

Draft FY'11 DC CAPER

Consolidated Annual Performance Evaluation Report

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ABBREVIATIONS

ADAP	AIDS Drug Assistance Program
ADDI	American Dream Down-payment Initiative
AFHMP	Affirmative Fair Housing Marketing Plan
AI	Analysis of Impediments to Fair Housing Choice
AMI	Area Median Income
CAPER	Consolidated Annual Performance Evaluation Report
CBDO	Community-Based Development Organization
CDBG	Community Development Block Grant
CDC	Centers for Disease Control
CHDO	Community Housing Development Organization
CIP	Capital Improvement Program
CPP	Citizen Participation Plan
DCHA	District of Columbia 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
FHIP	Fair Housing Initiatives Program
FRPAP	First Right Purchase Assistance Program
FY2011	Fiscal Year 2011
HAHSTA	HIV/AIDS, Hepatitis, STD, and Tuberculosis Administration
HAP	Homeownership 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
LAA	D.C. Language Access Act of 2004
LAHDO	Land Acquisition for Housing Development Opportunities
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 Capital Revitalization Corporation
NIF	Neighborhood Investment Fund Target Areas
NOFA	Notice of Funding Availability
NRSAs	Neighborhood Revitalization Strategy Areas
PART	Pre-Apprenticeship Readiness Training
PMD	DHCD's Program Monitoring 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	Water and Sewer Authority
WIC	Workforce Investment Council



EXECUTIVE SUMMARY

The Fiscal Year 2011 Consolidated Annual Performance and Evaluation Report (the “FY2011 CAPER”) is a summary of the accomplishments under the District of Columbia’s Fiscal Year 2011 Annual Action Plan (the “FY2011 Annual Action Plan”). The FY2011 CAPER consists of narrative statements which explain the progress made in carrying out the activities, and achieving the objectives and priorities set forth in the FY2011 Annual Action Plan. It also describes the methods used to comply with federal regulations. Appendices with tables and reports supply additional details about the use of federal entitlement funding for the District of Columbia (“DC”). All of this information serves to document the significant amount of work contributed by the DC Department of Housing and Community Development (“DHCD”) and community partners in an effort to carry out the priorities of the District’s Five-Year Consolidated Plan (“Consolidated Plan”).

The CAPER is submitted in accordance with regulations governing Consolidated Submissions for Community Planning and Development Programs (24 CFR 91.520) and Consolidated Annual Performance and Evaluation Reporting requirements as directed by the U.S. Department of Housing and Urban Development (“HUD”). The purpose is to report on DHCD’s use of federal entitlement funding allocated from HUD and related program income. The federal entitlement funding and related program income sources, listed below, are from the Community Development Block Grant Program (“CDBG”), the HOME Investment Partnerships Program (“HOME”), the Emergency Shelter Grant Program (“ESG”), and the Housing Opportunities for Persons with AIDS Grant Program (“HOPWA”). DHCD has been designated by the District of Columbia to receive and administer the entitlement funds allocated through the Consolidated Plan. However, the HOPWA grant is received directly by, and is administered by, the HIV/AIDS, Hepatitis, STD, and Tuberculosis Administration (previously known as the HIV/AIDS Administration) of the DC Department of Health (“DOH”). The ESG grant is received and administered by the Department of Human Services.

Fiscal Year 2011 Federal Funding:

CDBG Entitlement Allocation	\$19,636,404
CDBG Program Income	7,413,606
HOME Entitlement Allocation	9,346,307
HOME Program Income	1,374,422
ESG Entitlement Allocation	796,759
HOPWA Entitlement Allocation	<u>14,118,841</u>
Total:	\$52,686,339

Fiscal Year 2011 Actual Expenditures:

CDBG	\$25,373,473
HOME	6,341,264
ESG	720,415
HOPWA	<u>14,118,841</u>
Total:	\$46,553,993

DHCD is pleased to report solid performance across all priority areas and specific objectives in FY2011. Although performance in some program areas was directly impacted by the national recession, DHCD’s performance in other areas met or exceeded targets despite the austere resource environment. This exemplifies the broad array of programs offered and evidences



DHCD's continuing efforts to be an effective steward of federal funds in the service of District residents.

DHCD has continued to successfully provide and expand affordable housing opportunities for District residents while facing a very challenging housing and economic market. In previous years, increasing land and construction costs, a great demand to live in the District, and intense competition from private housing developers all contributed to the difficulty of creating and maintaining affordable units. In FY 2011, land and construction costs remained high in the District. At the same time, the District, like many jurisdictions across the country, faced rapidly diminishing local resources in addition to limited credit and private financing options. Despite these challenges, DHCD still created, preserved or assisted in the rehabilitation of 1,885 affordable ownership or rental units. The availability of HUD resources to leverage funds from other public and private sources was essential to achieving the objectives and priorities set forth in the Consolidated Plan and the FY2011 Annual Action Plan.

Table 1 is a summary of DHCD's accomplishments relative to the objectives and priorities set forth in the FY2011 Annual Action Plan.

Table 1: Summary of Accomplishments, FY2011

Total affordable housing units funded	1,885	Comprehensive housing counseling sessions	16,559
Homeownership units funded	468	Technical assistance services provided to small businesses	1,680
First-time homebuyers funded by the Home Purchase Assistance Program (HPAP)	245	Loans or grants by the Single Family Rehab Program	124
First Right Purchase Assistance Program (Tenant Purchase) units funded	241	Affordable housing units rehabilitated	561
Special needs housing units funded	258	Storefront façades improved	46

Other accomplishments in FY2011 include the following:

- DHCD applied for and secured 100% of the funds allocated to the District by formula for which DHCD was the designated recipient by the U.S. Department of Housing and Urban Development (HUD): \$5,000,000 for the Neighborhood Stabilization program (Round Three) and \$3,000,000 for Challenge Grants.
- DHCD held the 3rd Annual Housing Expo & Foreclosure Prevention Clinic at the Walter E. Washington Convention Center where approximately 1,200 people interacted with representatives from the mortgage industry, community-based organizations, and DC government agencies offering information, services and referrals to attendees.



- The Housing Resource Center (HRC) was fully operational and approximately 6,400 stakeholders visited the HRC for counter services regarding DHCD services and programs.

Despite challenging times, in FY2011, DHCD funded 1,885 total units of affordable housing, which is slightly higher than initially projected. This number includes units financed for acquisition, rehabilitation and new construction, as well as lead multi-family and Home Purchase Assistance Program units. Focusing on infrastructure and efficiency, DHCD used creative and resourceful methods to fund as many affordable housing units as possible. In addition, the Department also met community development goals in the areas of community services activities, including housing counseling, small business technical assistance, and façade improvements. Housing counseling was a particular focus in FY2011. DHCD worked with several agencies, non-profit organizations, community-based grantees, and the private sector to enhance outreach, education, and counseling around foreclosure prevention and loss mitigation within the District.



A. Assessment of the Five-Year Goals and Objectives

FY2011 marked the first year of the District of Columbia's five-year Consolidated Plan. The Five-Year Consolidated Plan for Fiscal Year 2011–2015 included specific objectives and priorities pertaining to suitable living environments, decent housing, and economic development activities to be achieved during the five-year period. These objectives and priorities, designed to assist persons of low- and moderate-income, are identified on an annual basis in the five Annual Action Plans. They include the following:

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

In an effort to prioritize needs and efficiently allocate resources, DHCD collaborated with citizens, elected officials, public-private agencies, and nonprofit organizations to determine community development needs for FY2011. The main areas of need acknowledged were affordable housing, economic development, and homelessness prevention and social service goals for the District of Columbia. DHCD is pleased to report solid performance across all priority areas and specific objectives.

During FY2011, DHCD focused on three strategic areas: (1) preserving and increasing the supply of affordable housing through new construction and rehabilitation; (2) increasing homeownership opportunities; and (3) revitalizing neighborhoods, promoting community development, and providing economic opportunities. To help meet the diverse housing needs of the District's low- to moderate-income residents, DHCD operated programs for individuals, developers, and community groups. In addition, completing the fourth year of integration of the local Housing Regulation Administration into its organizational structure, DHCD also worked to ensure the preservation and maintenance of affordable rental housing by regulating building sales and conversion, administering the DC Rental Housing Act of 2006, and by enforcing the DC Tenant Opportunity to Purchase Act (TOPA).

In terms of preserving and increasing affordable housing, DHCD provided funding for the pre-development, rehabilitation and construction of 1,885 affordable units for both multi-family and single-family developments over the past year.

With respect to homeownership, DHCD provided loans for down payment and closing costs for 245 new first-time homeowners through our Home Purchase Assistance Program (HPAP). DHCD also converted 241 rental units into home ownership by assisting tenants in acquiring their rental units for condominium or co-op ownership under the District of Columbia's First Right to Purchase Assistance Program. DHCD assisted 561 families to remain in their homes by providing loans and grants for rehabilitation, including repairs for accessibility improvements, eliminating code violations, lead remediation, and the replacement of lead pipes. DHCD also provided housing counseling to 16,559 tenants, home buyers and new homeowners to increase access to housing and stable homeownership.



In connection with neighborhood revitalization and addressing community needs, DHCD activities ranged from small business technical assistance to individual assistance to prevent homelessness. As part of our neighborhood investments over the past year, DHCD funded our non-profit partners to provide technical assistance for 1,680 small neighborhood businesses and to complete construction on façade improvement projects for 46 small businesses. As part of efforts to prevent homelessness, with ESG funds, emergency assistance was provided to prevent XXX households from becoming homeless and shelter was provided for XXX families in a family shelter.

The following Table 2 shows the District's progress from FY 2011 through 2015 in addressing the priorities set by the community.



A. Assessment of the Five-Year Goals and Objectives

	Expected FY11	Actual FY11	Expected FY12	Actual FY12	Expected FY13	Actual FY13	Expected FY14	Actual FY14	Expected FY15	Actual FY15	5-Year Goal	5-Year Total	5-Year % of Total
OBJECTIVE: DECENT HOUSING													
Outcome: Availability/Accessibility													
Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement. (DHS)	3,000		3,200		3,400		3,600		3,800		17000	0	0.00%
Provide housing information services to persons living with HIV/AIDS. (DOH)	8,500		9,000		9,500		9,800		9,975		46775	0	0.00%
Provide supportive services to HOPWA assisted housing. (DOH)	500		500		500		500		500		2500	0	0.00%
Provide operating support to housing for persons living with HIV/AIDS. (DOH)	250		250		250		250		250		1250	0	0.00%
Provide Comprehensive housing counseling services to low/moderate income households	15,000	16,559	15,000		15,000		15,000		15,000		75000	16559	22.08%
Outcome: Affordability													
Preserve and increase rental housing supply for low-moderate income, extremely low and very low-income residents.	1,300	1,417	1,400		1,500		1,550		1,600		7350	1417	19.28%
Increase supply of new single and multi-family ownership housing units.	450	468	500		550		575		600		2675	468	17.50%
Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	2,500		3,500		4,500		5,500		6,500		22500	0	0.00%
Increase homeownership opportunities for first time low-moderate income residents	300	245	325		350		400		425		1800	245	13.61%
Preserve and Increase homeownership opportunities for very low and low-income residents who are HOME income eligible.	100		100		100		100		100		500	0	0.00%
Preserve existing homeownership through assistance with rehabilitation to code.	100	124	110		120		130		140		600	124	20.67%
Assist conversion of rental units to condominium / co-op ownership units.	150	241	175		200		225		250		1000	241	24.10%
Prevent increases in homelessness (DHS)	100		125		150		175		200		750	0	0.00%
Provide TBRA rental subsidies to person with HIV/AIDS. (DOH)	550		575		600		625		650		3000	0	0.00%
Provide short-term rental, mortgage and utility assistance to persons with AIDS. (DOH)	300		325		350		375		400		1750	0	0.00%



B. Affirmatively Furthering Fair Housing

As an entitlement jurisdiction DHCD is a recipient of federal funding and must adhere to Section 808(e) (5) of the Fair Housing Act, which requires a participating jurisdiction to engage in activities which promote Affirmatively Furthering Fair Housing (“AFFH”). Part of this responsibility is to conduct an Analysis of Impediments to Fair Housing Choice (“AI”). The District has completed an AI on a five-year interval since 1995. The last AI in 2005 highlighted various areas for improvement, which in the past five years, the City has taken appropriate actions to remediate of the impediments identified through the analysis. The process of improvement of services to all District residents is ongoing; and as such DHCD maintains records to reflect actions taken in this regard. DHCD is currently working on completing the 2010 Analysis of Impediments. In accordance with Section 104 of the Housing and Community Development Act of 1974 (24CFR Part 570.496(a)), DHCD certifies that it will affirmatively further fair housing.

Actions Taken to Affirmatively Further Fair Housing

The recent AI provided the District with presented a list of impediments that had direct and indirect affects in restricting housing choice for various communities in the City. However, it also provided recommendations to guide the District in addressing these impediments. During the past year, District activities to increase housing opportunities for the general public and persons with special needs have included the following:

- **Interagency partnership** – DHCD has partnered with the DC Department of Mental Health (DMH) to increase funding for affordable housing units which will house DMH consumers, including persons with disabilities. DHCD has provided training to DMH grantees on affirmative marketing to various communities.
 - **Community-Based Organization (CBO) partnerships** – DHCD partnered with CBOs and other institutions to implement an integrated legal assistance, housing counseling, and financial assistance program to constituents. The CBOs continue to provide an invaluable service to District residents regarding home ownership and credit counseling in these harsh economic times.
 - **Inclusionary zoning** – DHCD- Housing Regulation Administration, in collaboration with the DC Deputy Mayor for Planning and Economic Development and with the DC Department of Consumer and Regulatory Affairs, implemented the DC Inclusionary Zoning Program. This innovative regulatory program requires that developers of 10 or more units set aside up to 10 percent of the residential units for affordable housing. In return, they receive a 20% density bonus to build the affordable housing and market rate housing. DHCD is the enforcing agency for compliance with this regulation.
- DCHousingSearch.org** – DHCD continues to populate and improve its interactive housing search website where individuals can browse up-to-date, detailed listings of available for-rent and for-sale properties. Listed properties include those developed or renovated with DHCD or DC Housing Finance Agency funding, as well as privately managed properties (those affordable to households with incomes up to 120% of AMI and those managed under the DC Housing Authority's Housing Choice Voucher Program). **DCHousingSearch.org** provides the ability to search using criteria such as number of bedrooms and baths; rent and deposit requirements; location (including a mapping feature); special amenities; as well as accessibility features for people with disabilities.



- **Targeted foreclosure prevention** – The Department has identified high interest first trust loans in its portfolio, and proactively worked with these borrowers to avoid foreclosure. Names are forwarded to a partner housing counseling agency to contact and counsel if necessary, in an effort to prevent default.
- **NSP2-** As a result of the NSP2 funding, the agency partnered with the National Community Reinvestment Coalition (NCRC)- who produced a market study, homeownership strategies and sustainability research for the Ivy City, Trinidad, Anacostia and Deanwood neighborhoods

Affirmative Marketing

DHCD instituted and continues to enforce an internal certification process for all of its housing projects (new construction, rehabilitation and acquisition), as well as its service programs. The certification process ensures compliance with federal and local laws, and regulations. The process also ensures that housing construction projects and service programs are affirmatively marketed and accessible to groups least likely to know about the services or housing availability.

As the agency charged with ensuring compliance with affirmatively furthering fair housing, DHCD aims to ensure that prospective buyers, tenants and service recipients, regardless of their protected category, are informed about programs and prospective housing developments across the District, and that they feel welcome to apply. Through the certification process, DHCD brings greater diversity to areas that are suspected of having been subjected to housing discrimination based on the residents' protected class. Another result of the certification is that communities not likely to apply for the housing without special outreach efforts are targeted (due to self or forced segregation, linguistic isolation, neighborhood racial or ethnic composition and patterns, location, and or the price of housing, about the availability of housing).

In the program arena, the certification process is standard for all agency programs. This equal opportunity certification ensures that non-housing activities, a standalone program or one associated with new construction or rehabilitation projects also abides by the affirmative marketing principle. DHCD requires completion of an Affirmative Marketing Plan ("AMP") certification form for housing projects and for program services. These plans are to be submitted with accompanying information for all residential housing projects of five units or more, whether these are located in one parcel or a scattered multi-family project.

Impediments Identified in the Analysis

The 2005 AI identified four housing areas with major impediments to fair housing choice. These were:

1. **Real Estate Sector:** Lack of compliance of fair housing laws by the real estate and housing industry (real estate, lending/mortgaging, insurance/appraisals, etc.).
2. **Affordable Housing:** Decreasing number of affordable housing units for low and moderate-income households and special needs residents in target neighborhoods already experiencing a shrinking market.



3. **Education and Outreach:** 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. **Consumer Literacy:** Low levels of home buying literacy among particular protected classes and a high degree of home seekers with no or blemished credit history.

Efforts to Remove Barriers to Affordable Housing

The District, through DHCD and other agencies, maintains and continues to implement strong measures that remove potential barriers to fair housing. Several of our efforts are listed below:

- **Housing Production Trust Fund** – The District continues to maintain a dedicated source of local funding for housing production through its Housing Production Trust Fund (HPTF) that is managed by DHCD.
- **Rental Housing Conversion and Sale Amendment Act of 2005** – DC continues to enforce the Rental Housing Conversion and Sale Amendment Act of 2005 – this strong First Right of Refusal law is now administered at DHCD, more effectively aligning the purpose of the law with the Department charged with creating and preserving affordable housing opportunities.
- **The Housing Regulation Administration (HRA)** – HRA, which includes the Rental Accommodations Division, the Rental Conversion and Sale Division and the Housing Resource Center, continues to administer the District's rental housing regulations and now implements the District's Inclusionary Zoning program. The HRA is able to provide a faster response to apartment building conversion concerns which can affect low income and disenfranchised tenants since the notification process is streamlined within the agency and displacement can be avoided or prevented altogether.
- **Program Monitoring Division** – Through the Program Monitoring Division's fair housing unit, DHCD provides technical assistance and training to sub-recipients on fair housing and accessibility compliance for construction projects and programs. As well, DHCD continues to monitor all its sub-recipients to ensure compliance with fair housing and equal opportunity laws and regulations.
- **Annual Fair Housing Symposium** – The District held its Tenth Annual Fair Housing Symposium in April 2010. This year, DHCD partnered with the DC Office of Human Rights and the Equal Rights Center to bring District residents and service providers a day full of information from advocates and experts in housing areas as it relates to the LGBT community, source of income protections, aging and disability, access to fair housing choice, school and housing policy, and affordable vs. fair housing. This year's theme, "Once City – Once Community," challenged the audience to think about fair housing issues in an integrated manner not in isolation.
- **Community-Based Organization partners** – 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 target communities. This is accomplished by funding community-based organizations to provide outreach and education to District residents who are tenants and homeowners on topics such as purchase programs for first time homeowners, comprehensive homeownership and housing counseling, foreclosure prevention and assistance for relocation, and location of apartments. In fiscal year 2011, DHCD contracted with University Legal Services, the Latino Economic Development



Corporation, Lydia's House and the Central American Resource Center, and Housing Counseling Services, Inc., to provide comprehensive housing services.

- **Annual Accessibility training program** –In August 2011, DHCD hosted for the Eighth year in a row, its annual accessibility compliance training for staff, grantees, and interested agencies and organizations. This training covers Section 504 of the Rehabilitation Act of 1973, the Fair Housing Act as Amended, and the Americans with Disabilities Act. This training is mandatory for new staff as well as sub-recipients, however, sister housing and District agencies are welcomed and invited to attend. The training covers changes in federal and local regulations, parallels among the various regulations, practical application of such regulations and the current accessible requirements for multifamily and single family housing.
- **Fair Housing Literacy** – DHCD continues to provide fair housing information and training as needed to the general public and District agencies, and distributes its fair housing brochure series, printed in various languages, at events such as community fairs and the annual DHCD Housing Expo held during Homeownership month in June.

Likewise, other housing agencies and non-profit community development corporations also offer tools for assisting first time homebuyers and residents in crisis. The DC 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.



C. Affordable Housing

The challenges in FY2011 continue to be the increasing cost of housing, competition for a shrinking pool of affordable units, the impact of housing costs on the most vulnerable populations, the need for a well-educated and well-paid workforce to match living costs, regional employment trends, lack of access to transportation to regional employment opportunities, and the threat of displacement due to rising rents and/or the expiration of federally subsidized housing.

DHCD administers a number of programs that create and preserve opportunities for affordable housing and economic development, and revitalize underserved communities. DHCD continues to utilize its competitive funding process to target specific projects to achieve this mission, by issuing RFPs for development and acquisition projects and RFAs for service-oriented grants. Additionally, DHCD works with partner organizations—including private, non-profit or semi-governmental development and financing entities—to provide housing and economic opportunities for low-to-moderate income residents.

For each fiscal year, based on community consultation, experiences within the marketplace, U.S. Census and other data, DHCD establishes objectives to meet the District's priority needs. These objectives are identified in the Department's Annual Action Plan. Table 3 presents a summary of DHCD's specific objectives for FY2011 within the categories specified by HUD and consistent with the District's priorities.

Specific Housing Goals and Objectives

During FY2011, DHCD assisted 245 first-time homeowners with loans from the Home Purchase Assistance Program (HPAP), and assisted another 241 units in the conversion from rental units to ownership as condominiums or co-ops. DHCD also provided housing counseling assistance to 16,559 individuals. This goal was revised during the year to reflect the actual level of activity and demand for services.

DHCD increased the supply of affordable housing by funding rehabilitation of multi-family and single-family units or pre-construction of new units for a total of 1,885 units. Among the affordable units supported were 924 rehabilitated or preserved units and 961 new construction multi-family or single-family units. Of the units funded in FY2011, 560 units were affordable to very low-income residents, 754 units were affordable to low-income residents, and 571 units were affordable to low-to-moderate income residents.

Table 3: Summary of Specific FY2011 Objectives

Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
Rental Housing					
Preserve and increase rental 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 	1,300	1,417	DH-2 DH-1
Support tenants through tenant	CDBG,	<ul style="list-style-type: none"> No. of tenants receiving 	2,500	XXX	DH-2



Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
organizations with first right to purchase assistance to convert rental units to ownership units.	HOME	counseling for unit purchase			
Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement (DHS)	ESG	<ul style="list-style-type: none"> No. of tenants receiving counseling 	3,000	XXXX	DH-1
Owner Housing					
Increase homeownership opportunities for first time low-moderate income residents	CDBG, HOME, LOCAL	<ul style="list-style-type: none"> No. of first-time homebuyers No. receiving down-payment assistance/ closing costs 	300	245	DH-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 	100	XX	DH-2
Preserve existing home-ownership through assistance with rehabilitation to code standards.	CDBG, HOME, HPTF	<ul style="list-style-type: none"> No. of owner-occupied units rehabilitated or improved 	100	124	DH-2
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 	450	468	DH-2
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 	150	241	DH-2
Promote home ownership through the reclamation of abandoned properties.	CDBG, Local	<ul style="list-style-type: none"> No. of units No. of affordable units No. of years of affordability 	30	31	DH-2
Provide comprehensive housing counseling services to low/moderate-income individuals.	CDBG	<ul style="list-style-type: none"> No. of low/moderate income individuals served. 	15,000	16,559	DH-1
Community Development					
Support retention and growth of local neighborhood businesses	CDBG	<ul style="list-style-type: none"> No. of businesses assisted 	1,500	1,680	EO-3
Economic Development					
Enhance function and appearance of business facilities to strengthen commercial corridors.	CDBG	<ul style="list-style-type: none"> No. of businesses assisted 	40	46	SL-3
Planning/Administrative					
Conduct program monitoring activities	CDBG, HOME	<ul style="list-style-type: none"> No. of monitoring activities 	150	201	N/A

Section 215 Housing Opportunities

Section 215 of the Affordable Housing Act contains eligibility requirements for affordable housing as well as a definition, specifically pertaining to the HOME program. Sections 92.252



and 92.254 under Title 24 Code of Federal Regulations, Part 92 (24 CFR 92) further explains rental and owner-occupied HOME housing criteria necessary to qualify as Section 215 housing.

As such, during FY 2011, three types of assistance qualified as Section 215 housing:

1. A total of **XX** households received down payment assistance using HOME dollars through our HPAP program, which are allowable under HOME laws, regulations, and guidelines;
2. No single-family owner-occupied households were rehabilitated using HOME funds under the single-family rehabilitation program; and,
3. Approximately 21 multifamily units were acquired, rehabilitated or constructed using HOME funds.

Efforts to Address Worse Case Needs

In FY2011, the District took several steps to address worse case housing needs, which are defined as low-income households who live in seriously substandard housing or have been involuntarily displaced.

The most important step taken by the District government was to use a dedicated source of local funding for the production of affordable housing. 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, as a local source of money for affordable housing development. Capital for the HPTF 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 remainder of the funds may also be used for for-sale housing development, and loans associated with our other programs, such as First Right Purchase Assistance Program and Lead Safe Washington.

Another step the District has taken to address worse case housing needs is by discouraging projects that involve the displacement of persons. However, if displacement of persons should occur in a project, DHCD will make provisions for the appropriate relocation assistance as established by federal regulations. It is DHCD’s policy to minimize displacement in all of its projects. Each program officer in the Development Finance Division (DFD) keeps track of any relocation required for a project. Project managers review developers’ plans and revise those



plans as necessary to minimize displacement. Where relocation is required, the project managers ensure, as part of the underwriting process, that the relocation plans are adequate and are funded as part of the project development costs. A number of DFD project managers have received training in the Uniform Relocation Act (URA). OPM has convened a team to oversee project compliance, including URA compliance, and to update the Division's operating protocols to ensure that all specialized monitoring disciplines are being addressed.

In FY 2011, three (3) residential properties required submission and approval of temporary and/or permanent relocation plans. These projects were E & G DC Co-op Development (consisting of five scattered site buildings), Pollin Memorial Townhouses (Parkside Public Housing Redevelopment), and St. Dennis Apartments. Many of the developers were able to temporarily relocate tenants to other vacant units on their project sites to the extent possible in order to avoid relocation to off-project sites. Other developers housed residents permanently off-site in comparable units that were decent, safe and sanitary and inspected by DHCD. Any required relocation generated by DHCD's single family rehabilitation projects is incorporated into each project work plan, and associated costs are factored into the budget.

Non-Homeless Special Needs Population

Addressing the non-homeless special needs population, which includes the elderly and people with disabilities, is an important aspect of DHCD's Annual Action Plan. During the past fiscal year, to address the needs of this population, DHCD utilized five (5) programs to fund projects for the special needs population. These were the Home Purchase Assistance Program (HPAP), Single Family Residential Rehabilitation Program, Multi-Family Housing Construction and Rehabilitation Program, First Right Purchase Program, and the Handicapped Accessibility Improvement Program. In FY2011, DHCD funded a total of 258 special needs housing units.

DHCD has partnered with the DC Department of Mental Health (DMH) to increase funding for affordable housing units which will house DMH consumers, including persons with disabilities.



D. Continuum of Care

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

The District's current homeless and homeless special needs' housing efforts are coordinated and managed by the Department of Human Services (DHS). DHS partners with the Community Partnership for the Prevention of Homelessness (the Partnership) for the District's Continuum of Care program under a FY2011 contract renewable for up to four option years based upon achievement of the contract's performance objectives and the decision of the District. The contract funds the Partnership to address the needs of the District's homeless population, including other special needs subpopulations of the homeless (e.g., the frail elderly, chronically mentally ill, drug and alcohol abusers, and persons with HIV/AIDS).

The Partnership, with the approval of DHS, determines annually which services will be funded with the Emergency Shelter Grant (ESG) to address the most pressing emergency and prevention needs. In FY2011, the ESG funds paid for prevention, shelter operations, and administrative cost. Table XX describes the uses of ESG funds in FY2011.

Actions Taken to Address Homeless Needs

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

The ESG program supports the District's homeless Continuum of Care program and the related objectives of the Consolidated Plan that provide for homeless or special needs populations. In FY2011 ESG funds continued to support prevention efforts and facilities operating at the entry point of the Continuum of Care, in order to maintain and improve those facilities even while the District works to build the permanent affordable and supportive housing that will end homelessness over time.

Improvements to the Continuum have been ongoing. The District's plan to end homelessness includes new efforts based on the Interagency Council on Homelessness and designed to support the Continuum of Care concept. It rests on three centerpiece policies:

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

The goals focus on 1) keeping as many people as possible from becoming homeless in the first place through direct prevention efforts and increasing the supply of affordable housing; and 2) enriching the homeless Continuum at all levels with supportive services that rapidly re-house



persons with and without special needs. This refocuses the District's efforts over time from a "shelter first" to a "housing first" model that ends homelessness.

Within this general context, ESG funds continue to be used to support policy goal #1, which is to prevent homelessness and to maintain and improve the entry level of the Continuum of Care. Efforts to prevent homelessness in the District of Columbia have been enhanced by local funding of a rental assistance program in FY2011, but ESG prevention funds which are distributed through a network of neighborhood based organizations, continue to be the backbone of the District's prevention efforts.

Actions Taken to Prevent Homelessness

Prevention funds for the DC Emergency Assistance Fund are awarded through a Memorandum of Agreement that established a mutually beneficial partnership wherein ESG funds are supporting a citywide homeless prevention effort managed by the Foundation for the National Capital Region, which receives other prevention funds from the Fannie Mae Walkathon that occurs each November. DHS also exceeded the FY2011 Action Plan Goal of assisting **XXX** individuals/families with emergency eviction prevention by providing prevention grants to **XX** families and **XX** individuals for a total of **XXX** cases.



E. Other Actions

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

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

In FY2011, DHCD hosted and participated in a number of outreach and community participation events specifically focused on homeownership and foreclosure prevention. In June, DHCD, in partnership with the Department of Treasury, Freddie Mac, Fannie Mae, Greater Washington Urban League, the DC Housing Authority and the Department of Insurance, Securities and Banking, held a Housing Expo and Foreclosure Clinic at the Washington Convention Center. The event provided residents with access to a variety of housing resources. Approximately 1,200 people attended the free event and took advantage of the many educational opportunities offered, including workshops, credit and foreclosure counseling, exhibitors and free credit reports.

During FY2011, DHCD allocated its funds based on the determination of priority needs identified in the Consolidated Plan and the Annual Action Plan and by the suitability of activities that are planned to meet those needs. Actions taken to address those needs are as follows:

Address Obstacles to Meeting Under-Served Needs

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

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



Foster and Maintain Affordable Housing

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

Eliminate Barriers to Affordable Housing

In FY2011, the District took several steps to ameliorate the negative impacts of the current housing market, but realizes the fact that resources produced fewer units in an atmosphere characterized by pricing pressures.

The most important step taken by the District government is adding a dedicated source of local funding for housing production through its Housing Production Trust Fund (HPTF). In FY2011, the HPTF budget was \$46,427,144. The "Fund" is a local source of money for affordable housing development. DHCD combines all its eligible funding sources, federal and local, in its competitive funding process to maximize its support for affordable housing and community development projects. The HPTF is aimed at assisting the most vulnerable District residents. The Housing Act of 2002 requires that 80% of funds benefit households earning up to 50% of Area Median Income (AMI), and that 50% of funds disbursed each year must be used for the development of for-sale housing.

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

Institutional Structure and Coordination

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

In FY2011, executive functions were organized under the Mayor, City Administrator and two Deputy Mayors who supervise "clusters of agencies." This Deputy Mayor structure facilitates consultation across responsibility areas, and maximizes leveraging of public investments.

DHCD reports to the Deputy Mayor for Planning and Economic Development along with the following agencies: the Office of Planning (OP), the Department of Consumer and Regulatory Affairs (DCRA), the Department of Employment Services (DOES), the Department of Small and Local Business Development (DSLBD), the Department of Insurance, Securities, and



Banking (DISB), the Office of the Tenant Advocate (OTA), and the Office of Cable Television. DHCD also works closely with the DC Housing Authority (DCHA) and the DC Housing Finance Agency (DCHFA) to maximize dollars available for housing opportunities for all income levels from extremely low to moderate income.

Improve Public Housing and Resident Initiatives

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

The HOPE VI Program redevelopment plan for Frederick Douglass/Stanton Dwellings, renamed Henson Ridge, calls for a new, 600-unit community with all new infrastructure (streets, sidewalks and alleys), a new community center, new parks and open spaces, as well as significant investment in neighborhood schools. The development includes 320 homeownership units targeted to households with a range of incomes. The 280 rental units will serve a mix of public housing and moderate-income families. The housing mix also includes 42 senior bungalows, 28 stacked-flat apartments and 530 townhouses.

To date, DHCD has committed \$8 million for infrastructure improvements, including \$5 million in CDBG funds (disbursed) and \$3 million in capital funds (disbursement in progress). In FY 2010, DHCD completed underwriting a \$2.9 million HPTF loan to DCHA for assistance in the acquisition of 22 three and four bedroom townhouses at Henson Ridge for modification as accessible UFAS units, obtained DC Council approval and executed the contract for acquisition in March 2010 and disbursed the funds. In FY 2011, DHCD completed the underwriting for a second \$1.5 CIP grant to the Parkside Public Housing Redevelopment which is associated with the Pollin Memorial Townhouses. DCHA is a partner in the Pollin project and is getting 42 replacement public housing (one-for-one) for the existing public housing units that were demolished.

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

However, DCHA acquired Capitol View Plaza II from the Federal Housing Administration (FHA) and has developed a new redevelopment plan for Capitol Gateway Estates that received final approval from HUD. The new redevelopment plan, with a total 761 units includes 152 units of senior housing, 221 tax credit housing units, 177 market rate units, and 211 units of public housing replacement.

In FY 2011, expenditures continued on completion of the Capital Gateway Demolition contract and disbursements began on infrastructure work related to the redevelopment of the Parkside Public Housing.



Evaluate and Reduce Lead-based Paint Hazards

The District of Columbia Department of Housing and Community Development, Lead Safe Washington Program (LSW) applied for the Department of Housing and Urban Development HUD's Office of Healthy Homes and Lead Hazard Control (OHHLHC), Lead Hazard Reduction Demonstration Grant in 2008 and in May 2009 through the American Recovery and Reinvestment Act of 2009, was awarded \$2,616,843 with a District match of \$2,162,619 to render a total of 170 units lead safe during a three year period under Grant number DCLHD0193-08. To date, the program has met all established benchmarks and has received continuous GREEN markings on all HUD's Quarterly reports and it's on target to complete all Grants requirements by the Grant completion due date of May 14, 2012. In addition, the LSW program has developed a growing pipeline which indicates that at least an additional 50 households will be requiring lead hazard removal assistance by the end of FY2011.

The following is a summary of the key accomplishments of the programs and activities under Grant DCLHD0193-08:

- Lead risk assessments were conducted on more than 242 housing units in the District of Columbia.
- Lead-safe construction was completed and subsequent lead-safe clearance was achieved in 163 housing units in the District of Columbia for which lead-based paint hazards were identified. The Program also has 10 single family units under construction and 42 multi-family and single family units in the pipeline to start construction
- About \$1,987,179.16 has been expended on approved Program activities so far within the original grant funding under DCLHD0193-08. Costs were incurred in the specific expense line items of the original budget.
- The District of Columbia provided matching funds of more than \$2.1 million, exceeding the requirement for matching funds dictated by the original budget.

The implementation of Lead Safe Washington's Lead Hazard Reduction Demonstration Grant (DCLHD0193-08) programs has had a major impact on the extent to which Title X activities are a reality in the District of Columbia. For example:

- Largely as a result of the Lead Safe Washington program, DHCD continues to play a leadership role in the District's overall activities on eliminating lead-based paint hazards. LSW as one of the original members of the Mayor's Interagency Lead Task Force has continued to provide consistent leadership in that group since 2006.
- Because of the ability for property owners to access lead hazard abatement funding through Demonstration Grant (DCLHD0193-08), the regulatory authorities within District Government—namely, the Departments of Health, the Environment, Consumer and Regulatory Affairs, and the Office of the Attorney General—have had much greater leverage in litigating cases of lead hazards involving a child with an Elevated Blood Level (EBL) for lead. The “carrot and stick”—lead hazard funding vs. the potential for significant consequences from the judiciary—continues to be a useful approach for ensuring that property owners whose housing units have lead-based paint hazards move swiftly to eradicate those hazards from their properties.



- Within DHCD, the full implementation of the Lead Safe Washington Initiative strengthened and formalized the requirements for lead safety already in place within the Department's multifamily affordable housing development and single family residential rehabilitation programs.
- As LSW's Lead Hazard Reduction Demonstration Grant program became increasingly visible in the community, the field of District-certified lead abatement entities (risk assessors, contractors, certified lead workers and clearance inspectors) became more formally and completely engaged in addressing lead hazards within the constraints of the federal Lead Hazard Reduction Demonstration program. This has led to a more responsive field of contractors and more competitive pricing for lead hazard control activities.
- Since January 2008, Lead Safe Washington has seen a significant growth in the number of property owners, especially multifamily rental property owners, approaching the program with interest in making application for funding to render those units lead-safe. Owners representing more than 150 units are now in discussion with Lead Safe Washington about application for lead-safe financing. More than 650 units have made lead safe since the inception of the program.
- Comprehensive housing counseling agencies and other community-based organizations under grant agreement to the Department of Housing and Community Development have been provided training on the Lead Safe Washington Initiative and routinely address both the dangers of lead hazards and the benefits of funding available from Lead Safe Washington program in all residential individual and multi-family rental properties group client contacts.

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

Lead Safe Washington's outreach efforts continue to focus on single-family and multi-family properties with children under the age of 6 and to identify properties of children with EBL's. Due to the high percentage of low to moderate income families in the District, multi-family apartment buildings and young children in single-family properties, our outreach target areas have been concentrated in Wards 4, 6, 7, and 8. These efforts contributed to the submission of a steady stream of new single family and multi-family applications.

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

Lead Safe Washington's (LSW) outreach and education efforts continue to be two-fold; both consumer-based and multifamily owner-based. Consumer-based efforts are targeted toward ensuring that the initiative has broad access to large numbers of constituents who are interested in learning how to improve the livable quality of their homes. Our efforts in this respect include letters sent to property owners of multifamily properties and property owners and tenants of units reported by the DC Department of the Environment who have a child with an elevated blood lead level living in the home. Outreach efforts center on multi-family



property owners with 150 units or less. LSW's multifamily owner-based outreach efforts continue to work to draw new landlords and cooperative associations into the fold of large-scale projects designed to produce significant numbers of lead-safe units.

DHCD continues to hold monthly DHCD contractors meetings to provide outreach to lead abatement contractors licensed in DC. These outreach sessions focused on the Departments efforts and policies regarding the Lead Safe Washington Program.

Other consumer-based efforts center on community fairs and other health fair public events in which LSW has the opportunity to have direct contact with property owners interested in lead remediation. Our owner-based efforts occur largely through direct "cold calls" to owners of multifamily properties, of properties expected to be good candidates for grant-funded hazard reduction as well as through dissemination of written materials to real estate associations and tenant organizations. Our detailed information highlights the LSW program and the detrimental hazards of lead-based paint. Letters sent to owners and tenants of properties containing a child with an elevated blood level as reported by the DC Department of the Environment have proven to be an effective means to provide outreach and enroll properties into the program.

The last week of October is "National Lead Awareness Week", and again this year DHCD partnered with the Department of Health and a number of non-government organizations to convene a kick-off for Lead Awareness Week called the "D.C. Lead Safe Fair: Healthy Homes-Healthy Children." The Fair offered information on lead-related health screenings, government programs and services, and businesses or organizations that provide products or services to populations most affected by the effects of lead-based paint.

Also, as part of the National Lead Awareness Week, this year the program hosted EPA region 3 conference in conjunction with DDOE to educate the stake holders as well as the constituents on the new Renovate, Repair and Painting ("RRP") rules as it affects lead remediation.

A new outreach initiative for Lead Safe Washington this year was our participation in the District Department of the Environment's "Joint Utility Discount Day". This event is only for residents of the District whose income levels are within the low to moderate range. During this event LSW touched bases with and provided lead awareness education and materials to over 800 residents. Many of the residents that attended the event expressed interest in our program and a need for help due to deteriorated painted surfaces and unhealthy environmental hazardous living conditions in their homes.

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

Compliance with Program and Comprehensive Planning Requirements

To ensure compliance with program requirements, our Program Monitoring Division conducts site monitoring and compliance reviews annually of all agencies receiving CDBG, HOME, and ESG funding. The Program Monitoring Division focuses on accountability and reviews agency records and financial practices to determine compliance with grant regulations. DHCD made



changes to its forms at the end of the year to better capture needed data and facilitate tracking of funds.

For comprehensive planning purposes, DHCD staff works closely with the Office of Planning on local affordable housing issues. The Office of Planning assisted DHCD with the development of the Five-Year Consolidated Plan during the past year.

Antipoverty Strategy

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

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

The Tenant First Right to Purchase Program provides technical assistance, seed funds and "earnest" money to tenant groups to assist them in organizing so they are prepared to take advantage of their first right of refusal when a building is for sale. The program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding. During FY2011, DHCD provided 241 tenant households with these services through one technical service contract with University Legal Services.

DHCD provides education and outreach to ensure that Fair Housing Laws are understood and that all residents are provided with information on their rights of access to housing in the District of Columbia. DHCD's fair housing brochures are available in several languages. During FY2011, DHCD reached over XXX residents with fair housing information and/or assistance. In addition, DHCD also contributes to the District's anti-poverty strategy by encouraging developers to meet Section 3 requirements.

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



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

DMPED manages the New Communities and Great Streets initiatives that address both physical and socio-economic-educational needs of 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. DHCD administers one of the key resources for New Communities, the Housing Production Trust Fund. The companion program to New Communities is “Great Streets.” Great Streets is a strategy to revive the local commercial corridors bordering the new communities so that the balance of services that neighborhoods need are restored along with the housing and social fabric.

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

Section 3

Section 3 of the Housing and Urban Development Act of 1968 requires that recipients of the US Department of Housing and Urban Development (HUD) funds (and their contractors and subcontractors), to the greatest extent feasible, provide job and other economic opportunities to low and very-low income persons (Section 3 residents) and Section 3 Business Concerns. DHCD, as a recipient of HUD funding, must ensure that all its recipients, and the contractors they hire, provide employment opportunities to low and very-low income residents in particular public housing residents and recipients of public assistance. DHCD’s Section 3 program helps in creating employment opportunities and contracting opportunities for businesses that are owned by or that employ Section 3 residents. Recipients of community development funds from DHCD are required to either hire Section 3 residents or subcontract with Section 3 business concerns.

DHCD has implemented a comprehensive compliance program to ensure the compliance of its recipients and their contractors. DHCD reviews all housing construction, housing rehabilitation and public construction projects for Section 3 applicability. Recipients for covered projects are required to submit a detailed plan stating their Section 3 goals and how they would comply with Section 3 prior to receiving funds. This is the first prong of DHCD’s compliance approach. Additionally, covered recipients are required to submit plans detailing their Section 3 goals, how they notify the community of opportunities and efforts to comply. Recipients are monitored during the life of their project for compliance; monitoring includes site visits, reviews of documents and quarterly reporting.

Education is the second prong of DHCD’s compliance approach; DHCD conducted its fourth annual mandatory training in September 2011 on Section 3 policy and procedure for recipients



and their contractors. General contractors, local businesses, community groups, YouthBuild organizations, and representatives from the housing authority were attendance. Partners in DHCD's Section 3 efforts from the District of Columbia Housing Authority including the Resident Services Manager and Section 3 Compliance Coordinator were introduced and given an opportunity to discuss their programs. Additionally, YouthBuild representatives and certified Section 3 business concerns were in attendance. This training was designed to provide a refresher on agency policy and procedure but also to apprise non-recipients on the Section 3 program and opportunities that are available.

The third prong of the agency's compliance approach is Section 3 Business Concern certification. The certification was implemented in 2009 and designed to facilitate compliance with Section 3 among DHCD recipients and their contractors. The certification is an application process that required any business wishing to receive the preferences available to businesses under 24 CFR §135.36 to submit an application based upon the definition in the regulations. The certification of Section 3 Business Concerns limits the opportunity for recipients and their subcontractors to assert that bona fide Section 3 businesses are not available for contracting opportunities.

Additionally, DHCD held its second Section 3 Business Concern certification orientation event in fiscal year 2011. The orientation targeted local businesses, small business assistance groups, minority contractor groups, and Certified Business Enterprise to apprise them of Section 3 related opportunities at the agency and DHCD policy. As a result of this event the number of certified Section 3 Business Concerns grew to 41 businesses.

In 2011 DHCD was selected to participate in a webinar on Section 3 compliance "Greatest Hits of Section 3" for HUD's NSP training series, as a best practice agency. Additionally, the District was one of five cities selected to participate in HUD's Section 3 Business Registry Pilot Program. This registry is similar to DHCD's certified Section 3 Business Concern directory, but instead businesses will self-certify themselves as Section 3 Business Concerns.

DHCD will submit all Section 3 information required under 24 CFR §135.90 to HUD Headquarters on or before January 10, 2012 in order to assist in meeting reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. The data will indicate the efforts made to direct the employment and other economic opportunities generated by HUD Financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low -income persons, particularly those who are recipients of government assistance for housing.



F. Leveraging Resources

The District's housing and community development programs require, whenever possible, the maximum use of private financial resources. Because DHCD uses its funds to "close the gap" of needed financing for its selected projects, the private sector provides the bulk of each project's funds. Banks and other financial institutions serve as the private financing sources of all housing production, rehabilitation, or capital improvements and ongoing operations.

Many banks have special community lending operations, partly in response to the provisions of the Community Reinvestment Act, which encourage 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 Corporation, Meyer Foundation, Local Initiatives Support Corporation (LISC), and the Enterprise Foundation. Many of these organizations have provided funding to help support DHCD's annual housing expo.

Matching Funds

Three HUD programs require matching funds: HOME, ESG, and Lead Safe Washington. The Lead Safe Washington program is funded by the lead-based paint grants received in FY 2009: the Lead Hazard Control Grant and the Lead Hazard Reduction Demonstration Grant. The District's FY2011 local match requirement for the Lead-Based Paint grants was \$2.1 million supported by Housing Production Trust Fund (HPTF) and the Unified Fund.

Under 24 CFR 92.218 *et. seq.*, the District must provide a matching contribution of local funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. The District's FY2011 local match requirement for HOME was \$XXXXXXX.

DHCD met its HOME match obligation through local contributions from HPTF and the Unified Fund. Eighty percent of all HPTF monies must benefit households earning up to a true 50 percent of the area median income, which is below the HOME income eligibility maximum; moreover, HPTF-assisted rental projects must be affordable for 40 years, which exceeds the HOME affordability period requirement. In FY2011, the Department's HPTF budget was \$46,427,144. As the Department incurs HOME and Lead match-eligible expenses, it ensures that adequate funding is provided for the matching contribution.

In addition to its federal ESG funds, the District of Columbia provided local match dollars to support outreach and prevention services; support shelter operations and fund renovation of shelter space. The District worked to provide assistance for the homeless through community-based organizations, faith-based organizations and other non-profit service providers. The FY2011 local match for ESG was \$XXXXX in cash and fair market value of free shelter rent.



G. Citizen Comment

To ensure citizen participation in the District of Columbia's 2011 CAPER process, DHCD is following its approved Citizen Participation Plan. Information on the public hearing and public review period was developed and delivered to neighborhood associations, Advisory Neighborhood Commissioners, local non-profits, churches, civic associations, District staff, City Council and interested residents. Notice of the hearing was published on the DHCD website and in the D.C. Register on Friday, November 4, 2011 and in local newspapers on or about November 11, 2011. The CAPER is being made available for a 30-day review and comment period in accordance with HUD guidelines and the Citizen Participation Plan.

The purpose of the public hearing is to provide residents with an update on the implementation of the current CDBG, HOME, HOPWA and ESG activities and offer the CAPER for public review and comment.

DHCD took the following actions to make the Notice of Public Review available and to invite public comment on the CAPER for FY 2011:

- **Direct mailings** – Office of the Mayor, City Administrator and Deputy Mayor for Planning and Economic Development; the Council of the District of Columbia; Advisory Neighborhood Commissioners (ANC); ANC Chair offices; Community Development Corporations and Community-Based organizations; Special Needs Housing Organizations; Non-profit Housing Groups; Latino, African, Asian and Pacific Islander Community Organizations and groups; and residents.
- **Email distributions** – DHCD staff, DHCD's housing partners, community leaders and neighborhood-based list serves.
- **Website** – The draft CAPER was posted on DHCD's website for review.
- **Media** – Notice of 15-day Public Review is being provided to diverse media outlets via paid advertising and press release distribution.

At the end of the public review period, DHCD received **XX** public comments on the CAPER. A summary of these comments from witnesses during a public hearing regarding the programs covered in the District's FY2011 CAPER are listed below.

Public Hearing

XXXXXX

The CAPER was held on **XXXXXXXXX**. More than **XX** people attended and **XXX** people testified. Of the **XXX** people who testified, **XXX** provided positive feedback about the agency's work in the community. A large majority of the comments centered on the outstanding job we do in our Residential and Community Service Division. **XXX** people gave constructive criticism about the need for more agency transparency and a timely payment process for vendors. Senior staff responded to their comments and spoke with both individuals following the hearing. The hearing successfully provided yet another forum for agency staff to listen to residents about the impacts of DHCD's programs and services.



H. Self Evaluation

DHCD responds to questions concerning the self evaluation of the District's overall performance in implementing the Five Year Consolidated Plan and, in particular, its performance during FY2011:

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

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

In FY2011, the Department's Property Acquisition and Disposition Division (PADD) combined local capital funds and federal funds to support the ability of non-profits to acquire property in the District in a timely, affordable manner in order to be better able to serve their constituents, and the Department's affordable housing mission. The strategic neighborhood focus of our RFPs has permitted the Department to focus and concentrate affordable housing and community facilities in targeted neighborhoods to create more effective revitalization synergies in those neighborhoods.

2. What indicators would best describe overall results?

During FY2011, the District effectively utilized a comprehensive set of key performance indicators (KPIs) to track the progress of each program and activity identified in the Consolidated Plan. Several of DHCD's measurements include activities and services that are linked directly to the Consolidated Plan. Examples of such tracking activities are the number of low-to-moderate households assisted in becoming first-time homeowners and the number of low-to-moderate income households served through our neighborhood based activities.

The number of affordable housing units funded is a critical measure that indicates the revitalization of our neighborhoods and how the need for affordable rental and ownership housing for low and moderate-income households is being addressed.

3. Are major goals on target?

Yes: Over the past few years, DHCD has made a tremendous amount of progress in meeting the priorities set forth in the Consolidated Plan. DHCD increased the supply of affordable housing; expanded homeownership opportunities; and contributed to economic and community revitalization.

In FY2011, DHCD increased the supply of affordable housing by 1,885 units through funds provided for multi-family rehabilitation and/or for pre-development loans for new multi-family and single-family construction projects. ESG funds provided emergency assistance to prevent XXX households from becoming homeless and to provide shelter for XXX families in a family



shelter. DHCD also provided housing counseling to 16,559 tenants, home buyers and new homeowners to increase access to housing and stable homeownership.

DHCD's affordable housing construction projects spurred neighborhood revitalization and local economic development. As part of its neighborhood investments over the past year, DHCD funded technical assistance for 1,680 small neighborhood businesses to assist in their retention and expansion, and completed construction on façade improvement projects for 46 small businesses.

The District maintains goals and targets for the priority needs of the communities it serves. Progress continues to meet newly established goals: creation of new affordable housing, preservation of existing affordable housing, expansion of homeownership opportunities and meeting the needs of the homeless and those at-risk of becoming homeless. In FY2011, the District's annual allocation of CDBG and HOME grants were supplemented by funding from competitive federal and state grants, as well as our local Housing Production Trust Fund, local operating funds, and capital improvement program funds. Efforts to house special needs populations, such as the elderly and people with physical and intellectual disabilities, continue to improve through close partnerships with other District agencies.

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

The number one barrier that prevents the District from fulfilling its vision for District households is the scarcity of resources. Even after leveraging the District's annual Federal entitlement funding of approximately \$53 million with almost \$46 million in local Housing Production Trust Fund dollars, the District's affordable housing and neighborhood economic and community revitalization needs continue to outpace resources. Further, the local Housing Production Trust Fund is funded by revenue from deed and recordation taxes. Generation of this revenue has been negatively impacted by the weak real estate market in FY2011 and projected for FY2012. Therefore, for at least the next two years, dramatically fewer local dollars will be available to leverage the shrinking federal resources.

Moreover, the high cost of housing in the District of Columbia continues to be a barrier as the median home sales price for the District is \$424,000, which is down from last year's median price of \$452,000 but higher than the national median price of \$229,400. In FY2011, the national mortgage foreclosure crisis impacted the District in a serious way, heightening the need for the District to maximize resources for foreclosure prevention and the acquisition of vacant and abandoned properties to prevent neighborhood blight.

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

In the face of declining revenues on the local level and diminishing federal fund balances, the District will evaluate all of its strategies for FY2012 to maximize available resources for affordable housing.



I. Monitoring and Compliance

During FY2011, DHCD continued to improve its sub-recipient monitoring program and procedures. DHCD developed its annual sub-recipient monitoring plan, and conducted monitoring reviews of DHCD programs and sub recipients, including the Neighborhood Based Activities (NBA) sub-recipients and the RLA Revitalization Corporation. The Program Monitoring Division (PMD) issued monitoring reports that included specific findings and recommendations to be addressed.

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

Annually, PMD conducts regular ongoing site visits as well as tenant file monitoring of affordable housing developments, including HOME, Low-Income Housing Tax Credit and Housing Production Trust Fund units, to ensure compliance with program goals and federal regulations. Site visits include property inspections. OPM monitored 1,032 affordable units this year.

Community Housing Development Organizations (CHDOs)

During FY2011, DHCD certified **XXX** new CHDOs and recertified **XXX** CHDOs in accordance with the CHDO definition stated in 24 CFR 92.2. The Department also requires that all CHDOs recertify their compliance with that definition prior to issuing CHDO funds to them. To maximize the use of CHDO funds, the Office of Program Monitoring monitors the CHDO reservation requirement (in IDIS) on an ongoing basis, and DHCD both advertises technical assistance opportunities to the CHDOs and solicits CHDO participation from nonprofit organizations.

Community-Based Organizations (CBOs)

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

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

**Status of Grant Programs**

Most services and activities are conducted within the planned time frame of one to two years. All CDBG, HOME, HOPWA and ESG funded activities are managed and completed well within established schedules, except for the activities that have been delayed due to changed circumstances, service areas or populations. DHCD has implemented a policy that projects must be ready for funding within three months of the application date.



J. CDBG Program and Use of Funds

During FY2011, Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the Consolidated Plan. DHCD's total CDBG program allocation for FY2011 was \$19,636,404. Funds were distributed among homeownership and home rehabilitation assistance, affordable housing/real estate development, neighborhood investment, economic and commercial development, and administration costs. As stated in statutory requirements, DHCD did not spend more than fifteen percent (15%) of its allocated grant amount on public services and no more than twenty percent (20%) on administrative costs, irrespective of actual expenditures during the program year.

According to the Integrated Disbursement and Information System (IDIS) PR26 Financial Summary Report, DHCD spent XXX% of its allocated FY2011 grant amount on public services and XXX% of its allocated grant amount on administration costs.

In FY2011, \$7,413,606 was generated in program income through the CDBG Program. In terms of actual expenditures versus the budgeted amount during FY2011, DHCD spent \$25,373,473 of CDBG funds. The actual expenditure amounts as well as budgeted amounts are listed below.

Table 4: FY2011 CDBG Program (CD-29) Budget

	Budget	Cash/Accrued Expenditures
1. Homeownership and Home Rehabilitation Assistance		
a. Home Purchase Assistance Program (HPAP)	5,400,000	5,488,174
b. Residential Rehabilitation Programs	1,338,200	925,862
Subtotal	6,738,200	6,414,036
2. Affordable Housing/Real Estate Development		
a. Property Acquisition and Disposition	0	0
b. Development Finance Division Project Funding	11,242,675	9,802,071
c. Tenant Purchase Technical Assistance	27,100	24,384
Subtotal	11,269,775	9,826,455
3. Neighborhood Investment		
a. Public Safety and Crime Prevention	0	0
b. Storefront Façade Development	1,089,413	1,056,618
c. Housing Counseling	4,289,452	4,148,394
Subtotal	5,378,865	5,205,012
4. Economic and Commercial Development		
a. Economic Development	0	0
b. Real Estate & Property Management	0	0
c. DMPED	5,000,000	0
Subtotal	5,000,000	0
5. Agency Management and Financial Operations	3,185,487	3,022,245
6. Program Monitoring and Compliance / Portfolio Mgt.	552,542	627,735
Total CDBG Program	32,124,869	25,373,473

On the subject of timeliness, the District met expectations when an analysis of timeliness ratio was computed for the CDBG program on July 31, 2011, the required statutory day that a



jurisdiction cannot have more than 1 ½ times its most recent grant amount unspent. The DHCD's ratio was XXX%. As of September 30, 2011, the District had \$XXXXXX of CDBG money that remained unspent; however, this amount is committed to a wide array of activities.

CDBG housing activities undertaken by the DHCD addressed the following Consolidated Plan goals: encouraging revitalization of low-income neighborhoods, housing repairs for elderly persons, and support services to low-income elderly and disabled persons. DHCD's CDBG housing activities for FY2011 were:

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

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

Changes in Program Objectives

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

- DHCD continues to strengthen the monitoring protocols for its Development Finance Division (DFD) programs and its Residential and Community Services Division programs.
- DHCD has completely revamped the Department's first-time homebuyer assistance programs, by determining levels of assistance that more strongly relate to household income and prevailing real estate market prices; lowering requirements for the homebuyer's contribution of cash toward the home purchase; and providing more favorable terms for loan repayment. The changes had an immediate positive impact on the Department's homebuyer assistance programs. This was a dramatic improvement in the Department's success toward facilitating homeownership, which had been on the decline for the prior three years as a result of rapidly escalating home sale prices in the District of Columbia.

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



K. HOME Program and Use of Funds

DHCD's HOME Program for FY2011 was designed to address both rental housing activities as well as owner-occupied housing activities, which deal with the Consolidated Plan's housing goals of increasing the availability of affordable rental units targeted to extremely low, very low-, and low-income families and to encourage revitalization of low-income neighborhoods through housing rehabilitation.

HOME activities implemented in FY2011, which adhere to the Consolidated Plan goals, were:

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

In FY2011, \$1,374,422 was generated in program income through the HOME Program. In terms of actual expenditures versus the budgeted amount during FY2011, DHCD spent \$6,341,264 of HOME funds. The actual expenditure amounts as well as budgeted amounts are listed below.

Table 5: FY2011 HOME Program Budget

	Budget	Cash/Accrued Expenditure
1. Homeownership and Home Rehab Assistance		
a. Home Purchase Assistance Program	1,600,000	1,668,794
b. Residential Rehabilitation Programs	20,367	14,494
Subtotal	1,620,367	1,683,288
2. Affordable Housing/Real Estate Development		
a. DFD Project Financing	7,868,783	2,388,872
b. Community Housing Development Organization	1,401,946	0
Subtotal	9,270,729	2,388,872
3. Neighborhood Investment		
a. CHDO Operating Grants	467,300	357,204
Subtotal	467,300	357,204
4. Agency Management Program	448,527	1,573,045
5. Program Monitoring and Compliance / Portfolio Mgt.	552,906	438,569
TOTAL HOME Program	12,359,829	6,341,264

HOME Match Requirement

Under 24 CFR 92.218 et. seq., the District must provide a matching contribution of local funds to HOME-funded or other affordable housing projects as a condition of using HOME monies. The District's FY2011 local match requirement for HOME was \$XXXXXX. DHCD provided this match through Housing Production Trust Fund-financed investments in housing that met the HOME definition of affordable housing. (See HOME Match Report, Appendix F)



HOME MBE and WBE Report

Submittal of each annual CAPER must also include Part III of HUD Form 4107, otherwise known as HOME Annual Performance Report. Specifically, this report is used to report on the contracting and subcontracting opportunities with MBEs and WBEs for any HOME projects completed during FY2011. While there are no statutory requirements for contracting with a MBE or WBE, HUD uses this report to determine the outreach efforts of the Agency to MBEs and WBEs. (See HUD Form 4107, Appendix F)

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

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

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

In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code Section 2-1401.01 et seq., (Act) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, status as a victim of an intra-family offense, or place of residence or business. Sexual harassment is a form of sex discrimination which is prohibited by the Act. In addition, harassment based on any of the above protected categories is prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.



L. HOPWA Program and Use of Funds

Information Pending



M. ESG Program and Use of Funds

Information Pending



Appendix A Development Finance Division FY2011 Funded Activities

Project: 5940 Piney Branch Road NW – TOPA Acquisition

Project Type/Description: Tenant cooperative that exercised their Tenant First to Purchase Rights (TOPA) to acquire their 28 unit apartment building. The tenants are low-moderate income households that now own their apartment units. The project funding application came through an open-ended TOPA funding for all cooperatives that are eligible under the requirements of the TOPA Law.

Address: 5940 Piney Branch Road NW	Total Development Cost:	\$2,061,742
Ward: 4	DHCD Budget Funding:	\$2,061,742
Sponsor: 5940 Piney Branch Road Tenant Association	Total Expenditure:	\$2,061,742
Anticipated Outcome: TOPA Acquisition	Funding Source: CDBG	
Actual Outcome: TOPA Acquisition	Closing Date:	July 2011
Beneficiaries: Households at 860% or below of AMI	IDIS #: 1737	

Project: Norwood Tenants Association – TOPA Acquisition

Project Type/Description: Tenant cooperative that exercised their Tenant First to Purchase Rights (TOPA) to acquire their 84 unit apartment building. The tenants are low-moderate income households that now own their apartment units. The project funding application came through an open-ended TOPA funding for all cooperatives that are eligible under the requirements of the TOPA Law.

Address: 1417 N Street NW	Total Development Cost:	\$9,729,479
Ward: 2	DHCD Budget Funding:	\$9,729,479
Sponsor: Norwood Tenants Association	Total Expenditure:	\$9,729,479
Anticipated Outcome: TOPA Acquisition	Funding Sources: CDBG -\$6,105,193, HPTF -	
Actual Outcome: TOPA Acquisition	Closing Date:	July 2011
Beneficiaries: Individuals at 80% or below of AMI	IDIS #: 1777	

Project: W Street Condos

Project Type/Description: Multi-family new construction for affordable homeownership units for low-moderate income persons. Project was submitted in an RFP solicitation process.

Address: 1751-1759 W Street SE	Total Development Cost	\$3,911,575
Ward: 8	DHCD Budget Funding:	\$723,850
Sponsor: W Street 38-42-43 LLC	Total Expenditure:	\$?
Anticipated Outcome: 15 affordable ownership units	Funding Source: HOME	
Actual Outcome: 15 affordable ownership units	Closing Date:	December 2010
Beneficiaries: Individuals at 80% or below of AMI	IDIS #: 1218	

Project: Ivy City Demonstration Initiative – Mi Casa Phase II

Project Type/Description: Affordable homeownership units for low-moderate income persons, processed through a Director's demonstration initiative process. Funding for construction costs and soft costs associated with the development of 6 affordable ownership units.

Address: 1835, 1940 & 1948 Capitol Avenue NE, 1828 & 1833 Kendall Street NE, 1868 Corcoran Street NE	Total Development Cost:	\$2,965,429
Ward: 5	DHCD Budget Funding:	\$1,305,887
Sponsor: Mi Casa Inc.	Total Expenditure:	\$?
Anticipated Outcome: 6 affordable ownership units	Funding Sources: HOME - \$420,641, NSP I - \$885,246	
Actual Outcome: 6 affordable ownership units	Closing Date:	January 2011
Beneficiaries: Individuals at 80% or below of AMI	IDIS #: 1216	



Project: Ivy City Demonstration Initiative – Manna, Inc.

Project Type/Description: Affordable homeownership units for low-moderate income persons, processed through a Director's demonstration initiative process. Funding for construction costs and soft costs associated with the development of 20 affordable ownership units.

Address: 1908, 1910, 1912, 1925 & 1927 Capitol Avenue NE, 1840, 1842, 1845, 1847, & 1849 Kendall Street NE

Ward: 5

Sponsor: Manna, Inc.

Anticipated Outcome: 20 affordable ownership units

Actual Outcome: to date 0 affordable ownership units

Beneficiaries: Individuals at 80% or below of AMI

Total Development Cost: \$4,756,324

DHCD Budget Funding: \$1,020,000

Total Expenditure: \$?

Funding Source: NSP I

Closing Date: December 2010

IDIS #: 2009-NSP-MANNA-N

Project: SHIP II Affordable Housing Preservation

Project Type/Description: Affordable special needs rental housing for low-moderate income persons. Funding was processed in order to preserve previously funded rehabilitated affordable rental housing.

Address: 1300 Congress Street SE, 400 Oklahoma Avenue NE, 1271-1275 Meigs Place NE

Ward: 5, 6, 8

Sponsor: Capital Development Group LLC

Anticipated Outcome: 32 affordable rental units

Actual Outcome: 32 affordable rental units

Beneficiaries: Individuals at 50% or below of AMI

Total Development Cost: \$936,437

DHCD Budget Funding: \$936,437

Total Expenditure: \$550,000

Funding Source: NSP I - \$550,000, HPTF - \$386,437

Closing Date: March 2011

IDIS #: 2011-NSPI-SHIP-II-N

Project: Ivy City Demonstration Initiative – DC Habitat for Humanity Phase II

Project Type/Description: Affordable homeownership units for low-moderate income persons, processed through a Director's demonstration initiative process. Funding for construction costs and soft costs associated with the development of 4 affordable ownership units.

Address: Central Place NE

Ward: 5

Sponsor: DC Habitat for Humanity

Anticipated Outcome: 4 affordable ownership units

Actual Outcome: to date 0 affordable ownership units

Beneficiaries: Individuals at 80% or below of AMI

Total Development Cost: \$945,809

DHCD Budget Funding: \$462,173

Total Expenditure: \$?

Funding Source: CDBG

Closing Date: July 2011

IDIS #: 2011-NSPII-HFH-N

Project: St. Dennis Apartments

Project Type/Description: Acquisition equity funding associated with a LIHTC rehabilitation of a 32 unit apartment building acquired a tenant cooperative. Project was submitted and selected in a TCE RFP competition.

Address: 1626 Kenyon Street NW

Ward: 1

Sponsor: NHT/Enterprise

Anticipated Outcome: 32 affordable rental apartments

Actual Outcome: 32 affordable rental apartments

Beneficiaries: Individuals at 80% or below of AMI

Total Development Cost: \$10,212,118

DHCD Budget Funding: \$1,837,611

Total Expenditure: \$1,837,611

Funding Source: TCE (Section 1602)

Closing Date: October 2010

IDIS # 2009-TXCX-StDenn-X

**Project:** Tenant First Right to Purchase Pool –LIHTC/TCE

Project Type/Description: Equity funding for construction assistance associated with the rehabilitation of 134 affordable rental apartments in five scattered buildings for low-moderate income persons, Project was submitted and selected in a TCE RFP competition

Address: 115 16th Street NE, 1430 Belmont Street NW, 2922 Sherman Avenue NW, 2501-2505 N Street SE 3121 Mt. Pleasant Street NW

Ward: 1,6, 8

Sponsor: E & G Coop Owner LLC

Anticipated Outcome: 134 affordable rental apartments

Actual Outcome: 134 affordable rental apartments

Beneficiaries: Individuals at 60% or below of AMI

Total Development Cost: \$33,175,762

DHCD Budget Funding: \$13,885,361

Total Expenditure: \$?

Funding Source: TCE (Section 1602) - \$8,500,000, HPTF - \$5,385,361

Closing Date: October 2010

IDIS #: 2010-TXEC-E&G-X

Project: Victory Square – Parkside View Seniors Apartments

Project Type/Description: Acquisition assistance for a new 98 unit seniors apartment building for low-moderate income persons, Project submitted in TCAP RFP competition.

Address: 600 Barnes Street NE

Ward: 7

Sponsor: Parkside View Senior LLC/Bank of America CDC

Anticipated Outcome: 98 affordable rental seniors apartments

Actual Outcome: to date 0 affordable rental seniors apartments

Beneficiaries: Individuals at 60% or below of AMI

Total Development Cost: \$18,798,648

DHCD Budget Funding: \$6,145,048

Total Expenditure: \$2,477,161

Funding Source: TCAP

Closing Date: February 2011

IDIS #: 7

Prior Year Federally Funded Projects with Disbursements in Fiscal Year 2011

Project: 801 Pennsylvania Avenue SE – Rehabilitation

Project Type/Description: Community Facility with non-profit organization offices that provide services to low-moderate income persons, submitted in the RFP competition (under the DFD Project Financing Community Facility of the Program) for rehabilitation construction soft costs assistance.

Address: 801 Pennsylvania Avenue SE

Ward: 6

Sponsor: Community Connections Real Estate Foundation

Anticipated Outcome: Community facility office rehab

Actual Outcome: non-profit office rehab

Beneficiaries: Individuals at 80% or below of AMI

Total Development Cost: \$668,654

DHCD Budget Funding: \$668,654

Total Expenditure: \$?

Funding Source: CDBG

Closing Date: Oct - 09

IDIS #: 1617

Project: Capital Area Food Bank (Phase I)

Project Type/Description: Community Facility – funds for pre-development activities associated with redevelopment of 4900 Puerto Rico Avenue NE warehouse

Address: 4900 Puerto Rico Avenue NE

Ward: 5

Sponsor: Capital Area Food Bank

Anticipated Outcome: pre-development studies

Actual Outcome: Completed pre-development studies

Beneficiaries: Households at 80% AMI or below needing Emergency food supplies

Total Development Cost: \$37,154,877

DHCD Budget Funding: \$800,000

Total Expenditure: \$?

Funding Source: CDBG

Closing Date: Mar-10

IDIS #: 1705



Project: Dahlgren Courts – Seed Money, Earnest Money Deposit, & Acquisition

Project Type/Description: TOPA seed money and acquisition of 95 apartment units.

Address: 2520 & 2604 10th Street NE

Ward: 5

Sponsor: Dahlgren Courts Tenant Association

Anticipated Outcome: 95 affordable housing units

Actual Outcome: 0 affordable housing units

Beneficiaries: 16 households at 0-30% AMI,
34 at 31-50% AMI, 45 at 51-60% AMI

Total Development Cost: \$5,096,807

DHCD Budget Funding: \$5,096,807

Total Expenditure: \$?

Funding Source: CDBG

Closing Date: Jul.-10

IDIS #: 1729

Project: The Deauville – TOPA Acquisition

Project Type/Description: TOPA Acquisition of 67 apartments

Address: 3145 Mt. Pleasant Street NW

Ward: 1

Sponsor: NHT/Enterprise & 3145 Mt. Pleasant Street Tenant Association

Anticipated Outcome: 67 affordable rental units

Actual Outcome: 67 affordable rental units

Beneficiaries: 22 households at 0-30% of AMI,
22 at 31-50% AMI, 23 at 51-60% AMI

Total Development Cost: \$16,154,765

DHCD Budget Funding: \$4,137,000

Total Expenditure: \$?

Funding Source: CDBG

Closing Date: Jul-10

IDIS #: 1725

Project: Ivy City Demonstration Initiative – Mi Casa Phase I

Project Type/Description: Multi-family condo - rehabilitation

Address: 1302 & 1304 Galludet Street NE,
1917 Capitol Ave. NE

Ward: 5

Sponsor: Mi Casa, Inc. (CHDO)

Anticipated Outcome: 8 units of affordable ownership condos

Actual Outcome: 0 units of affordable ownership condos

Beneficiaries: 2 households 0-30% of AMI, 2 at 31-50% AMI
4 at 51-60% AMI

Total Development Cost: \$1,310,560

DHCD Budget Funding: \$165,390 HOME,
\$368,130 Unified Fund

Total Expenditure: \$?HOME,
\$?Unified

Funding Source: HOME, Unified Fund

Closing Date: Nov -09

IDIS #: 1129, 2010-UFUND-ICMI-U

Project: Jubilee Housing Phase II (The Euclid and The Sorrento) Additional Funds

Project Type/Description: Construction rehabilitation assistance for two affordable rental buildings with 74 units.

Address: 2233 18th Street NW & 1740 Euclid Street NW

Ward: 1

Sponsor: Jubilee Housing, LP (CHDO)

Anticipated Outcome: 74 rental affordable units

Actual Outcome: 0 rental affordable units

Beneficiaries: 61 households at 0-30% AMI,
5 at 31-50% AMI, 8 at 51-60% AMI

Total Development Cost: \$22,806,100

DHCD Budget Funding: \$3,675,000

Total Expenditure: \$?

Funding Source: HOME

Closing Date: Nov-09

IDIS#: 1014

Project: Easter Seals Rehabilitation

Project Type/Description: Construction assistance for special needs community facility rehabilitation.



Address: 2800 13th Street NW
Ward: 1
Sponsor: Easter Seals of Greater Washington
Anticipated Outcome: Rehabilitated community facility
Actual Outcome: rehabilitation is proceeding
Beneficiaries: households with special needs children at 80% or less of AMI

Total Program Cost: \$990,627
DHCD Budget Funding: \$990,627
Total Expenditure: \$?
Funding Source: CDBG
Closing Date: June 2008
IDIS #: 1469

Project: Permanent Home 4 Fatherhood Initiative
Project Type/Description: Community facility providing counseling to low income fathers in Ward 4 and throughout District

Address: 1104 Allison Street NW
Ward: 4
Sponsor: Georgia Avenue Family Support Collaborative
Anticipated Outcome: Community facility
Actual Outcome: Community facility
Beneficiaries: Households at 80% or less of AMI

Total Development Cost: \$736,981
DHCD Budget Funding: \$683,925
Total Expenditure: \$?
Funding Source: CDBG
Closing Date: Sep. 06
IDIS #: 1378

Project: The Oakmont/Mt. Lebanon Community Development Center
Project Type/Description: Construction assistance on the development of a community facility with 6 affordable rental housing units.

Address: 225-227 Morgan Street NW
Ward: 6
Sponsor: Mount Lebanon Community Development Center
Anticipated Outcome: Community facility with 6 rental units
Actual Outcome: construction is proceeding
Beneficiaries: Households at 80% or less of AMI

Total Development Cost: \$2,942,213
DHCD Budget Funding: \$1,140,272
Total Expenditure: \$?
Funding Source: CDBG
Closing Date: Oct. 08
IDIS #: 1506

Project: Holy Comforter Special Needs

Project Type/Description: Construction assistance for development of special needs program services and administrative offices – submitted in RFP competition

Address: 124 15th Street SE
Ward: 6
Sponsor: Holy Comforter Community Action Group (CAG)
Anticipated Outcome: community facility for program service delivery to low income District residents
Actual Outcome: community facility not completed
Beneficiaries: DC residents 80% or less of AMI

Total Development Cost: \$3,000,000
DHCD Budget Funding: \$3,000,000
Total Expenditure: \$?
Funding Source: CDBG (RFP Competition)
Closing Date: Jan-08
IDIS #: 1405

Project: Homes for Hope, Inc.

Project Type/Description: Construction assistance for special needs rental rehabilitation.

Address: 3005 G Street SE
Ward: 7

Total Program Cost: \$400,000
DHCD Budget Funding: \$400,000



Sponsor: Homes for Hope, Inc.	Total Expenditure: \$?
Anticipated Outcome: 2 special needs affordable housing units	Funding Source: CDBG
Actual Outcome: 2 housing units	Closing Date: April 2008
Beneficiaries: 2 households at 0-30% of AMI	IDIS #: 1457

Project: Skyland Shopping Center
Project Type/Description: CDBG funds were utilized to acquire a portion of the remaining existing properties, through the District's power of eminent domain, provide the necessary relocation costs/services to businesses affected by the acquisition of these properties and obtain the necessary services to dispose of the project site to a Developer for redevelopment of the site.

Address: 2704 Good Hope Road, SE	Total Development Cost: \$4,000,000
Ward: 7	DMPED Budget Funding: \$3,924,989
Sponsor: District Government	Total Expenditure: \$?
Anticipated Outcome: low to moderate residents	Funding Source: CDBG
Actual Outcome: low to moderate residents	Closing Date: June 08
Beneficiaries: low to moderate residents	IDIS #: 1511, 1513, 1514, 1515

Project: Wheeler Terrace Apartments
Project Type/Description: Acquisition and rehabilitation assistance for the complete rehabilitation of 118 existing apartments.

Address: 1201-1241 Valley Avenue, 3901 13 th Street SE	Total Development Cost: \$33,395,427
Ward: 8	DHCD Budget Funding: \$10,250,020
Sponsor: Community Housing, Inc. (CHI/CCPDC)	Total Expenditure: \$?
Anticipated Outcome: 118 affordable rental apartments	Funding Source: CDBG
Actual Outcome: 0 affordable rental apartments	Closing Date: Jul-08
Beneficiaries: 113 households at 0-30% AMI, 5 households at 61-80% AMI	IDIS #: 1505

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

Address: 3400 14 th Street NW	Total Development Cost: \$4,017,815
Ward: 1	DHCD Budget Funding: \$1,270,000
Sponsor: Dance Institute of Washington	Total Expenditure: \$1,681
Anticipated Outcome: Completion of community facility	Funding Source: CDBG
Actual Outcome: Completion of community facility	Closing Date: Jul -05
Beneficiaries: households at 0-80% AMI	IDIS #: 1476



Project: Ionia Whipper Educational & Residential Center

Project Type/Description: Predevelopment assistance for development of educational facility.

Address: 2000 Channing Street NE

Ward: 5

Sponsor: Iona R. Whipper Home, Inc.

Anticipated Outcome: educational facility

Actual Outcome: educational facility development beginning

Beneficiaries: Orphans and wards of the District of Columbia

Total Development Cost: \$1,284,041

DHCD Budget Funding: \$350,371

Total Expenditure: \$?

Funding Source: CDBG

Closing Date: Jun - 08

IDIS #: 1481

Project: Foote Street Renovation (Phase II)

Project Type/Description: Construction assistance for the rehabilitation of a apartment building into a 6 unit affordable apartment building Construction has been completed but construction retain age remains to be paid out .

Address: 4212 Foote Street NE

Ward: 7

Sponsor: Marshall Consulting Group

Anticipated Outcome: 6 affordable rental units

Actual Outcome: 0 affordable rental units

Beneficiaries: 6 households at 61-80% AMI

Total Development Cost: \$863,125

DHCD Budget Funding: \$595,125

Total Expenditure: \$?

Funding Source: HOME

Closing Date: Oct. 08

IDIS #: 983

Project: Israel Manor Senior I

Project Type/Description: Pre-development for Senior housing project to be located in the 1000 blocks of Rhode Island Avenue NE

Address: 1000 Block of Rhode Island Avenue NE

Ward: 5

Sponsor: Israel Baptist Church

Anticipated Outcome: 33 affordable senior housing units

Actual Outcome: 0 affordable senior housing units

Beneficiaries: 33 households at 51-60% AMI

Total Program Cost: \$5,660,111

DHCD Budget Funding: \$371,000

Total Expenditure: \$?

Funding Source: HOME

Closing Date: Jun. 09

IDIS #: 1093

Project: 1029 Perry Street NE

Project Type/Description: Construction assistance for the rehabilitation of an existing building to provide 16 affordable homeownership housing units.. Construction is completed and construction retainage release

Address: 1029 Perry Street NE

Ward: 5

Sponsor: Manna, Inc.

Anticipated Outcome: 16 homeownership housing units

Actual Outcome: 0 affordable homeownership housing units

Beneficiaries: 3 households at 31-50% AMI,

5 at 51-60% AMI, 8 at 61-80% AMI

Total Development Cost: \$2,888,557

DHCD Budget Funding: \$800,000

Total Expenditure: \$606,832

Funding Source: HOME

Closing Date: Aug 09

IDIS #: 1010

**Project:** TJ29 Workout – Scattered Site Rehabilitation**Project Type/Description:** Scattered Site Rehabilitation on three scattered properties in Wards 7 and 8.

Address: 1708-1710 T Street SE, 1814-1816 29th Street SE, 1350-1354 Jasper Place SE
Ward: 7,8
Sponsor: William C. Smith & Co.
Anticipated Outcome: rehab of 98 affordable rental units
Actual Outcome: 0 affordable rental apartments
Beneficiaries: 20 households at 31-50% AMI, 78 at 51-60% AMI

Total Development Cost: \$19,513,014
DHCD Budget Funding: \$100,000
Total Expenditure: \$?
Funding Source: HOME
Closing Date: Jul-09
IDIS #: 756

Project: District Alliance for Safe Housing (DASH)**Project Type/Description:** Construction assistance for rehabilitation of special needs housing. 44 rehabilitated affordable rental units are funded by this project.

Address: 1835 3rd Street NE
Ward: 5
Sponsor: DASH Properties LLC
Anticipated Outcome: 44 special needs rental units
Actual Outcome: 0 affordable special needs rental units
Beneficiaries: 11 households at 0-30% AMI, 11 at 31-50% AMI, 11 at 51-60% AMI, 11 at 61-80% AMI

Total Development Cost: \$9,546,674
DHCD Budget Funding: \$5,251,764
Total Expenditure: \$?
Funding Source: HOME
Closing Date: Jan 09
IDIS #: 1019

Project: Jubilee Housing I**Project Type/Description:** Construction assistance for substantial rehabilitation of 118 units in four buildings. Construction proceeded all during 2008, completed on three and is proceeding on the fourth building in 2009.

Address: 1631 & 1659 Fuller Street, 1631 Euclid Street, and 2416 17th Street NW
Ward: 7
Sponsor: Jubilee Housing Limited Partnership
Anticipated Outcome: 118 affordable rental apartments
Actual Outcome: 118 affordable rental apartments
Beneficiaries: 100% at 0-80% AMI

Total Development Cost: \$20,488,277
DHCD Budget Funding: \$4,595,421
Total Expenditure: \$?
Funding Source: HOME
Closing Date: Sept. 2005
IDIS #: 628

Project: NCCLT Scattered Sites**Project Type/Description:** Rental Rehab multi-family housing, submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) for rehabilitation construction assistance. Construction proceeded in 2008.

Address: 915 & 931 Street NW, 905 and 927 R Street NW
Ward: 1
Sponsor: New Columbia Community Land Trust
Anticipated Outcome: 6 units
Actual Outcome: 6 units
Beneficiaries: 6 units at 0-50% AMI

Total Development Cost: \$1,080,000
DHCD Budget Funding: \$1,080,000
Total Expenditure: \$31,965
Funding Source: HOME
Closing Date: Dec. 06
IDIS #: 568

**Project:** 54th Street Apartments

Project Type/Description: Construction assistance for new special needs housing – submitted in the RFP competition (under the DFD Project Financing Rental Housing portion of the Program) 8 new accessible special needs rental units are funded by this project. Construction proceeded in 2008 and will be completed in the first quarter of 2009.

Address: Queens Stroll Place and 54th Street SE

Ward: 7

Sponsor: 54th Street Corporation

Anticipated Outcome: 8 accessible affordable rental units

Actual Outcome: 8 accessible affordable rental units

Beneficiaries: 100% at 0-30% AMI

Total Development Cost: \$1,044,448

DHCD Budget Funding: \$466,081

Total Expenditure: \$?

Funding Source: HOME (RFP competition)

Closing Date: April 2007

IDIS #: 752

Project: Amber Overlook

Project Type/Description: Construction assistance for new multi-family ownership development submitted in the RFP competition (under the DFD Projects Financing Ownership portion of the Program).

Address: C Street, Call Place and St. Louis Ave, SE

Ward: 7

Sponsor: Ameridream, Inc..

Anticipated Outcome: 100 affordable homeownership units

Actual Outcome: 40 affordable homeownership units

Beneficiaries: 17 at 0-40% AMI, 23 at 41-50% AMI
60 at 61-80% AMI

Total Development Cost: \$27,738,373

DHCD Budget Funding: \$6,837,000

Total Expenditure: \$?

Funding Source: HOME

Closing Date: Jul. 06

IDIS #: 684



Appendix B Residential Community Services FY2011 Funded Activities

Commercial District and Small Business Technical Assistance

1. Anacostia Economic Development Corporation (IDIS #1773)

1800 Martin Luther King, Jr. Avenue, SE

DHCD Budget Funding - \$37,242

Total Expenditure - \$33,469

Outputs:

- Completed financial documents for investors and lenders for major area grocer/food supplier
- Selected Save-A-Lot as national grocery chain to take over the area grocer/food supplier
- Negotiated contract/lease with new tenant for the area grocer/food supplier
- Involved the community in this significant venture by surveying community organizations and making presentations at several community meetings

Housing Services

2. Housing Counseling Services (IDIS # 1768)

2410 17th Street, NW

DHCD Budget Funding - \$1,140,718

Total Expenditure - \$1,138,530

Outputs:

- 190 HPAP/EHAP applications submitted
- 785 families were prepared to purchase a home in the future through pre-purchase counseling and training
- 105 families purchased a home
- 254 clients receive follow-up services, counseling and problem resolutions.
- 92 single family LSW/SFRRP applications submitted to DHCD for consideration
- 18 clients counseled in Homestead requirements
- 260 residents attended foreclosure prevention clinics
- 1050 clients received money/credit counseling or training
- 169 clients received relocation counseling
- 428 clients received eviction counseling
- 57 clients received T/A for First Right Purchase (# buildgs)
- 25 clients received counseling for IZ/ADU
- 372 clients received tenant counseling services (# buildgs)

3. Lydia's House (IDIS # 1770)

3939 South Capitol Street, SW

DHCD Budget Funding - \$370,000

Total Expenditure – \$339,000

Outputs:



- Homeownership Counseling provided to 1096 individuals
- Foreclosure prevention provided to 117 households
- General credit counseling provided to 601 households
- Processed 146 HPAP Applications submitted to the Greater Washington Urban League (GWUL)
- 24 applications processed for LSW
- 143 clients received eviction counseling
- One regular monthly Homebuyers Club; 75 members

4. University Legal Services (IDIS #1771)

220 I St. NE

DHCD Budget Funding - \$ 1,056,904

Total Expenditure - \$1,056,903

Outputs:

- Total of 1,361 clients for Homeownership and Home Management services
- Provided 205 clients for direct Homebuyer training (HPAP/EAHP received their NOE)
- Provided Single Family rehab counseling to 351 clients
- Provided foreclosure counseling to 350 clients
- Processed 97 LSW applications
- Provided service to 48 clients for Rental/Eviction Counseling
- Provided First Right Purchase Counseling in one building

5. Latino Economic Development Corporation (IDIS # 1769)

2316 18th Street, NW

DHCD Budget Funding - \$546,895

Total Expenditure - \$494,291

Outputs:

- Provided homeownership counseling to 209 potential applicants
- Submitted 93 HPAP applications
- 79 approved HPAP applicants
- Provided credit counseling to 65 clients
- Provided post purchase counseling to 45 clients
- Educated tenants in 59 buildings, which are home to more than 5000 units of affordable housing
- Provided T/A to 9 buildings for the First Right Purchase Program
- Educated 45 families about default/foreclosure prevention counseling and education

6. Central American Resource Center (IDIS # 1641)

1460 Columbia Rd NW

DHCD Budget Funding - \$203,125

Total Expenditure - \$202,775

Outputs:

- Provided general mortgage default and foreclosure counseling to 56 families
- Provided pre-purchase counseling to 21 families
- Provided technical assistance to 655 renters – education regarding tenant rights and helping the associations to organize



- Provided eviction counseling to 191 individuals, specifically helping tenants file complaints against their landlords for housing code violations, providing counseling on tenant rights and responsibilities, and reading documents from English to Spanish pertaining to leases and other non-legal documents issued by landlords.
- Provided Credit counseling to 24 individuals
- Provided ongoing apartment management counseling to 107 individuals

Storefront Façade Activities

7. Latino Economic Development Corporation (IDIS # 1487)

2316 18th Street, NW

DHCD Budget Funding - \$242,751

Total Expenditure - \$242,751

Outputs:

- 100% of construction completed on 15 properties

8. Latino Economic Development Corporation (IDIS # 1488)

2316 18th Street, NW

DHCD Budget Funding - \$51,897

Total Expenditure - \$51,897

Outputs:

- 100% of construction completed on ten properties

9. Latino Economic Development Corporation (IDIS # 1663)

2316 18th Street, NW

DHCD Budget Funding - \$390,000

Total Expenditure - \$385,705

Outputs:

- 100% of construction completed on 16 properties

10. Latino Economic Development Corporation (IDIS # 1663)

2316 18th Street, NW

DHCD Budget Funding - \$170,161

Total Expenditure - \$39,108

Outputs:

- Design and Bidding completed on 10 properties

11. Anacostia Economic Development Corporation (IDIS # 1735)

1800 Martin Luther King, Jr. Avenue, SE

DHCD Budget Funding - \$328,244

Total Expenditure - \$63,120

Outputs:

- In construction on five properties, two are completed; Project will continue into FY 2011 with adjustments

**12. Arch Development Corporation (IDIS # 1738)****1227 Good Hope Road, SE****DHCD Budget Funding - \$109,543****Total Expenditure - \$93,599****Outputs:**

- In pre-development; near construction on four properties; project will complete in FY 2012 with more properties up to fifteen

13. Development Corporation of Columbia Heights (IDIS # 1724)**3419 14th Street, NW****DHCD Budget Funding - \$526,000****Total Expenditure - \$526,000****Outputs:**

- Construction is complete on 13 properties

14. Development Corporation of Columbia Heights (IDIS # 1766)**3419 14th Street, NW****DHCD Budget Funding - \$188,000****Total Expenditure - \$188,000****Outputs:**

- In predevelopment on 12 properties; project will continue in FY 2012

15. Barracks Row Main Street (IDIS # 1772)**733 8th St SE****DHCD Budget Funding - \$167,400****Total Expenditure - \$84,140****Outputs:**

- Design and bidding complete on 40 properties

16. Barracks Row Main Street (IDIS # 1661)**733 8th St SE****DHCD Budget Funding - \$137,000****Total Expenditure - \$137,000****Outputs:**

- 100% construction completed on 6 properties

HOME CHDO Operating Grants**17. Jubilee Housing, Inc. (IDIS #1219)****1640 Columbia Road, NW****DHCD Budget Funding - \$218,000****Total Expenditure - \$218,000****Outputs:**



- Phase II: 70 units – Obtained certificates of occupancy; ensured occupancy of 70 units. Worked with partners and contractors to ensure successful inspections. Developed workable maintenance program.
- Ontario Property – Grantee is now close to securing financing for this property.
- Maycroft Property – Successfully acquired this 66-unit property

18. Mi Casa, Inc. (IDIS #1220)**6230 3rd Street, NW****DHCD Budget Funding - \$105,315****Total Expenditure - \$98,101****Outputs:**

- 1320 Trinidad Property: sold
- Ivy City Phase I: Construction substantially complete
- Ivy City Phase II: Construction documents complete
- Lamont and Georgia Avenue Project: Gap Financing commitment secured



Appendix C Income Levels

DISTRICT OF COLUMBIA 2011 MEDIAN INCOME TABLES Effective May 31, 2011

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
22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050

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
37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050

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
47,350	54,100	60,850	67,600	73,050	78,450	83,850	89,250

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 \$106,100 for a family of four.



Appendix D Map of Funded Projects in FY2011

Information Pending



Appendix E Public Notice

PUBLIC HEARING NOTICE

District of Columbia's Fiscal Year 2011 Consolidated Annual Performance Evaluation Report (CAPER)

John E. Hall, Director, D.C. Department of Housing and Community Development (DHCD or the Department) will hold a public hearing on Thursday, December 1, 2011, to discuss the District's Fiscal Year (FY) 2011 performance in its use of funds received from the U.S. Department of Housing and Urban Development (HUD). DHCD received approximately forty seven million dollars from HUD in Fiscal Year 2011 through four programs: the Community Development Block Grant (CDBG) Program; the HOME Investment Partnerships Program; the Emergency Shelter Grant (ESG) Program; and the Housing for Persons with AIDS (HOPWA) Program. DHCD administers the CDBG and HOME funds directly; the Department entered into an agreement with the Community Partnership for the Prevention of Homelessness to administer the ESG grant; and transferred the HOPWA grant to the D.C. Department of Health.

In preparation for the submission of the FY 2011 Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, DHCD is soliciting public comments on the District's effectiveness during FY 2011 at using federal funds to meet the District's housing and community development needs. These comments will form part of DHCD's and the District's evaluation, as required by federal regulations (24 CFR 91.520). This hearing is reserved for a discussion of the District's FY 2011 performance.

The hearing will be held on **Thursday, December 1, 2011**, at the Department of Housing and Community Development, 1800 Martin Luther King Jr., Avenue, SE, 1st floor conference room from 6:30 pm – 8:30 pm. If you would like to testify, you are encouraged to register in advance either by e-mail at DHCDEVENTS@dc.gov or by calling (202)442-7251. Please provide your name, address, telephone number, and organization affiliation, if any.

Telecommunications Device for the Deaf (TDD) relay service will be provided by calling (800) 201-7165. Sign language interpretation and language translation services will be available upon request by calling Ms. Pamela Hillsman, seven days prior to the hearing on (202) 442-7251. Persons, who require interpretation or language translation, must specify the language of preference (i.e. Spanish, Vietnamese, Chinese-Mandarin/Cantonese, Amharic, or French). Language interpretation service will be provided to pre-registered persons only. Bilingual staff will provide services on an as needed basis to walk-ins without registration.

Written statements may be submitted for the record at the hearing, or until close of business, Friday, December 9, 2011. Mail written statements to: John E. Hall, Director, DHCD, 1800 Martin Luther King Jr., Avenue, SE, Washington, DC 20020.



Vincent C. Gray, Mayor
John E. Hall, Director, Department of Housing and Community Development
www.dhcd.dc.gov

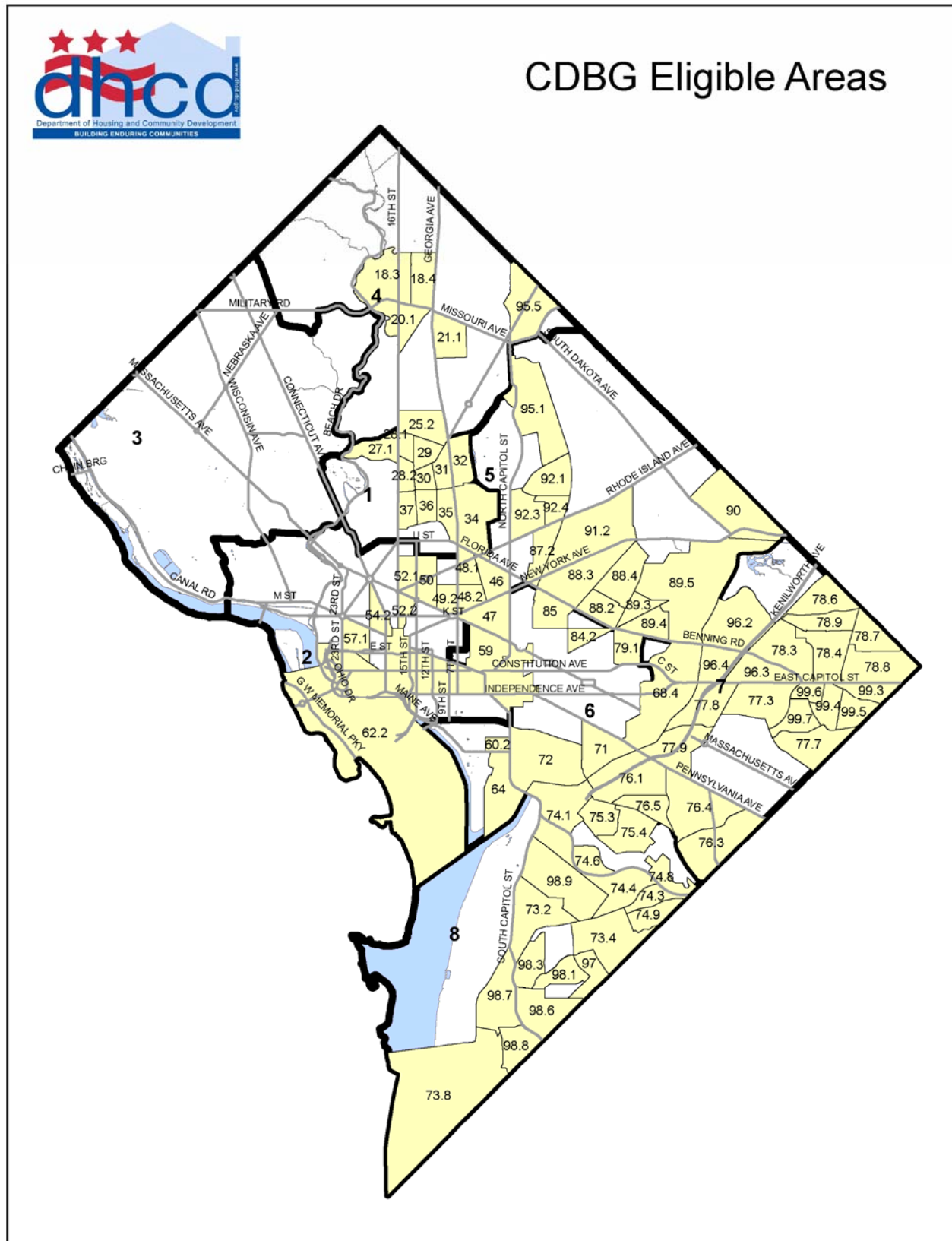


Appendix F HOME Match Report

Information Pending

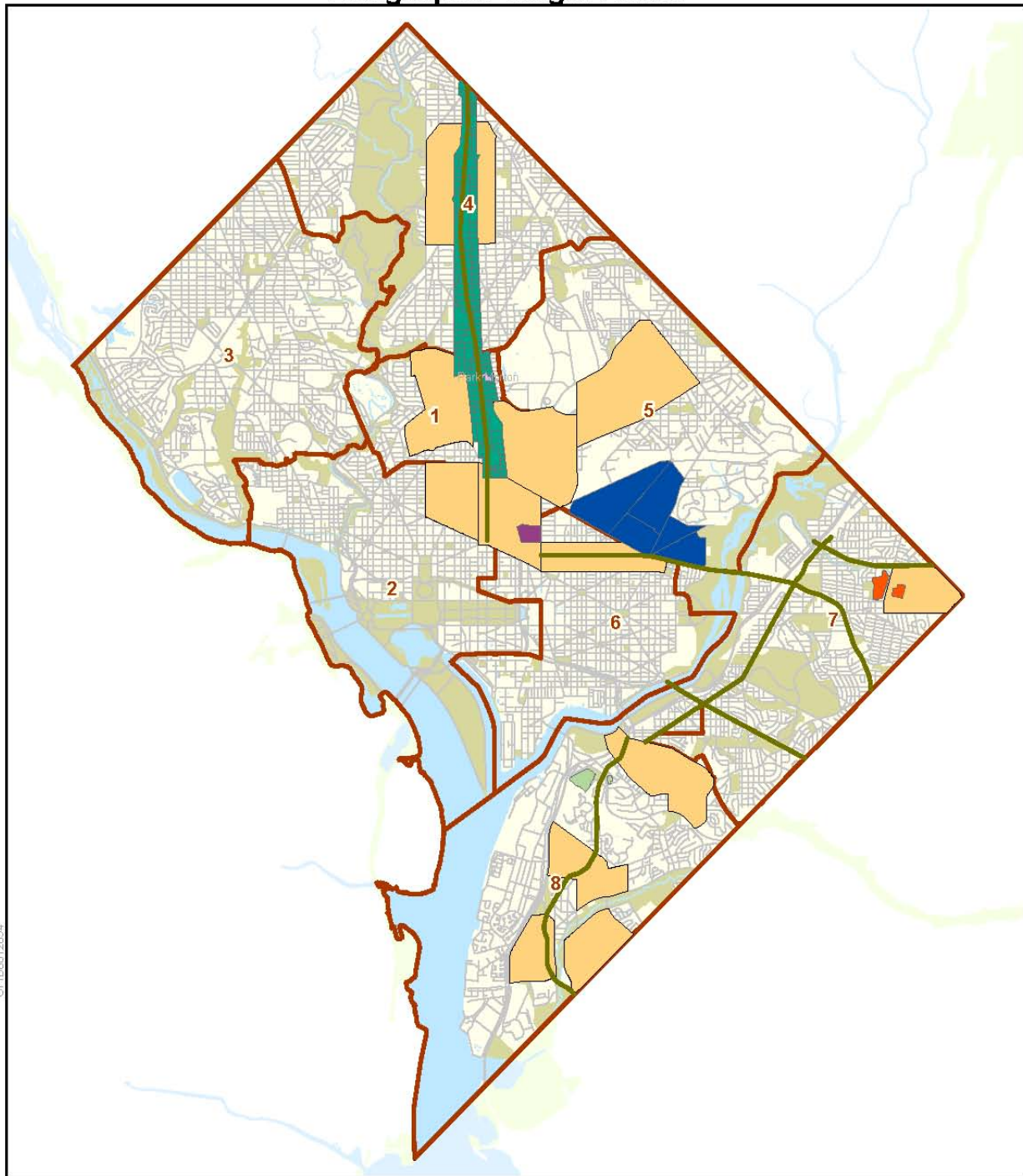


Appendix G Map of CDBG Eligible Areas and Geographic Target Areas





Geographic Target Areas

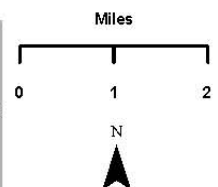


★ ★ ★ Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ November 5, 2007

This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal document.
Information provided by other agencies
should be verified with them where appropriate.

Great Streets	New Communities
NRSA - Georgia Ave.	Barry Farm
NRSA - Ivy City/Trinidad	Lincoln Heights/Richardson Dwellings
Neighborhood Investment Fund (NIF) areas	Park Morton
	NW1/Sursum Corda



Appendix H HOPWA FY2011 CAPER

Information Pending



Appendix I IDIS Reports

IDIS REPORTS TO SUBMIT WITH CAPER

CDBG REPORTS

- *PR01 Federal Entitlement Grant Funding shows for each grant the amount authorized, sub allocated, drawn and available to draw. The grants are organized by program and listed by fiscal year.
- *PR02 List of Activities lists - by project, activity and program sequence - the amount authorized for draw, amount drawn and the difference.
- PR03- Summary of Activities lists each CDBG activity which was open during a program year. For each activity the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity the report also shows the activity code, regulation cite and characteristics of the beneficiaries.
- PR06 Consolidated Annual Performance and Evaluation Report tracks progress in implementing projects identified in the action plan. This report lists all projects for a plan year in sequence by project number. Disbursements are summarized by program for each project's activities. Accomplishments reported for the program year in the C04MA08 screens are summarized for each program area.
- *PR07 Drawdown voucher report lists the details for all vouchers in sequence by voucher identification. The voucher details include voucher status, amount drawn and the grant identification.
- *PR08 Grantee Summary Activity Report provides a list of activities in grantee activity number sequence. For each activity the report shows the date funded, grant status, amount drawn and date last draw.
- *PR23 Summary of Accomplishments Report presents data on CDBG activity counts and disbursements by priority need categories. It also contains data on CDBG accomplishments by various units of measure and housing units by racial/ethnic categories.
- *PR26 Financial Summary Report provides the key CDBG program indicators. This report shows the obligations, expenditures which the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for low- and moderate-income, planning/ administration, public service activities and economic development.

ESG REPORTS

- *PR12 ESG Financial summary show the grants, committed and disbursed amounts for each ESG project/activity.
- *PR19 ESG Program for Grantee Statistics provides statistics on the characteristics of beneficiaries and services for each ESG project/activity.
- *PR20 ESG Activity Summary report provides the amounts that are committed and disbursed by type of ESG expenditure.

HOME REPORTS

- *PR01 Federal Entitlement Grant Funding shows for each grant the amount authorized, sub allocated, drawn and available to draw. The grants are organized by program and listed by fiscal year.
- *PR22 Status of HOME Activities shows the status of current HOME activities. The report lists activities which are currently open and funded or which have been closed out within the past 12 months. For each activity, the report shows the address, the number of units, funds committed and disbursed and activity status.
- *PR25 Status of CHDO funds shows for each fiscal year the funds reserved, committed and disbursed for each CHDO.
- *PR27 Status of HOME grants provide a summary of funding by fiscal year. This report contains the key programmatic indicators. The funding report show the status of commitments, disbursements, administrative funds, CHDO operating funds, all CHDO funds, CHDO loan/capacity building, other entities and program income.
- PR33 Match Report shows the required match percentage, funds disbursed and required match for a given fiscal year.



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

Victor Hoskins, Deputy Mayor for
Planning and Economic Development

John E. Hall, Director
Department of Housing and Community Development

For further information, contact
Alan R. Bray
(202) 442-7273