funding source)	\$0
<b>Total Budget for Activity</b>		\$2,500,000
<b>Performance Measures</b>	Income Group Projected	# Beneficiaries
	0-50%	?
	51-80% and 81-120%	?
<b>Projected Start Date</b>	5/1/2011	
<b>Projected End Date</b>	5/1/2014	
<b>Responsible Organization</b>	<b>Name</b>	DC Department of Housing and Community Development
	<b>Location</b>	1800 Martin Luther King Jr. Avenue Washington, DC 20020
	<b>Administrator Contact Info</b>	Alan R Bray 202-442-7273 Alan.bray@dc.gov

<b>Activity Number 3</b>	
<b>Activity Name</b>	HPAP - Enhancement
<b>Use</b>	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
	<input checked="" type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	<ul style="list-style-type: none"> <li>• 24 CFR 570.201 (a) acquisition, (b) dispositions, (e) public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties, (i) relocation, (n) direct homeownership assistance</li> <li>• 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties</li> <li>• 24 CFR 570.204 Community based development organizations.</li> </ul>

<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)	
<b>Activity Description</b>	<p>This activity will use NSP3 funds to enhance the Home Purchase Assistance Program in the targeted areas. DHCD proposes two primary enhancements to the existing HPAP program. First, to encourage households to purchase vacant and foreclosed properties in the targeted neighborhoods, DHCD will add up to \$30,000 for households up to 120% of AMI on top of the existing HPAP benefit, resulting in up to \$70,000 in direct homeownership assistance.</p> <p>Additionally, understanding that rehabilitation is often a barrier in purchasing foreclosed homes, homebuyers in these communities only will be allowed to combine HPAP with a HUD 203K loan for repairs to these homes.</p> <p>Through HPAP, the Department will build on the existing housing market and encourage the purchase by new residents of foreclosed and vacant units. Further, this will create the pipeline of buyers for the units developed through the multi-family development and single family redevelopment of vacant and foreclosed units.</p>	
<b>Location Description</b>	<p>DHCD will prioritize the expenditure of NSP3 funds in its identified Areas of Greatest Need, described in Attachment A, and we will place emphasis on identifying projects in these identified Neighborhoods. Our goal will be to expend all NSP dollars within these identified areas. Within these identified areas, we will seek to identify 'clusters of opportunity' in which a targeted investment of NSP3 funds in a grouping of foreclosed, abandoned or blighted properties can become the catalyst for reversal of neighborhood decline.</p> <p>Funds utilized under this activity will be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a sub-prime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.</p>	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$500,000
	(Other funding source)	\$0
<b>Total Budget for Activity</b>		\$500,000
<b>Performance Measures</b>	Income Group Projected	# Beneficiaries
	0-50%	?
	51-80% and 81-120%	?
<b>Projected Start Date</b>	5/1/2011	
<b>Projected End Date</b>	5/1/2014	
<b>Responsible Organization</b>	<b>Name</b>	DC Department of Housing and Community Development
	<b>Location</b>	1800 Martin Luther King Jr. Avenue Washington, DC 20020
	<b>Administrator Contact Info</b>	Alan R Bray 202-442-7273

Activity Number 4		
<b>Activity Name</b>	Administration	
<b>Use</b>	Select all that apply:	
	<input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms	
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation	
	<input type="checkbox"/> Eligible Use C: Land Banking	
	<input checked="" type="checkbox"/> Eligible Use D: Demolition	
<input checked="" type="checkbox"/> Eligible Use E: Redevelopment		
<b>CDBG Activity or Activities</b>	Administration – General Management and Oversight as allowed under 24 CFR 570.206	
<b>National Objective</b>	N/A	
<b>Activity Description</b>	DHCD will administer all aspects of the NSP3 funded programs and activities including all property acquisition, rehabilitation, performance monitoring, maintenance of program progress, record keeping and accounting, and disbursements of NSP3 funds, NSP3 program modifications, as appropriate, and reporting tasks as required by HUD as conditions of the NSP3 grant.	
<b>Location Description</b>	District of Columbia Department of Housing and Community Development 1800 Martin Luther King Jr. Avenue Washington, DC 20020	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$500,000
	(Other funding source)	\$0
<b>Total Budget for Activity</b>		\$500,000
<b>Performance Measures</b>	ADMINISTRATIVE EXPENSES RELATED TO THE NSP PROGRAM.	
<b>Projected Start Date</b>	5/1/2011	
<b>Projected End Date</b>	5/1/2014	
<b>Responsible Organization</b>	<b>Name</b>	DC Department of Housing and Community Development
	<b>Location</b>	1800 Martin Luther King Jr. Avenue Washington, DC 20020
	<b>Administrator Contact Info</b>	Alan R Bray 202-442-7273 Alan.bray@dc.gov

## VIII. Certifications

### Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify 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 the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction 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 NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP 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. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

- (12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:
- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
  - b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

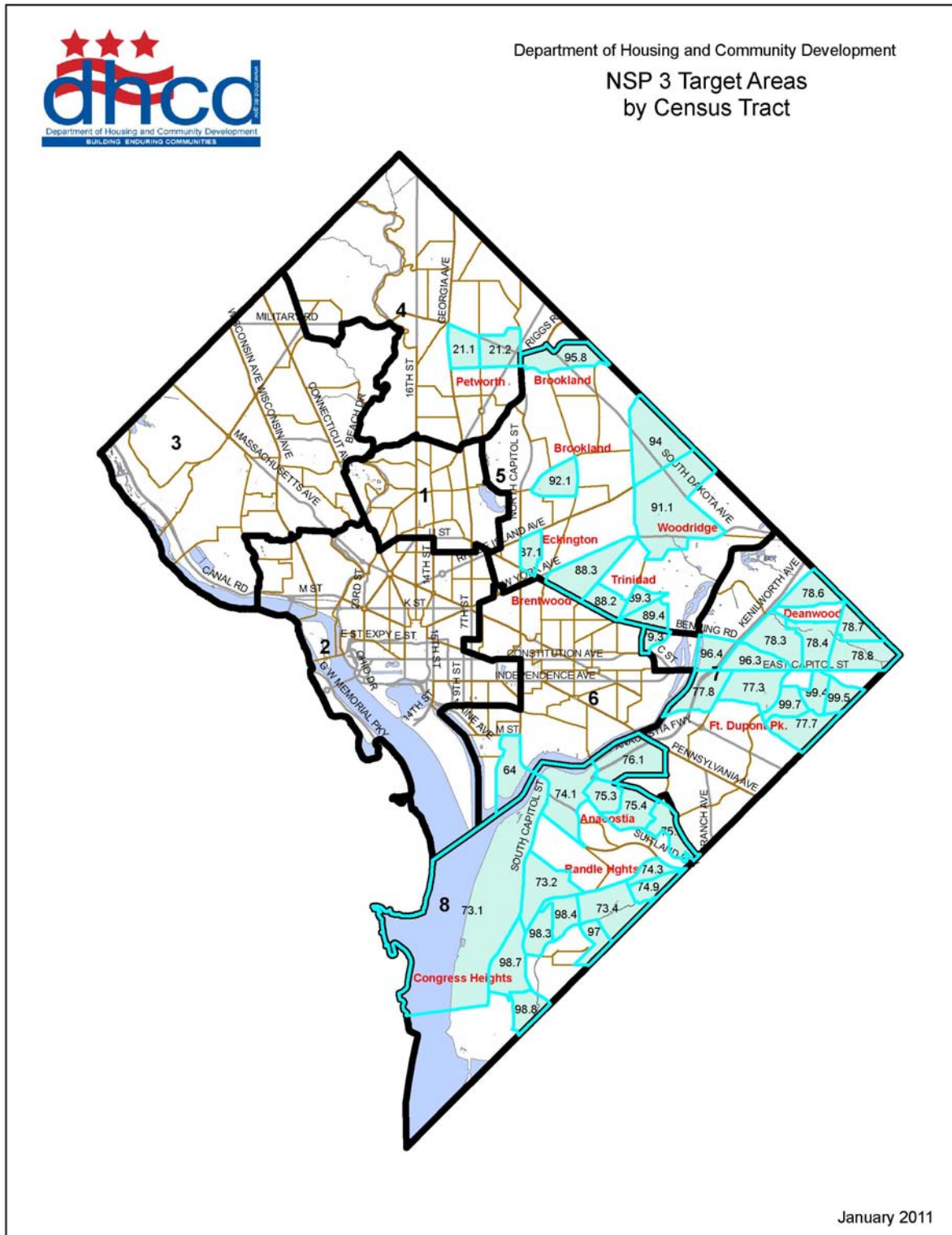
\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

Interim Director, DC DHCD \_\_\_\_\_

Title

# Appendix A: NSP3 Target Areas



## Appendix B: NSP3 Public Notice

### PUBLIC HEARING NOTICE on the PROPOSED USES OF THE FEDERAL NEIGHBORHOOD STABILIZATION PROGRAM ROUND THREE (NSP3) IN THE DISTRICT OF COLUMBIA

Robert L. Trent, Interim Director of the D.C. Department of Housing and Community Development (DHCD or the Department) will hold a Public Hearing on Tuesday, February 15, 2011, to discuss the District's proposed uses of Federal Neighborhood Stabilization Program Round Three (NSP3) Funds.

DHCD has proposed a Substantial Amendment to the FY2011 Consolidated Action Plan. The Substantial Amendment addresses how the District will manage the third round of Neighborhood Stabilization Program ("NSP3") funding from the U.S. Department of Housing and Urban Development ("HUD"). The amount of the NSP3 funding is **\$5,000,000**. In preparation for the submission of the Substantial Amendment to the FY2011 Action Plan to HUD, DHCD is soliciting public comment on the District's proposed use to NSP3 funds to meet the District's foreclosure and abandoned and vacant property needs.

NSP3 funds may be used to:

1. Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
2. Purchase and rehabilitate homes and residential properties abandoned, vacant, or foreclosed;
3. Establish land banks for foreclosed homes;
4. Demolish blighted structures;
5. Redevelop demolished or vacant properties.

The hearing is scheduled for **Tuesday, February 15, 2011**, and will be held at the DC Department of Housing and Community Development, 1800 Martin Luther King Jr., Avenue, SE, 1<sup>st</sup> floor conference room from 1:00 pm – 3:00 pm. If you would like to testify, you are encouraged to register in advance either by e-mail at [DHCDEVENTS@dc.gov](mailto:DHCDEVENTS@dc.gov) or by calling (202) 442-7251. 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) 442-7251, five days prior to the hearing date.

Residents who require language interpretation should specify which language (Spanish, Vietnamese, Chinese-Mandarin/Cantonese, Amharic or French). Interpretation services will be provided to pre-registered persons only. Deadline for requesting services of an interpreter is five days prior to the hearing date. Bilingual staff will provide services on an availability basis to walk-ins without registration.

The draft amendment for the NSP3 funds will be available on the Department's website as of January 31, 2011, at [www.dhcd.dc.gov](http://www.dhcd.dc.gov) and for public review at DHCD, located at 1800 Martin Luther King Jr. Avenue, SE, Monday-Friday, 8:15 a.m.-4:45 p.m., in the lobby. The public review period ends on Tuesday, February 15, 2011. Written comments are encouraged and may be mailed to the above address. If you have questions or prefer to provide comments by telephone, please call 202-442-7200 during the public review period.

---

## Appendix C: Summary of Public Comments

**INFORMATION PENDING**



## Appendix D: Application for Federal Assistance (SF 424)

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s)  *Other (Specify) _____
3. Date Received: <b>March 1, 2011</b>		4. Applicant Identifier: <b>53-6001131</b>
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
<b>State Use Only:</b>		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: <b>District of Columbia</b>		
*b. Employer/Taxpayer Identification Number (EIN/TIN): <b>53-6001131</b>		*c. Organizational DUNS: <b>001367031</b>
d. Address:		
*Street 1: <b>1800 Martin Luther King Jr. Ave., SE</b>		
Street 2: <b>Suite 300</b>		
*City: <b>Washington</b>		
*State: <b>D.C.</b>		
*Country:		
*Zip / Postal Code <b>20020</b>		
e. Organizational Unit:		
Department Name: <b>Department of Housing &amp; Community Development</b>		Division Name: <b>Office of the Director</b>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <b>Mr.</b> _____	*First Name: <b>Alan</b> _____	
Middle Name: <b>R.</b> _____		
*Last Name: <b>Bray</b> _____		
Title: <b>Resource Management Specialist</b>		
Organizational Affiliation: <b>Employee</b>		
*Telephone Number: <b>202-442-7273</b>		Fax Number: <b>202-442-9280</b>
*Email: <a href="mailto:Alan.Bray@dc.gov">Alan.Bray@dc.gov</a>		



*e. Other(Fund balance)	0	0	0	0	0	0
*f. Program Income	0	0	0	0	0	0
*g. TOTAL	\$0	\$0	\$0	\$0	\$5,000,000	\$0

\*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: **Mr.** \_\_\_\_\_ \*First Name: **Robert** \_\_\_\_\_  
Middle Name: **L.** \_\_\_\_\_  
\*Last Name: **Trent** \_\_\_\_\_

\*Title: **Interim Director**

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

\* Email: **Robert.Trent@dc.gov**

\*Signature of Authorized Representative:

\*Date Signed:

## Appendix E: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

### NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input type="checkbox"/>

### Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
<ul style="list-style-type: none"> <li>• With the highest percentage of home foreclosures?</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• With the highest percentage of homes financed by subprime mortgage related loan?; and</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Identified by the grantee as likely to face a significant rise in the rate of home foreclosures?</li> </ul>	<input type="checkbox"/>
Did you create the area of greatest needs map at <a href="http://www.huduser.org/NSP/NSP3.html">http://www.huduser.org/NSP/NSP3.html</a> ?	<input type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input type="checkbox"/>
<b>ONLY Applicable for States:</b> Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/>

### Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	
<ul style="list-style-type: none"> <li>• Blighted structure in context of state or local law,</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Affordable rents,</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Ensuring long term affordability for all NSP funded housing</li> </ul>	<input type="checkbox"/>

<p>projects,</p> <ul style="list-style-type: none"> <li>• Applicable housing rehabilitation standards for NSP funded projects</li> </ul>	<input type="checkbox"/>
	<input type="checkbox"/>

Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input type="checkbox"/>

Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
<ul style="list-style-type: none"> <li>• The planned activity,</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• The number of units that will result in displacement,</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• The manner in which the grantee will comply with URA for those residents?</li> </ul>	<input type="checkbox"/>

Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input type="checkbox"/>

NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	
<ul style="list-style-type: none"> <li>• Eligible use or uses?</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Correlated eligible CDBG activity or activities?</li> </ul>	<input type="checkbox"/>

• Associated national objective?	<input type="checkbox"/>
• How the activity will address local market conditions?	<input type="checkbox"/>
• Range of interest rates (if any)?	<input type="checkbox"/>
• Duration or term of assistance?	<input type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input type="checkbox"/>
• Areas of greatest need addressed by the activity or activities?	<input type="checkbox"/>
• Amount of funds budgeted for the activity?	<input type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input type="checkbox"/>
• Expected start and end dates of the activity?	<input type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input type="checkbox"/>

Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input type="checkbox"/>

Additional Documentation

	Yes
Did you include a signed SF-424?	<input type="checkbox"/>



For further information, call

202-442-7200