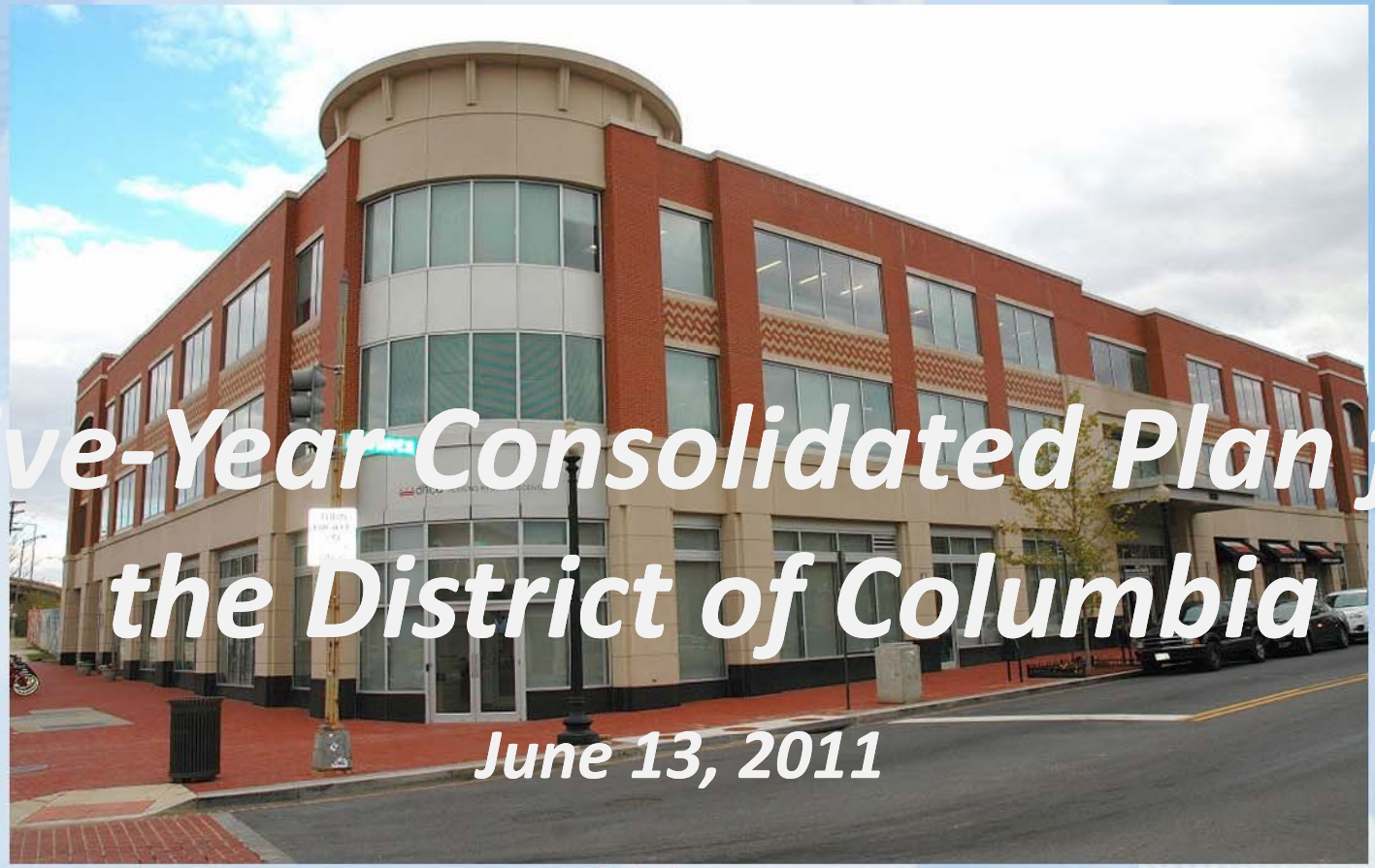


Five-Year Consolidated Plan for the District of Columbia

June 13, 2011

Department of Housing and Community Development

John E. Hall, Acting Director

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

WHAT IS THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA?

- The 5-year Consolidated Plan covers Fiscal Years 2011 through 2015

- The FY 2011 Annual Action Plan contains the first-year plan for implementation of strategies over the 5-year Consolidated Plan timeframe

- Focuses on the needs of low to moderate income District residents

- Identifies policies and strategies to address housing and community development needs

- Governs the District's use of . . . . . .

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

WHAT IS THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA?

- DHCD undertakes this work within the context of a local government committed to a **sustainable** city with complete neighborhoods.

- The Five-Year Consolidated Plan builds extensively on the District's Comprehensive Plan, *"Growing an Inclusive City: From Vision to Reality"*, adopted in 2006.

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

Managing growth and change
Creating successful neighborhoods
Increasing access to education and employment
Connecting the whole city
Building green and healthy communities

WHAT IS THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA?

- These themes are closely calibrated to the six Livability Principles recently released by the federal Partnership for Sustainable Communities (HUD, DOT & EPA):

Provide more transportation choices
Promote equitable, affordable housing
Enhance economic competitiveness
Support existing communities
Coordinate policies and leverage investment
Value communities and neighborhoods

- DHCD's mission aligns with a number of the Livability Principles, most notably, promoting equitable, affordable housing; supporting existing communities; and valuing communities and neighborhoods.

- Beyond these "core" agency principles, DHCD coordinates with other District agencies to ensure that all Livability Principles are embodied in our built environment (DMPED, DDOT, WMATA, DCHA, HFA, DMH, DDOE, DOH, DHS).

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: HOW WAS IT DEVELOPED?

- Consulted with government agencies, affordable housing developers, community stakeholders, and residents working in fair housing and homeless services; lead-based paint programs; metropolitan-wide planning; HOPWA activities; and public housing.

- Collected input from the community via survey, stakeholder meetings, public hearings, and interaction with housing, health, and social service providers.

- Proactively sought public participation, particularly from historically under-represented populations via the Citizen Participation Plan, which is designed to 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 federal grant funds are slated for use.

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?

- Given external constraints on revenue generation and the availability of land for continued growth, housing development and the retention and attraction of taxpaying residents is key part of the Mayor's economic development strategy.

- Stabilizing neighborhood housing is combined with DHCD's support for retention and growth of neighborhood businesses as a source of local jobs, economic opportunity and neighborhood vitality.

- The focus on neighborhood-level economic opportunity combined with retention of affordable housing will assist more vulnerable populations presently residing in the District of Columbia.

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA:

WHAT ARE THE HOUSING PRIORITIES?

For households with incomes at or below 30% of AMI . . . . . .

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

- HOMEOWNERSHIP
  - Cooperative Ownership *(via "TOPA")*

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA:

WHAT ARE THE HOUSING PRIORITIES?

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

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

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

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA:

WHAT ARE THE HOUSING PRIORITIES?

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

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

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

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?

Targeted Neighborhoods for both Rental & Homeownership . . . . . .

- Neighborhood Stabilization Program ("NSP") Target Areas
  - Ward 5: Ivy City/Trinidad
  - Ward 7: Deanwood
  - Ward 8: Historic Anacostia/Congress Heights

- New Communities Target Areas
  - Ward 1: Park Morton
  - Ward 6: Northwest One
  - Ward 7: Lincoln Heights/Richardson Dwellings
  - Ward 8: Barry Farm

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?

Targeted Neighborhoods for both Rental & Homeownership . . . . . .

- Specific Ward Target Areas
  - Ward 1: Park Road/Mt. Pleasant Street/Upper Georgia Avenue
  - Ward 4: Upper Georgia Avenue
  - Ward 7: Deanwood & Ward-wide
  - Ward 8: Ward-wide

- Neighborhoods within ½ mile of Metrorail stations & Metrobus stops

- Neighborhoods within ½ mile of the District's forthcoming Streetcar stops

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE COMMUNITY DEVELOPMENT PRIORITIES?

The District's core community development needs are those activities which

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

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE COMMUNITY DEVELOPMENT PRIORITIES?

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

- Development of complete, sustainable neighborhoods, especially for those who have limited financial and economic resources available.

- Coordination among federal, nonprofit and private partners to expand the District's tax base, attract and retain businesses of all sizes, strengthen the business climate, and assist in bringing greater economic opportunity to low-to-moderate District residents.

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE COMMUNITY DEVELOPMENT PRIORITIES?

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

- Creation of vibrant and stable neighborhoods, anchored by rebuilt retail corridors that benefit from District investment that yields real benefits for residents and local businesses. Note that priorities will be placed on projects that strengthen neighborhood identity, create more housing choices, guide growth, and improve environmental health.

- Capacity building for residents to empower themselves to help strengthen their neighborhoods, address problems, and develop pride in the District of Columbia.

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA:

WHAT ARE THE COMMUNITY DEVELOPMENT PRIORITIES?

ACTIVITY	PRIORITY
Acquisition of Real Property	H
Disposition	H
Public Facilities and Improvements	H
Senior Centers	H
Homeless Facilities (not operating)	H
Neighborhood Facilities	H
Operating Costs of Homeless/AIDS Patients Programs (HOPWA)	H
Clearance and Demolition	H
Senior Services	H
Handicapped Services	H
Legal Services	H
Fair Housing Activities	H
Tenant/Landlord Counseling	H
Homeownership Assistance	H
Rental Housing Subsidies	H
Relocation	H
Loss of Rental Income	H
Removal of Architectural Barriers	H
Construction of Housing	H
Direct Homeownership Assistance	H

ACTIVITY	PRIORITY
Rehab (Single Unit Residential)	H
Rehab (Multi Unit Residential)	H
Energy Efficiency Improvements	H
Lead Based/Lead Hazard Test/Abate	H
Code Enforcement	H
Residential Historic Preservation	H
Non Residential Historic Preservation	H
ED Technical Assistance	H
CDBG Repair of Foreclosed Property	H
Facility Based Housing-dev (HOPWA)	H
Facility Based Housing-oper (HOPWA)	H
Short Term Rent Mortgage Utility Payments (HOPWA)	H
Tenant Based Rental Assistance (HOPWA)	H
Supportive Service (HOPWA)	H
Housing Information Services (HOPWA)	H

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: FEDERAL BLOCK GRANT ASSISTANCE

Program	2010	2011
CDBG	$19,636,404	$16,328,680
HOME	$9,346,307	$8,273,607
NSP-3	N/A	$5,000,000
HOPWA	$14,118,841	DOH
ESG	$796,759	DHS

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: ELIGIBLE ACTIVITIES

- Economic Development
  - Façade improvement
    - Rehabilitation of publicly/privately owned businesses
  - Direct assistance to for-profit microenterprises (less than five full-time employees)
  - Small business technical assistance

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: ELIGIBLE ACTIVITIES

- Infrastructure
  - Street improvement
  - Sidewalks
  - Water and Sewer piping

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: ELIGIBLE ACTIVITIES

- Public Service
  - Services for the disabled
  - Tenant/Landlord counseling
  - Fair Housing activities
  - Senior citizen activities

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA:

IMPLEMENTATION BY DIVISION

Development Finance Division (DFD)

- Multi-family Housing – New Construction/Rehabilitation; Rental/Homeownership
- Special Needs Housing – Elderly, Persons with Disabilities, Homeless Individuals and Families/Persons at Risk of Homelessness
- Tenants Opportunity to Purchase Act ("TOPA")
- Site Acquisition Fund Initiative ("SAFI")
- Community Facilities

Development Finance Division (DFD)

- Development finance projects are selected through a competitive Request for Proposals process.
- DHCD also uses innovative programs like SAFI and TOPA (First Right to Purchase Assistance) to create new housing across the District.

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: IMPLEMENTATION BY DIVISION

Residential and Community Services Division (RCS) – The 5 "tracks" of Home Purchase Assistance . . .

Home Purchase Assistance Program

The Home Purchase Assistance Program ("HPAP") provides interest-free loans and closing cost assistance to qualified applicants, which provides the applicant with the opportunity to purchase houses, condominiums, or cooperative units. The loan amount is based on a combination of factors, including income, household size, and the amount of assets that each applicant must commit towards a property's purchase.

Employer Assisted Housing Program

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

Negotiated Employee Affordable Home Purchase Program

The Negotiated Employee Affordable Home Purchase Program ("NEAHP") provides down payment and closing cost assistance to certain Government of the District of Columbia employees whose position is covered by specific collective bargaining agreements. The program assists eligible union employees with financial assistance through a grant to be used toward the purchase of a primary residence in the District of Columbia.

Residential and Community Services Division (RCS) – The 5 "tracks" of Home Purchase Assistance . . .

Home Purchase Rehabilitation Pilot Program

The Home Purchase Rehabilitation Pilot Program ("HPRPP") allows HPAP buyers to purchase homes that require limited repairs to address health, safety and building code violations. The minimum rehab loan is $5,000 and the maximum is $35,000. Work must be completed within 6 months of closing. Applicants will receive a combined purchase money loan for acquisition and repairs (limited to the FHA 203(k) guidelines) from the first trust lender, and the HPAP loan will continue to be a second trust loan for downpayment and closing cost assistance. The applicant must meet all HPAP eligibility requirements.

Home Purchase Assistance Program (HPAP) Enhancement (Neighborhood Stabilization Program 2)

The Home Purchase Assistance Program (HPAP) Enhancement Neighborhood Stabilization Program 2 (NSP2), ("HPAP-E") will help stabilize the housing market and revitalize neighborhoods hardest hit by high rates of foreclosure and vacant properties. HPAP-E can be combined with the other HPAP tracks in specific census tracts of the **Deanwood, Historic Anacostia and Ivy City/Trinidad** neighborhoods.

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA:

IMPLEMENTATION BY DIVISION

Residential and Community Services Division (RCS) – The various tracks of Home Rehabilitation . . . . .

The ***Single Family Residential Rehabilitation Program ("SFRRP")*** *provides loans and grants with a possible maximum usage of up to $75,000 for home repairs.* The funds assist households finance home repairs that will address DC building code violations, threats to health and safety, and roof repairs or replacement.

Roof Repair Program
This Program is part of the SFRRP and provides grant of up to $15,000 to replace the roof. This grant pays for exterior roofing and gutter work only.

Handicapped Accessibility Improvement Program ("HAIP")
This Program is part of the SFRRP and provides a grant of up to $30,000 for improvements needed to remove physical barriers within a home for persons with mobility or other physical impairments.

Additional Benefit for Seniors
Households where the head of household is 62 years or older may have the first $10,000 of their loan, provided as a permanently deferred loan. Deferral of additional amounts will be considered on a case-by-case basis.

Residential and Community Services Division (RCS) – Neighborhood Based Activities

- A broad range of programmatic initiatives carried out through neighborhood community based organizations working in their local service areas.

- Grants are tailored to match community needs.

- include four programmatic components:
  - Housing counseling services (including foreclosure counseling and tenant services)
  - Small business technical assistance
  - Operating grants for Community Housing Development Organizations (CHDOs)
  - Storefront façade development

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: IMPLEMENTATION BY DIVISION

Residential and Community Services Division (RCS) – Neighborhood Based Activities

Storefront Façade Development

- Through a network of non-profit organizations, DHCD provides funding to develop storefront improvement projects in low/moderate income commercial corridors of the District.

- Projects generally consist of between 10 and 25 contiguous storefronts selected by the participating non-profit organization.

- Business/Property owners receive matching grants for door, window, sign, storefront systems, awnings and lighting.

- The non-profit provides professional design/construction services throughout the storefront renovation.

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: IMPLEMENTATION BY DIVISION

Residential and Community Services Division (RCS) – Neighborhood Based Activities
Storefront Façade Development

Before . . . . On Park Road, NW

After . . . . On Park Road, NW

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: IMPLEMENTATION BY DIVISION

Residential and Community Services Division (RCS) – Neighborhood Based Activities
Storefront Façade Development

Before . . . . At MLK & Good Hope Rd, SE

After . . . . At MLK & Good Hope Rd, SE

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: IMPLEMENTATION BY DIVISION

Residential and Community Services Division (RCS) – Lead Safe Washington

Through funding provided by the U.S. Department of Housing & Urban Development ("HUD"), Office of Healthy Homes & Lead Hazards Control and DHCD's matching funds, the Lead Safe Washington Program can provide homeowners and rental property owners with financial assistance to **reduce or eliminate** lead-based paint hazards**,** which includes but is not limited to the following:

- replacing windows and doors & floor treatments;
- paint removal, stabilization and repainting;
- encapsulation & enclosure;
- specialized cleaning, etc.

DHCD recently applied for additional funds under the HUD Office of Healthy Homes & Lead Hazards Control for Healthy Homes Production .

Property Acquisition and Disposition Division (PADD)

PADD helps stabilize neighborhoods by:

- Decreasing the number of vacant and abandoned residential properties in the District, and

- Transforming vacant and/or abandoned residential properties into homeownership opportunities for District residents at all income levels.

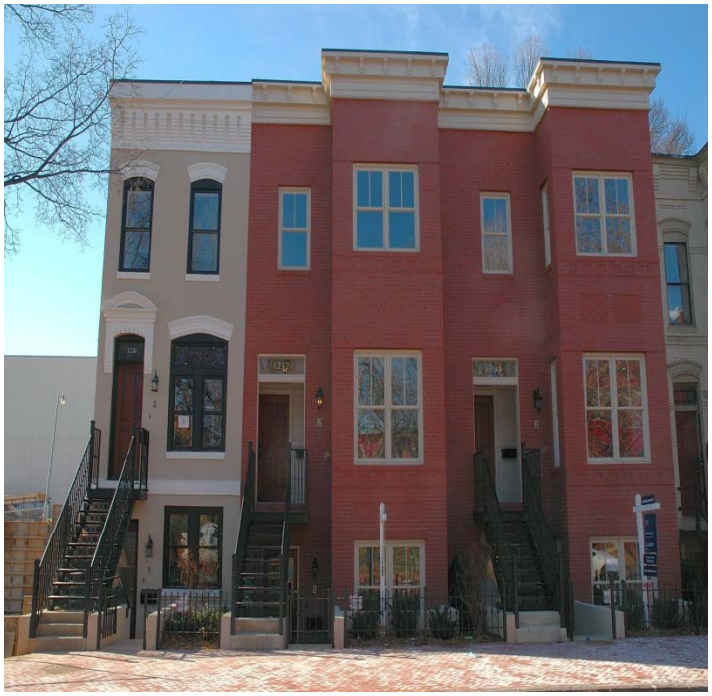
Property Acquisition and Disposition Division (PADD)

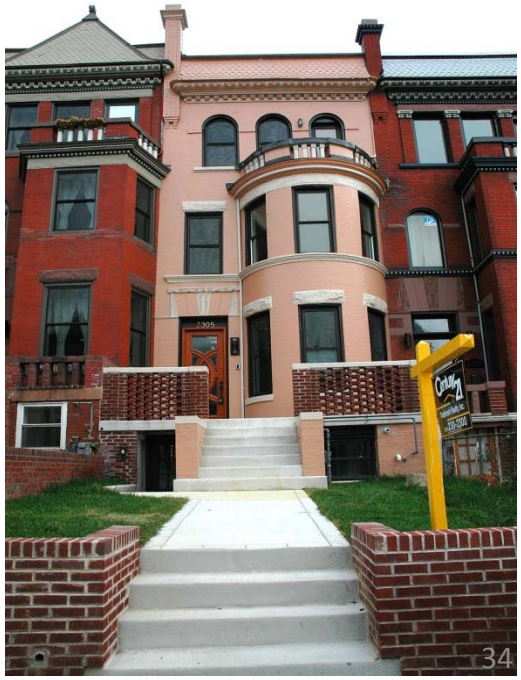
- Acquisition Strategies
- Disposition Strategies
- Neighborhood Stabilization Program ("NSP") activities
- HUD Community Challenge Planning Grant activities
- Special Initiatives *(Parsons, Cardozo H.S., etc.)*

THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: IMPLEMENTATION BY DIVISION

Property Acquisition and Disposition Division (PADD)

Examples of PADD-driven neighborhood revitalization . . . . . .





QUESTIONS AND ANSWERS