GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Fostering the Development of Strong, Equitable Neighborhoods

Draft District of Columbia FY 2017 Annual Action Plan

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District of Columbia FY 2017 Annual Action Plan

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$13,735,575	$9,425,994	$40,683,743	$63,845,532	$92,816,532	Total amounts to $156,661,844; calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	Public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$3,730,426	$1,882,247	$12,263,124	$17,875,797	$23,185,192	Total amounts to $41,060,989 calculated projection based upon flat level program income and entitlement allocation. Amount is subject to change.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	Public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	$11,107,054	$0	$11,165,299	$22,272,353	$44,428,216	Total amounts to $66,700,569, which is distributed to the entire Washington, DC region. Of the total amount, approximately 7,087,000 will be allocated to DC in Year 1 and HAHSTA estimates that $35,435,265 will be allocated to DC over 5 years.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	Public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	$1,236,471	$0	$1,708,796	$2,945,267	$4,945,884	Previous year resources include $1,245,280 from the FY15 allocation plus $463,516 from the FY14 HUD allocation. Total Amounts to $7,891,151; calculation based upon flat level funding and entitlement allocation. Amount is subject to change.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other DHCD HPTF	Public-Local	Acquisition Admin and Planning Conversion and rehab for transitional housing Economic Development Financial Assistance	$100,000,000	$0	$173,863,000	$273,863,000	$400,000,000	Anticipated annual appropriation of $100 million per fiscal year.
Other Local	Public-Local	Acquisition Admin and Planning Conversion and rehab for transitional housing Economic Development Financial Assistance	$14,836,329	$0	$0	$14,836,329	TBD	Local fund that is allocated on an annual basis; future amounts are to be determined.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HUD National HTF	Public Federal	Extremely low-income rental housing	$0	$0	$0	$0	$12,000,000	Total amounts to $12,000,000; calculated projection level entitlement allocation. Amount is subject to change.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The District uses federal funds as well as local resources to create, preserve, and protect affordable housing and promote community development. The Housing Production Trust Fund (HPTF) has been administered by the DC Department of Housing and Community Development since 2002 and continues to serve as a key tool for preserving and developing affordable housing. The trust fund enables non-profit housing providers, mission-driven for-profit developers, and renters wishing to exercise their right to purchase under the Tenant Opportunity to Purchase Act the needed funds to improve, purchase, and develop property for affordable housing. In fiscal year 2016, the District invested an unprecedented $100 million into the Trust Fund and will continue the investment. The *Housing Production Trust Fund Baseline Funding Amendment Act of 2014* supports at least $100 million in appropriations for the HPTF annually.

Strong guidelines ensures the program services the city's diverse housing needs and funded units remain affordable for an extended period of time. Due to the high proportion of cost-burdened renters in DC, at least 50% of HPTF must be for rental housing; trust fund dollars are required to target low-income residents: 40% of the funds shall be designated for assisting households with incomes under 30% of the area median income (AMI), 40% of the funds for households with incomes less than 50% AMI, and 20% of funds for households less than 80% AMI; and units

receiving funds from HPTF must remain affordable – a minimum of 40 years for rental units and a range between 5 and 15 years for ownership units.

HOME Match

All recipients of HOME funds must contribute or match no less than 25% of HOME funds spent on affordable housing. As funds are draw down from HOME Investment Trust Funds, the District incurs a *match liability*, which must be satisfied by the end of each fiscal year and adds to the resources available for HOME-assisted projects. During this consolidated planning period, the District will use the Housing Production Trust Fund for HOME match requirements.

ESG Funds

ESG fund match will be provided through local funds allocated for its Family Re-Housing and Stabilization Program. The District invests over $24 million annually in the Family Re-Housing and Stabilization Program (RRH), the locally funded RRH program for families. Currently, through a contract with the Community Partnership for the Prevention of Homelessness, the District competitively awards RRH resources to community-based organizations, faith-based organizations, and other non-profit service providers.

HOPWA Match

While HOPWA does not have a match requirement, HIV/AIDS, Hepatitis, STD, TB Administration's HOPWA program leverages local DC Appropriation, Federal Payment and federal-Ryan White funds to provide housing and support services to persons living with HIV/AIDS (PLWHA).

Program Income

Program income dollars are collected monthly by DHCD, for both the CDBG and HOME programs. Program income is derived primarily from loan repayment provided to citizens to assist in the purchase of homes or from developers provided to assist in the development of affordable housing and non-housing community development projects within the District.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

To further the affordable housing, sustainability, and targeted investments to affirmatively further fair housing choice, the Property Acquisition and Disposition Division (PADD) within the Department of Housing and Community Development works to decrease the number of vacant and abandoned residential properties in the District and transforms vacant and/or blighted properties into affordable housing opportunities and community assets. Currently, PADD's portfolio consists of more than 150 parcels of varying sizes, locations, and development potential and evaluates site disposition potential in the following ways:

- *Property Solicitations*: Attractive sites prime for development; some site assembly may be required by DHCD to encourage development;

- *Turn-Key*: The city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use. Optimal turn-key sites are properties that are high-risk for development or make little economic sense for the private sector to invest, but are ideal for residential development. PADD may also use Turn-key to explore special projects that further Agency goals, such as rigorous green building certifications on affordable homeownership opportunities.

- *Competitive Negotiated Sale* – PADD to list properties individually to facilitate faster disposition to small businesses and non-profit organizations and is ideal for small single-family lots or buildings.

- *Special Projects*: Special projects include community gardens, public art, recreational activities, and other non-housing community amenities. The economics, including the small lot size, awkward site topography, or the physical location, do not support housing development by either the private sector or the public sector through turn-key.

PADD and other public land management agencies are subject to the Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project as affordable – 30% in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20% in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents who earn less than 30% of AMI. The remainder of the affordable units shall be restricted to residents who earn less than 50% of AMI. In buildings with ownership units, half of the affordable units shall be restricted to residents who earn less than 50% of AMI and the other half of the affordable units shall be restricted to 80% or less.

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	**Preserve the Existing Supply of Federally and Locally Subsidized Housing**	2017	2018	Affordable Housing	City-wide	Affordable Housing	**CDBG**: $2,246,299	See Goal Outcome Indicator Table
2	**Expand the Affordable Housing Stock**	2017	2018	Affordable Housing Homeless Non-Homeless Special Needs	City-wide	Affordable Housing	**CDBG:** $12,000,000 **HOME:** $13,725,433 **HOPWA:** $580,000	See Goal Outcome Indicator Table
3	**Strengthen Homeownership Among Low and Moderate-Income Households**	2017	2018	Affordable Housing	City-wide	Affordable Housing; Capacity-Building; Neighborhood Investments that Affirmatively Further Fair Housing	**CDBG:** $5,000,000 **HOME:** $625,000 **HOPWA:** $100,000	See Goal Outcome Indicator Table
4	**Ensure the Housing Stock is Safe, Healthy, and Accessible for All Residents**	2017	2018	Affordable Housing Non-Homeless Special Needs	City-wide	Sustainability/Green Building/Community Resiliency; Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing	**CDBG**: $2,750,000	See Goal Outcome Indicator Table
5	**Prevent and End Homelessness**	2017	2018	Affordable Housing Homelessness	City-wide	Chronic Homelessness; Affordable Housing	**CDBG:** $7,000,000 **HOME:** $5,011,607 **ESG:** $1,143,735.67 **HOPWA:** $6,407,053 **NHTF:** $2,700,000	See Goal Outcome Indicator Table

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	**Transform Abandoned and Vacant Properties Into Community Assets**	2017	2018	Affordable Housing Homelessness Non-Homeless Special Needs Non-Housing Community Development Needs	City-wide	Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing Choice	**CDBG**: $2,067,500	See Description Section
7	**Address Blighted and Sub-Standard Housing Issues**	2017	2018	Affordable Housing	City-wide	Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing Choice	**CDBG:** $1,250,000	See Description Section
8	**Promote Energy-Efficiency/Community Resilience across the City's Affordable Housing Stock and Low and Moderate-Income Communities**	2017	2018	Affordable Housing	City-wide	Sustainability/Green Building/Community Resiliency; Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing	**CDBG:** $250,000	See Description Section
9	**Enhance and Improve Access to the Number of Neighborhood Amenities near Affordable Housing Communities**	2017	2018	Non-Housing Community Development Needs	City-wide	Neighborhood Investments that Affirmatively Further Fair Housing Choice; Sustainability/Green Building/Community Resiliency	**CDBG:** $4,000,000	See Description Section
10	**Promote Effective Community Development Decisions through Research and Planning**	2017	2018	Non-Housing Community Development	City-wide	Plans/Studies	**CDBG:** $462,500	See Description Section

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	**Strengthen the Organizational Capacity of Non-Profit Organizations**	2017	2018	Non-Housing Community Development	City-wide	Capacity-Building	**CDBG:** $200,000	See Description Section
12	**Foster Small and Local Business Development**	2017	2018	Non-Housing Community Development	Low to Moderate-Income Areas	Neighborhood Investments that Affirmatively Further Fair Housing Choice	**CDBG:** $1,554,616	See Description Section

Table 2 – Goals Summary

Goal Descriptions

Goal 1: Preserve the Existing Supply of Federally and Locally Subsidized Affordable Housing

Goal Description: "Preserving" Affordable Housing (vs. "new production) means that the city is ensuring that existing housing units currently made affordable to low and moderate-income households by virtue of federal, state, and local subsidies are not lost from the affordable housing stock. Typically this loss occurs when subsidies expire, when the conditions have deteriorated such that the properties are no longer eligible for subsidies, or when an owner wants to sell the property on the open market and seeks to terminate the contracts associated with the subsidies.

HUD Outcome/Indicator: Affordability for the purpose of providing decent Housing

Performance Measures	Goals	Actual
Preserve Section 8 Contracts Expiring in year 1 (rental units rehabbed)	206	

Goal 2: Expand the Affordable Housing Stock

Goal Description: Expanding the existing affordable housing stock with newly produced units will better meet the current unmet need for affordable housing. This goal also promotes funding for residents to exercise their right to purchase their property under DC's local TOPA program. Notice of Funding Availability will prioritize projects that increase the stock of permanent supportive housing, housing for families, housing restricted to households who earn less than 50% of the area median income, housing for older adults, physically disabled, mentally ill, victims of domestic violence, persons with HIV/AIDS, and other special needs groups.

HUD Outcome/Indicator: Affordability for the purpose of providing decent Housing

Performance Measures	Goal	Actual
Number of Newly Constructed Affordable Rental Units with DHCD funding (Rental Units Constructed)	500	
Number of Homeownership Units funded with DHCD funding (Homeownership Housing added)	250	
Number of Newly Constructed or Renovated Affordable Rental Units for HIV + Individuals (Housing for Persons with HIV/AIDS)	5	

Goal 3: Strengthen Homeownership among Low- and Moderate-Income Households

Goal Description: Includes activities that increases access to homeownership and maintains homeownership for low and moderate-income households. "Access" refers to financial assistance to purchase a home, housing counseling education, and fair housing enforcement and education. "Maintenance" refers to activities that sustain homeownership such that homeowners have tools to remain in their homes, including access to capital for needed home rehabilitation (emergency repairs, repairs as a result of natural disaster emergencies, remove barriers to accessibility, weatherization, renewables deployment, and energy and water efficiency measures), education about home maintenance and rehabilitation, and foreclosure prevention education. Activities will be targeted to low and moderate-income households and households with special needs populations, including persons living with HIV/AIDS.

HUD Outcome/Indicator: Affordability for the purpose of providing decent Housing

Performance Measures	Goal	Actual
Number of Households funded from Home Purchase Assistance Programs for Low and Moderate-Income Residents (Direct Financial Assistance to Homebuyers)	225	
Number of Households Assisted through HOME Rehabilitation Programs for Low and Moderate-Income Residents (Homeowner Housing Rehabilitated)	100	
Number of Households Assisted through Housing Counseling Services (Public Service Activities for Low/Moderate-Income Housing Benefit)	320	
Number of Households Assisted through Counseling Services who are HIV +(Public Service Activities for Low/Moderate-Income Housing Benefit)	25	

Goal 4: Ensure the Housing Stock is Safe, Healthy, and Accessible for All Residents

Goal Description: Promote long-term, community-based housing options for older adults and persons with disabilities to age in place; promote actions that decrease environmental hazards, such as lead-based paint or lead poisoned drinking water, and other hazards as part of the Healthy Homes Rating System. Also support policies and programs that increase a community's ability to respond to natural disasters and other impacts of climate change, particularly for vulnerable populations.

HUD Outcome/Indicator: Accessibility for the purpose of creating a suitable living environment

Performance Measures	Goals	Actual
Number of Low to Moderate-Income Special Needs Households Assisted through Residential Accessibility Improvement Programs (HAIP, Safe at Home) (Homeowner Housing Rehabilitated)	130	
Number of Low to Moderate-Income Households Assisted to address at least on Healthy Homes Rating System (HHRS) Hazard (Homeowner Housing Rehabilitated)	40	

Goal 5: Prevent and End Homelessness

Goal Description: Promotes action items outlined in the Homeward DC Plan - a strategic plan to make homelessness a rare, brief, and non-recurring experience by 2020. Activities that promote this goal include tenant-based rental/mortgage assistance for the prevention of homelessness, rapid-rehousing, the development of new permanent supportive housing units, community-based shelter facilities, and needed public services that increase economic opportunities, reduce poverty, or support special needs populations.

HUD Outcome/Indicator: Accessibility for the purpose of creating a suitable living environment.

Performance Measures	Goal	Actual
Number of Households Assisted with Rapid-Rehousing (ESG)	884	
Number of Permanent Supportive Housing Units Built (Rental Units Constructed)	250	
Number of Households Assisted through Short Term Rent, Mortgage, and Utility assistance who are HIV+ (HIV/AIDS Housing Operations)	400	
Number of Households Assisted with Rapid-Rehousing/Tenant-Based Rental Assistance where a member is HIV+ (Housing for People with HIV/AIDS added)	20	
Number of Permanent Supportive Housing Units Built, renovated, or established to support individuals who are HIV+ (HIV/AIDS Housing Added)	2	

Goal 6: Transform Vacant and Abandoned Properties into Community Assets

Goal Description: The Department of Housing and Community Development's (DHCD) Property Acquisition and Disposition Division can dispose of city-owned land by selling properties to individuals or developers to be rehabilitated into housing or other community amenities. DHCD is committed to producing community assets through solicitation for offers, general listings, turn-key whereby the city builds or rehabs on public-owned land and then disposes of a fully built product ready for immediate use, and partnerships with other agencies or community-based partners on non-housing assets where the neighborhood is not ripe for housing development or is in need of community facilities. Historic preservation is an important part of this goal - the reinvigoration of abandoned/vacant housing in historic districts protects both the architectural and cultural heritage of the neighborhood.

HUD Outcome/Indicator: Sustainability for the purpose of creating a suitable living environment

Performance Measures	Goals	Actual
Number of Properties Disposed that were Developed through Turn-key (Homeowner housing added)	5	
Number of affordable housing units created or rehabilitated through acquisition of abandoned properties (Other)	8	
Number of community amenities (garden, park, public art) created from DHCD-owned properties (Both Temporary and Permanent Installations) (Public facility or infrastructure activities for low/moderate income housing benefit)	2	

Goal 7: Address Blighted and Sub-Standard Property Issues

Goal Description: The Department of Housing and Community Development defines a housing unit as "standard" if it meets the District's Housing Code Standards. "Substandard housing" does not meet federal and local codes and is considered unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community. Federal and local funds will be used to address substandard housing and vacant property issues as a result of natural disasters or neglect identified through a series of neighborhood assessments that outline vacant properties, enforcement, acquisition, and disposition.

HUD Outcome: Sustainability for the purpose of creating a suitable living environment

Performance Measures	Goals	Actual
Number of Neighborhood Assessments on Vacant/Blighted Properties (Other)	25	

Goal 8: Improve Energy-Efficiency/Community Resilience Across the City's Affordable Housing Stock and Low-and Moderate –Income Communities

Goal Description: Encourage policies and programs that exhibit the District's commitment to expand energy efficiency, renewables, and green building to District residents thereby reducing the utility burden and enhancing affordability and neighborhood vitality. Activities may include both programs/incentives targeted to low and moderate-income households and financial support for energy audits/gap financing to meet deeper green building outcomes. Guided by the Sustainable DC plan's goal to reach net-zero energy for new construction by 2032, incentivize solar for low-income single family and community solar for affordable housing. Similarly, DHCD and its agency partners will encourage and incentivize net-zero housing.

HUD Outcome: Sustainability for the purpose of providing decent affordable housing

Performance Measures	Goals	Actual
Number of Low and Moderate-Income households assisted through energy-efficiency programs (Homeowner Housing Rehabilitated)	50	

Goal 9: Enhance and Improve Access to Neighborhood Amenities Near Affordable Housing Communities

Goal Description: Targeted neighborhood investments that provide safe and accessible pedestrian modes of transportation from affordable housing communities to neighborhood amenities and public transit, promote crime prevention through environmental design standards, and adds neighborhood amenities that enhance the quality of life. In partnership with the Department of Energy and the Environment, DHCD will implement the city's forthcoming Climate Adaptation Plan recommendations to ensure that there is a plan to address resilience to severe weather events and other future impacts of climate change for future and existing housing and community facilities.

HUD Outcome: Sustainability for the purpose of creating a suitable living environment

Performance Measures	Goals	Actual
Number of Households Impacted from Neighborhood Investments (Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit)	2,000	

Goal 10: Promote Effective Community Development Decisions through Planning and Research

Goal Description: Through targeted needs assessments, the Agency will better understand the city's unmet affordable housing need, particularly for special needs populations. Market Studies, Transportation Studies, and Appraisals will help the Agency better understand a site's development program potential, highest and best use; financial limitations, and how development would impact the surrounding neighborhood.

HUD Objective: Sustainability for the purpose of providing decent housing

Performance Measures	Goals	Actual
Number of Needs Assessments Produced (Other)	1	

Goal 11: Strengthen the Organizational Development of Non-Profit Organizations and Affordable Developers

Goal Description: Educational Programs for non-profit organization and affordable developers that focus on skill development, organizational development, and certifications that further the development of affordable housing and delivery of services to residents.

HUD Outcome: Sustainability for the purpose of creating decent affordable housing

Performance Measures	Goals	Actual
Number of Newly Certified Community Housing Development Organizations (Public Service activities for Low/Moderate Income Benefit)	2	

Goal 12: Foster Small and Local Business Development

Goal Description: Targeted commercial revitalization efforts, support for energy-efficiency that reduces the utility burden of small businesses, renewable deployment that reduces the energy consumption for small and local businesses, technical assistance programming that increases economic opportunity, and greater access to capital for low and moderate-income entrepreneurs. Funds are targeted to commercial corridors in low and moderate-income neighborhoods.

HUD Outcome/Indicator: Sustainability for the purpose of creating economic opportunity

Performance Measures	Goals	Actual
Number of Small Businesses Assisted through Technical Assistance Programming (Public Service activities other than Low/Moderate-Income Housing Benefit)	30	
Number of Storefront Facades Improved (Façade treatment/business building rehabilitation)	35	

AP-35 Projects – 91.220(d)

Introduction

The Action Plan provides details on projects using CDBG, HOME, and ESG funds that address a wide range of community needs, including housing assistance, public services for low-income residents, and homelessness prevention, Rapid Re-housing, and emergency shelter services.

#	Project Name
1	CDBG-funded Affordable Housing Projects
2	Small Multi-family Rehabilitation Program
3	Single-Family Residential Rehabilitation Program
4	Home Purchase Assistance Program (HPAP) and Employer Assisted Housing Program (EHAP)
5	Small Business Activities
6	Weatherization Assistance Program and DC Solar Initiatives
7	Infrastructure/Community Facilities
8	Small, Community-based Homeless Shelters
9	Annual Capacity Building and Research and Planning
10	Property Acquisition and Development
11	Housing Counseling Services
12	HOME-funded Affordable Housing Projects
13	Community Housing Development Organization (CHDO) Reserve
14	Tenant Based Rental Assistance
15	Rapid Re-Housing
16	NHTF-funded Affordable Housing Projects

Describe the reasons for allocation priorities and any obstacles to addressing underserved need

Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Federal resources have been declining for many years now and local resources, based on the performance of the District of Columbia economy, and mechanisms used to fund affordable housing programs, such as the transfer tax, have been constrained as well.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG-funded Affordable Housing Projects
	Target Area	
	Goals Supported	Expand the Affordable Housing Stock; Preserve the Existing Supply of Federally and Locally Subsidized Housing; Prevent and End Homelessness
	Needs Addressed	Affordable Housing; Chronic Homelessness
	Funding	CDBG: $12,000,000
	Description	Funds will be used to provide for several DHCD housing programs that promote housing production and preservation, such as the Tenant Opportunity to Purchase Assistance program, and other rental and homeownership projects to be determined through DHCD's Development Finance Division's biannual competitive Request for Proposals process.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	750 units for low- to moderate-income households, including housing for persons experiencing homelessness
	Location Description	City-wide
	Planned Activities	

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2	**Project Name**	Small Multi-family Rehabilitation Loan Program
	Target Area	
	Goals Supported	Address Blighted and Sub-Standard Housing Issues
	Needs Addressed	Affordable Housing
	Funding	CDBG: $1,250,000.00
	Description	This program will make landlords of small multifamily properties (fewer than 50 units) eligible for low-interest-rate loans from the District's Department of Housing and Community Development. The loans will be in amounts from $25,000 to $250,000. Loans underwritten will follow DHCD procedure, and affordability covenants will be placed on assisted properties
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	25 low- and moderate-income households annually
	Location Description	Ward 8, Washington, DC
	Planned Activities	

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3	**Project Name**	Single-Family Residential Rehabilitation Program
	Target Area	
	Goals Supported	Ensure the Housing Stock is Safe, Healthy, and Accessible for All Residents
	Needs Addressed	Affordable Housing
	Funding	CDBG: $2,750,000.00
	Description	The Single Family Residential Rehabilitation Program provides low-cost financing for the rehabilitation of owner–occupied single-family housing. Eligible home improvements include: (1) items to correct building code violations (items necessary to ensure that the home is decent, safe and sanitary); (2) modifications needed to make the home accessible to residents with mobility impairments (through the Handicapped Accessibility Improvement Program); and grant funding to control lead hazards related to lead-based paint and lead water service lines. The program provides low- or no-interest amortized or deferred loans, or grant funds, depending on the financial circumstances of the borrower and the amount and type of rehabilitation required. HAIP provides grant funding for improvements for handicapped accessibility. Grant funds are also available for lead-based paint hazard remediation, replacement of lead water service lines, and emergency roof repair.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	100 low- and moderate-income households
	Location Description	City-wide
	Planned Activities	

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4	**Project Name**	Home Purchase Assistance Program (HPAP) and Employer Assisted Housing Program (EHAP)
	Target Area	
	Goals Supported	Strengthen Homeownership Among Low- and Moderate-Income Households
	Needs Addressed	Affordable Housing
	Funding	CDBG: $5,141,005.12 HOME: $625,000.00
	Description	HPAP provides financial assistance in the form of interest-free loans to qualified District residents to enable them to purchase homes, condominiums or cooperatives units. Qualified households are eligible for loans to meet acquisition and closing cost requirements. EHAP provides special home purchase assistance benefits to District government employees, including loans for down payment and closing costs assistance ; and matching fund grants to use towards the purchase; and credits toward District property and income taxes. Funds are provided to a sub-recipient under contract with the Department to administer the HPAP and EAHP loan program operation for the District. HPAP and EAHP loans are subordinate to first trust mortgage financing. These funds will go toward two programs, one that uses CDBG funds and another that uses HOME.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	225 low- and moderate-income households
	Location Description	City-wide
	Planned Activities	

DRAFT

5	**Project Name**	Small Business Activities
	Target Area	
	Goals Supported	Foster Small and Local Business Development
	Needs Addressed	Neighborhood Investments that Affirmatively Further Fair Housing Choice
	Funding	CDBG: $1,554,616.48
	Description	The Small Business Technical Assistance program provides grants for Community Based Organizations to provide business development and retention services to small businesses in target commercial corridors. This goal is accomplished through group and one-on-one trainings in marketing, accounting, human resources and an array of other areas, as well as referrals to professional services. DHCD Community-Based Non-Profit Organizations (CBO) develop storefront façade improvement projects in low to moderate income retail/commercial areas in the District of Columbia.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	65 small businesses
	Location Description	City-wide
	Planned Activities	

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6	**Project Name**	Weatherization Assistance Program and DC Solar Initiatives
	Target Area	
	Goals Supported	Improve Energy-Efficiency/Community Resilience Across the City's Affordable Housing Stock and Low- and Moderate-Income Communities
	Needs Addressed	Sustainability/Green Building/Community Resiliency
	Funding	CDBG: $250,000.00
	Description	The Weatherization Assistance Program (WAP) provides technical and financial assistance to help low-income residents reduce their energy bills by making their homes more energy efficient. WAP measures may include: insulation, duct sealing, heating and cooling systems repairs or replacement, air infiltration mitigation; and reducing electric base load consumption through measures such as energy efficient lighting and appliances. Eligibility for WAP is verified by DOEE's Low Income Home Energy Assistance Program (LIHEAP). Below is a breakdown of the income eligibility limits at the 60% District median income level. Funding may also be used for the EnergySmart DC Solar Initiatives, which provides help installing solar panels at no cost to income-qualified District residents.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	50 low-income households
	Location Description	City-wide
	Planned Activities	

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7	**Project Name**	Infrastructure /Community Facilities
	Target Area	
	Goals Supported	Improve Access to and Enhance the Number of Neighborhood Amenities Near Affordable Housing Communities
	Needs Addressed	Neighborhood Investments that Affirmatively Further Fair Housing Choice
	Funding	CDBG: $4,000,000.00
	Description	DHCD will partner with other District government agencies on infrastructure and community facility projects for the purpose of providing a sustainable living environment.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	
	Location Description	Ward 8, SE, Washington, DC
	Planned Activities	

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8	**Project Name**	Small, Community-based Homeless Shelters
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Chronic Homelessness
	Funding	CDBG: $7,000,000
	Description	These funds will go toward helping the Department of General Services construct shelters across the city to replace the D.C. General Shelter for families.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	33 families experiencing homelessness
	Location Description	City-wide
	Planned Activities	

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9	**Project Name**	Annual Capacity Building, Research and Planning
	Target Area	
	Goals Supported	Promote Effective Community Development Through Research and Planning; Strengthen the Organizational Capacity of Nonprofit Organizations
	Needs Addressed	Plans/Studies; Capacity Building
	Funding	CDBG: $662,500.00
	Description	This project includes community development plans (including the Consolidated Plan, Action Plan, and Comprehensive Plan), policy planning and procedures, capacity building and staffing that are involved in the development and research of housing programs that is eligible under the CDBG regulations. Plus, other plans and studies in developing programs at DHCD.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	
	Location Description	City-wide
	Planned Activities	

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10	**Project Name**	Property Acquisition and Development
	Target Area	
	Goals Supported	Transform Abandoned and Vacant Properties into Community Assets
	Needs Addressed	Affordable Housing; Neighborhood Investments that Affirmatively Further Fair Housing Choice
	Funding	CDBG: $2,067,500.00
	Description	The Property Acquisition and Disposition Division (PADD) stabilizes neighborhoods by decreasing t The number of vacant and abandoned residential properties in the District, and transforming vacant and/or abandoned residential properties into homeownership opportunities or District of Columbia residents at all income levels.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	8 units of affordable housing; 2 community projects benefitting low- and moderate-income housing
	Location Description	City-wide
	Planned Activities	

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11	**Project Name**	Housing Counseling Services
	Target Area	
	Goals Supported	Strengthen Homeownership Among Low- and Moderate-Income Households
	Needs Addressed	Affordable Housing; Capacity Building
	Funding	CDBG: $2,500,000
	Description	Housing Counseling Services are provided by Community Based Organizations to connect residents with a range of services that provide access to affordable housing options in the District. Community Based Organizations offer counseling on: Homeownership/Credit Counseling, Inclusionary Zoning/Affordable Dwelling Unit Application, Tenant Opportunity to Purchase Act Assistance, HPAP/EAHP Loan Applications.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	200 low- and moderate-income households
	Location Description	City-wide
	Planned Activities	

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12	**Project Name**	HOME-funded Affordable Housing Projects
	Target Area	
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing
	Funding	HOME: $13,138,324.93
	Description	HOME funds may go toward affordable rental housing and homeownership affordability through the acquisition, new construction, reconstruction, or rehabilitation of housing, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs. The housing must be permanent or transitional housing. These funds will be dispersed through two planned Consolidated Notice of Funding Availability process administered by DHCD's Development Finance Division during FY 2017.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	750 households
	Location Description	City-wide
	Planned Activities	

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13	**Project Name**	Community Housing Development Organization (CHDO) Reserve
	Target Area	
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing
	Funding	HOME: $587,107.65
	Description	CHDO operating costs may be up to 5% of the annual allocation.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	2 new CHDOs
	Location Description	City-wide
	Planned Activities	

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14	**Project Name**	Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Chronic Homelessness
	Funding	HOME: $5,011,607.12
	Description	These funds will be used for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing for very low- and low-income families. Funding reflects carryover from previous fiscal year.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	
	Location Description	City-wide
	Planned Activities	

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15	**Project Name**	Rapid Re-housing
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Chronic Homelessness
	Funding	ESG: $1,143,735.67
	Description	ESG funds will be used to pay security deposits, first month's rent and short term rental subsidies in accordance with HUD and ESG guidelines.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	1,067 households
	Location Description	City-wide
	Planned Activities	

16	**Project Name**	NHTF-funded Affordable Housing Projects
	Target Area	
	Goals Supported	Expand the Affordable Housing Stock; Prevent and End Homelessness
	Needs Addressed	Affordable Housing; Chronic Homelessness
	Funding	NHTF: $2,700,000
	Description	Through the Consolidated Notice of Funding Availability, DHCD will use National Housing Trust Fund resources for rental housing projects that are restricted to <30% AMI households, including permanent supportive housing.
	Target Date	09/30/2017
	Estimate the Number and Types of Families that will Benefit from the Proposed Activities	750 units for low- to moderate-income households, including housing for persons experiencing homelessness
	Location Description	City-wide
	Planned Activities	

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
District Wide	**100%**

Table 3 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Through development finance, property acquisitions and dispositions, and residential programming, the District will invest in targeted neighborhood investments that affirmatively further fair housing. Activities that increase housing affordability and accessibility in high-cost neighborhoods or neighborhoods where home values are rapidly appreciating, integrate neighborhoods both racially and economically, and increase the desirability of high-poverty, distressed neighborhoods through the infusion of community amenities, public investments, and economic opportunities will be considered.

The Department of Housing and Community Development will prioritize non-housing community development activities in areas deemed distressed and where minorities are concentrated in areas of poverty. Distressed census tracts are depicted in *Figure AP-50.1,* and are defined as high-poverty neighborhoods with low home values and low appreciation rates, compared to the District as a whole. HUD-defined Racial and Ethnic Concentrated Areas of Poverty (R/ECAPs) – census tracts with both a majority non-white population and the lesser of 40% of the individuals live below the poverty line or tracts with 3 or more times the citywide poverty rate- will be a focus during this consolidated planning period. Figure AP-50.2depicts the R/ECAPs.

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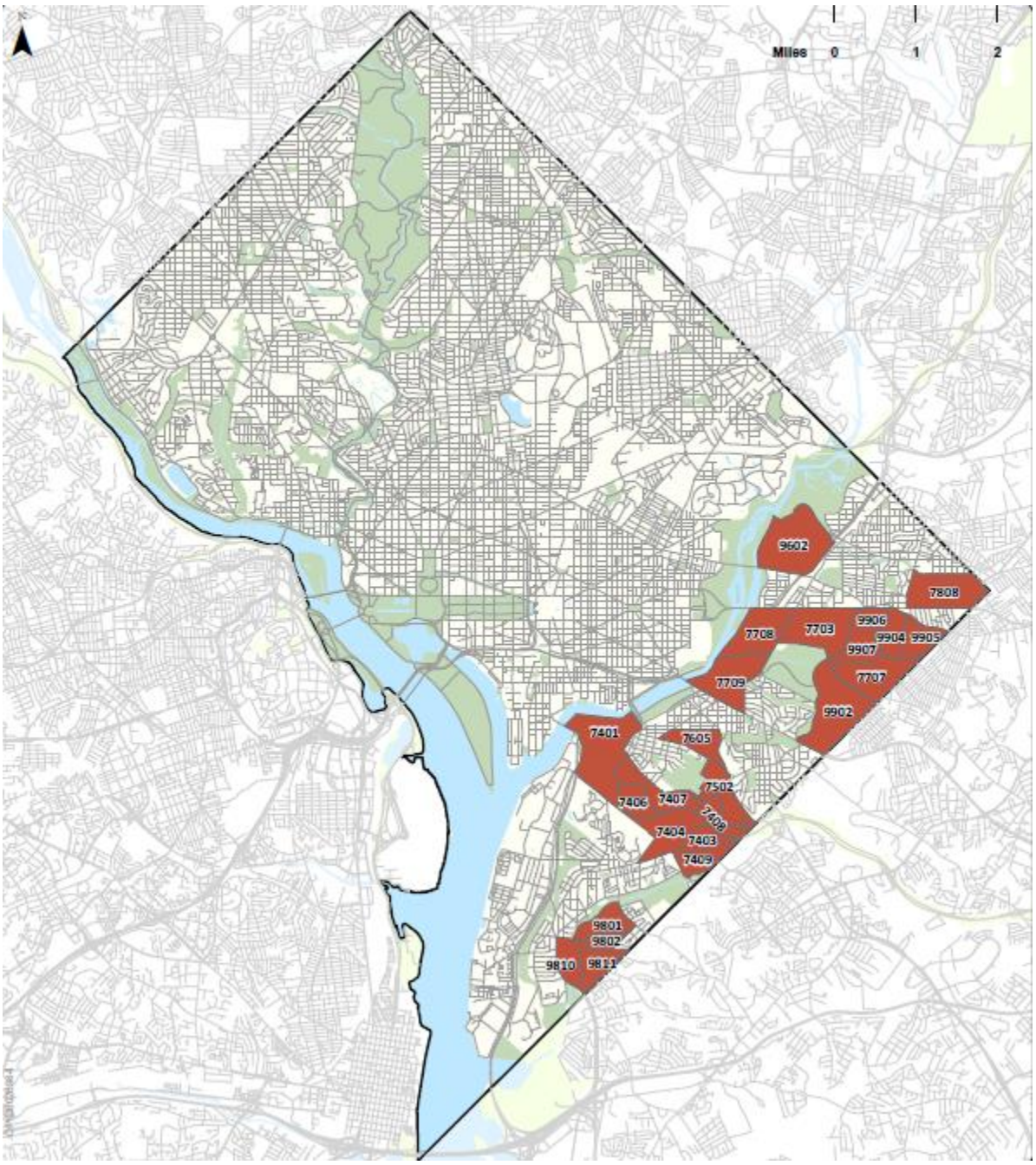
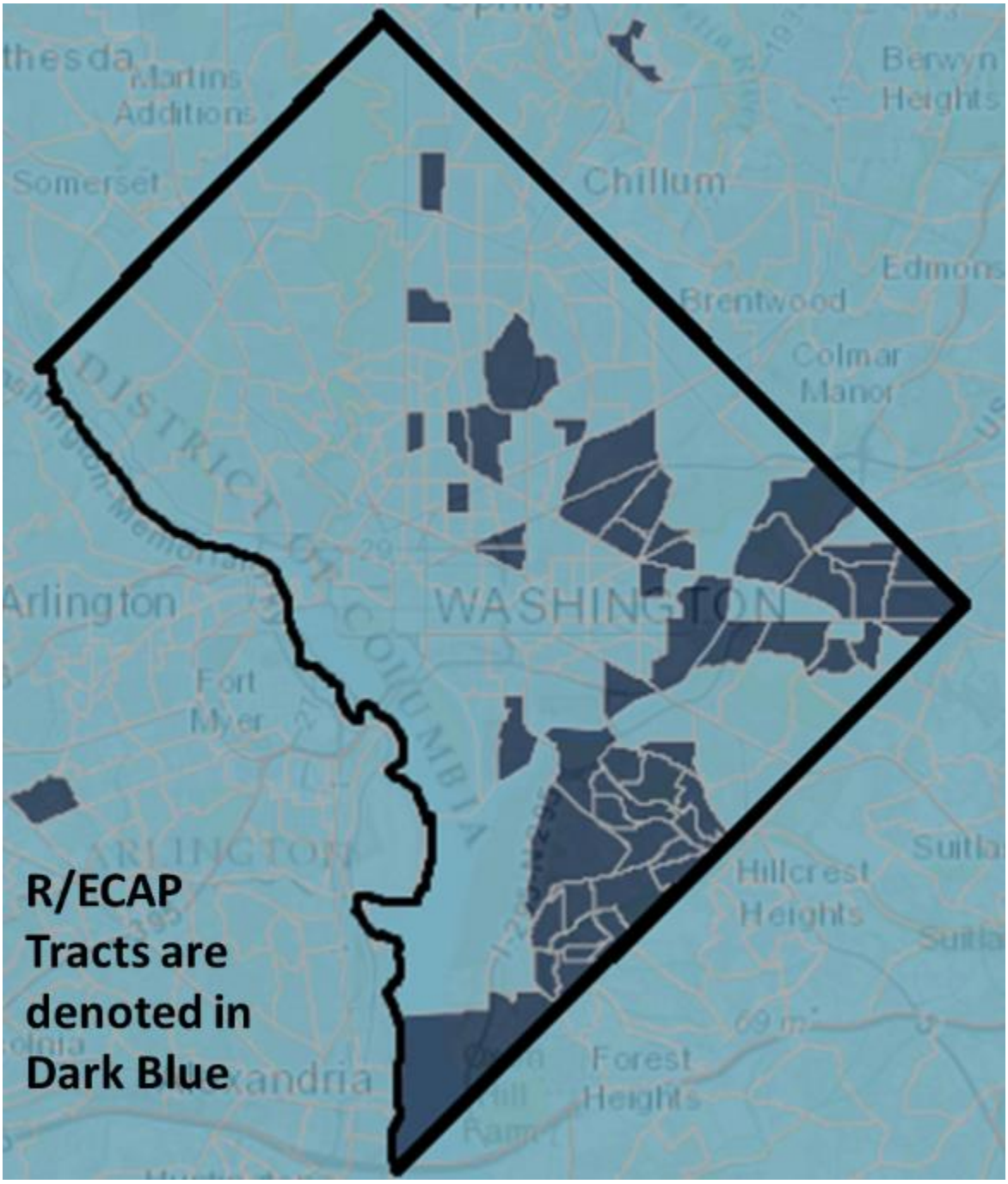
Figure AP-50.1—Distressed Census Tracts



Source: Office of Tax and Revenue; Poverty Rate from U.S. Census Bureau
Note: Distressed areas are defined as census tracts with a poverty rate at 20% and greater, 80% or less of citywide median home assessment value, and 80% or less of citywide home (single family detached and town home) appreciation rate. Median assessment value based on 3-Year average of the 2014-2017 assessments, and appreciation is change in median assessments from 2014 to 2017.

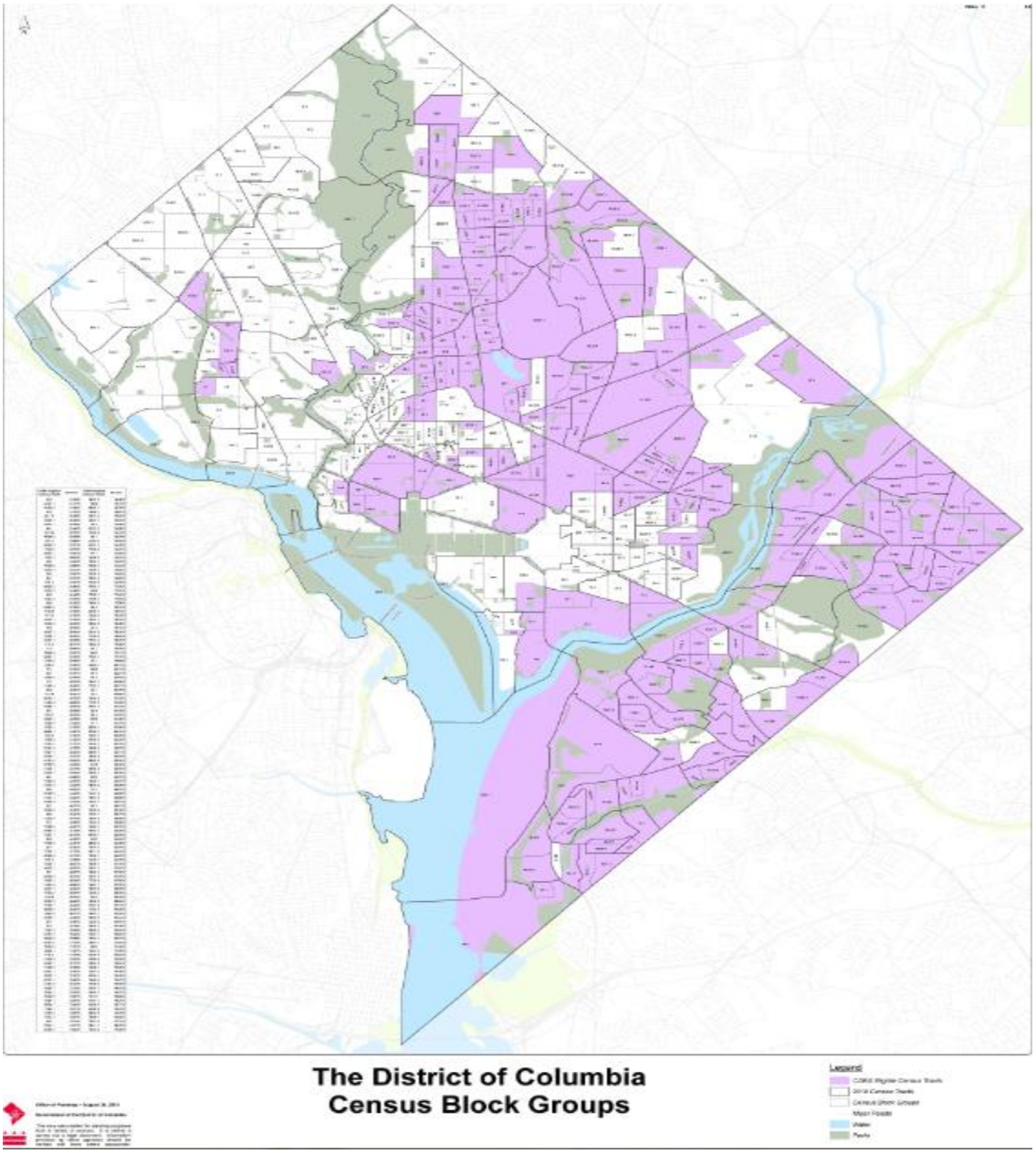
Figure AP-50.2—Racial and Ethnic Concentrated Areas of Poverty (R/ECAPs)



Source: Department of Housing and Urban Development, egis open data tool as of March 2016
Note: R/ECAP areas are defined as census tracts with a non-white population of 50% or more and the lesser of 40% or greater of the individuals living below the poverty line or 3 or more times the citywide poverty rate

Activities funded under the Community Development Block Grant Program are restricted to census tracts where more than half of the residents earn less than 80% of the area median income, or to persons earning 80% or less of the area median income. *Figure SP-50.3* depicts eligible census tracts under the Community Development Block Grant Program.

Figure AP-50.3—Eligible Census Tracts under the Community Development Block Grant Program



Source: Department of Housing and Urban Development – FY15 LMISD by Grantee

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	1,737
Non-Homeless	1,300
Special-Needs	70
Total	3,107

Table 4 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,410
The Production of New Units	750
Rehab of Existing Units	910
Acquisition of Existing Units	250
Total	3,320

Table 5 - One Year Goals for Affordable Housing by Support Type

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AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs of public housing

The current number of UFAS accessible units in the DCHA inventory (691) exceeds the 5% accessible unit requirement and the required 565 units mandated by the Voluntary Compliance Agreement with HUD that was closed in 2013. In addition, as DCHA redevelops its Public Housing sites and engages in the creation/preservation of other affordable housing units, consideration is made for the creation of accessible units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Guided by the principle that resident engagement is critical to successfully achieving the agency mission, DCHA encourages resident involvement through a number of ways. Through the Office of Resident Services, DCHA provides technical assistance to elected Resident Councils in Public Housing communities, including capacity building activities, organizational support and resource coordination. The DCHA Board of Commissioners hold monthly meetings as public forums for public housing and Housing Choice Voucher (HCV) residents/participants, waiting list applicants and other stakeholders to provide input on agency management and existing/proposed agency activities, policies and programs. The public housing and HCV families are represented by four members on the DCHA Board of Commissioners, including three elected public housing residents and an appointed HCV participant. To maximize resident access, Board of Commissioners' meeting locations rotate monthly between DCHA public housing communities and the DCHA central office. In addition, the Board has standing committees that meet regularly.

The agency holds public hearings, community meetings, and public comment periods to discuss resident concerns and solicit input/feedback on current and proposed policies, programs and activities. In addition, agency staff participates at the request of resident leadership at Resident Council meetings and consults regularly with the resident City-wide Advisory Board, an elected body of resident leaders selected by Resident Councils.

The agency administers customer satisfaction surveys in both its Public Housing and HCV programs, Property Managers' hold monthly meetings to update residents on agency and community activities, as well as provide an opportunity for residents to voice concerns. In addition, the agency coordinates targeted engagement with families around specific initiatives/issues. Examples include efforts around the city's New Communities Initiative and the establishment of a resident advisory group for the city's dcConnectHome digital inclusion initiative.

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Maximizing on the efficiencies afforded by technology, the agency has increased its social media presence and has begun the use of texting and e-mails, along with the use of traditional media tools (i.e. newsletters, FAQs, informational collaterals, etc.), to connect with residents about the activities of the agency, including opportunities to participate and provide feedback.

Through DCHA's Homeownership Assistance Program (HOAP) and Achieving Your Best Life (AYBL) program, both HCV and public housing families are provided supportive services designed to facilitate homeownership. Through AYBL eligible public housing residents interested in homeownership have the opportunity to participate in a place-based self-sufficiency program that provides supports through case management and the coordination of homeownership preparation services, along with incentives that include a savings escrow. The savings escrow involves placing a percentage of their rent in savings for use as a down payment on a home upon successful completion of the program. In addition, DCHA works closely with DHCD to connect aspiring public housing and HCV homeowners with resources like HPAP.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

DCHA is not a troubled agency. In fact, the agency is one of only 39 public housing authorities nationwide designated as a Moving to Work (MTW) agency by HUD; a designation based on an agency's ability to perform effectively in the management and delivery of affordable housing and related services under its purview.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In August 2015, the Department of Behavioral Health (DBH) received a 3-year, $9 million Cooperative Agreements to Benefit Homeless Individuals (CABHI) grant from the US Department of Health and Human Services. The CABHI grant will allow the District to develop a city-wide infrastructure to engage and connect the target population (homeless veterans and chronically homeless individuals experiencing substance use disorders, serious mental illnesses, or co-occurring disorders) with evidence-based housing interventions, treatment, and recovery support services and eligible benefits. In addition to expanding outreach services across the District, the grant will provide the staffing support needed to develop written policy and procedures to coordinate services across providers working in different catchment areas to ensure that all providers are working within the City's Coordinated Assessment and Housing Placement (CAHP) System to assist with client assessment, documentation collection, housing search, and stabilization.

Addressing the emergency shelter and transitional housing needs of homeless persons

Available Emergency Shelters

The District uses four types of shelter for adult individuals:

1. *Low-barrier shelter for individuals* – primarily short-term shelter for individuals. Low-barrier shelter is designed to keep people safe, is often open only 12 hours a day, and is often in a congregate setting. This type of program is provided, on a first come, first served basis. Currently, the District has 4 Women's Shelters, 3 Men's Shelters, and one family shelter that is open 24-hours per day.
2. Seasonal Shelters – opens on the first night a hypothermia alert is called and is open every night thereafter as long as the outside temperatures are very low.

3. Hypothermia Shelters – open only on nights when a hypothermia alert has been called; DC Recreation Centers and other community sites function as hypothermia shelters. Houses of Worship and other community-based sites will not be used as shelter during daytime hours, even if an alert is still in effect, since these sites are contracted only for use as alert-night shelter and are used for other purposes during the daytime hours. D.C. Recreation Centers are open to the public during daytime hours so residents experiencing homelessness may remain at Recreation Centers if they choose.

4. Overflow Shelters – operate only when all other shelters are at or near capacity. These facilities have standby staff called in to operate the overflow shelters as needed. The Department of Human Services, in collaboration with city's Continuum of Care Provider, The Community Partnership for the Prevention on Homelessness, carefully monitors the capacity levels and determine when and additional sites need to be activated. When these shelters are activated, the District provides transportation to these locations.

Shelter Redevelopment

The DC General Family Shelter is the primary placement site for families seeking emergency shelter in DC. Currently, there are more than 250 families, including 400 children, at DC General. The District released a plan in early 2016 to close DC General entirely in 2018 and replace it with multiple neighborhood shelters. These shelters will be community-based, smaller in scale, accommodating 30-50 people, and service-enriched with increased supports to help families find permanent housing. Approximately $40 million of capital funds will allow DC to build four 50-unit family shelters and nearly $5 million in operating funds will allow DC to lease 84 replacement shelter units, starting in FY 2016.

Similar to DC General, the District has a handful of very large (350+ persons) District-owned facilities that are used to provide shelter to single adults in congregate settings. In addition to the significant maintenance costs of these aged buildings, the shelters are too large to provide appropriate programming to meet client needs. The Inter-Agency Council on Homeless is currently developing a replacement strategy for each facility, similar to DC General, and may be implemented during this consolidated planning cycle.

Daytime Center

The District will invest $800,000 to create a daytime center for homeless individuals. The daytime center will help connect homeless individuals to housing, employment and supportive services. The daytime center is expected to serve approximately 100 individuals a day.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Increase the Supply of Affordable Housing

Increasing the supply of supportive and affordable housing is central to the District's efforts to prevent and end homelessness. Reducing the length of stay in shelter is the key to the City's ability in meeting

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the annual demand for shelter while at the same time reducing our spending on shelter. Homeward DC- the strategic plan that lays out policy for ending chronic homeless by 2020- outlines several steps to meet annual permanent housing inventory targets. During this consolidated planning period, the District will:

- Continuously align the Housing Production Trust Fund investments to help meet the Permanent Supporting Housing inventory needs specified in Homeward DC;
- Work with funders to ensure all new and turnover opportunities are filled via the Coordinated Assessment and Housing Program (CAHP) system;
- Develop common protocol to assist with the identification of individuals and families ready to "move on" from Permanent Supportive Housing;

Increase Economic Security of Households

Households are more stable when resources are in place to pay for basic necessities such as food, transportation, and medical care. Helping households increase income is critical for the homeless services system as a whole. In Permanent Supportive Housing, the household pays no more than 30% of their income towards housing costs. To the extent that the District can increase income, the homelessness system can serve more households and spread resources more broadly. Economic security is particularly important for households provided with Rapid Re-Housing assistance, a tool that moves persons experiencing homelessness more quickly into safe, stable housing, but is not intended to be a long-term affordable housing solution. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, the District will increase efforts to provide targeted employment assistance to these households both quickly and intentionally.

Increase Homelessness Prevention Efforts

The Inter-Agency Council on Homelessness is currently evaluating existing prevention programs to both prevent new individuals from becoming homeless, particularly individuals transitioning out of other systems, including adult and juvenile justice systems, child welfare and foster care systems, and behavioral health systems.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Emergency Rental Assistance Program (ERAP): ERAP helps low-income District residents facing housing emergencies by providing funding for overdue rent if a qualified household is facing eviction (including late costs and court fees). The program also supports security deposits and first month's rent for residents moving to new homes. ERAP serves low-income DC households with children, elderly households (age 60 or older), and people with disabilities. The amount paid on behalf of eligible

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families depends on a household's income and available resources, and is subject to certain limitations. ERAP payments can only be used once per year for eligible households.

Homeless Services Program: DHS recently launched a new targeted homeless prevention program for families experiencing homelessness or at imminent risk of becoming homeless to obtain safe, stable, and affordable housing. This type of prevention program differs from the ERAP, because it provides comprehensive case management and service referrals in conjunction with rental assistance, and it targets families most likely to become homeless. After a thorough needs assessment of each participating household, the program provides utility and rental assistance or refers eligible families to community-based service providers for appropriate utility and rental assistance; comprehensive case management and mediation services to include family mediation and landlord-tenant mediation; budgeting financial management; and financial assistance payments to promote housing stability, mitigate obstacles to retaining or obtaining employment, or address an unmet household need that may result in eviction or family displacement.

Discharge Coordination Policy: The District has a comprehensive Discharge Coordination Policy comprised of policies and protocols for the discharge of persons from publicly funded institutions and systems of care, including foster care, health care, mental health, and corrections.

FOSTER CARE: The foster care system is managed by the Child and Family Services Agency (CFSA). Twelve months prior to exiting the foster care system, an individual emancipation plan is written for each child. The plan is reviewed at a quarterly conference that includes the youth, their social worker, an adolescent coordinator, foster parent/caregiver/biological parent (as applicable), community based after care representative and any other significant individuals requested by the youth. The conference addresses any concerns the youth has about their imminent discharge, difficulties with transitioning to independence, expectations regarding the continuation with any services within the system, public benefits and additional aftercare services that may be needed to prepare for a successful discharge.

HEALTH CARE: Hospitals serving homeless persons who are eligible for Medicaid are required to provide health related case management and create a discharge plan for the individual by a case manager. Physicians are not allowed to discharge a homeless person from a hospital without a discharge plan or if, in the physician's opinion, discharge would pose an unreasonable risk to the treatment or safety of the individual. Additionally, if a homeless person is in need of a Recuperative Care Facility they are to be transferred to one immediately. If a Recuperative Care Facility is not immediately available, a homeless person cannot be discharged until a space in the facility is made available.

MENTAL HEALTH: The Department of Behavioral Health's (DMH) discharge protocol focuses on a close partnership with its contracted private, nonprofit Core Services Agencies (CSAs). Every consumer of the Department of Mental Health is connected to a CSA as their "clinical home" for DMH services. The CSA enters into a Human Care Agreement to provide treatment and rehabilitative services within the community. Before a patient is released from the city's mental health care hospital, St. Elizabeth's, he or

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she is evaluated by his or her doctor and connected to a CSA. At such time, a conference is scheduled with the consumer's CSA community support specialist and appropriate treatment and follow-up are arranged. Consumers must be discharged with enough medication until their next scheduled CSA appointment.

CORRECTIONS: The DC Department of Corrections works closely with the Court Services and Offender Supervision Agency (CSOSA), the federal agency that supervises men and women on probation, parole, and supervised release in the city. One of CSOSA's major policy priorities is to operate a comprehensive re-entry strategy to ensure public safety and reduce recidivism for prisoners returned to DC from Federal Prisons and offenders exiting the District Department of Corrections. The city's Discharge Planning Committee and CSOSA acknowledge that both unmet mental health needs and homelessness are two major causes for recidivism. Therefore, CSOSA developed the Transitional Intervention for Parole Supervision unit (TIPS). This office is dedicated to ensuring the successful return of ex-offenders to the community. Preparation for discharge begins with pre-release planning managed by a TIPS case manager. Each offender's discharge plan addresses critical areas of need from incarceration, through community supervision, to independent living in the community.

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AP-70 HOPWA Goals– 91.220 (l)(3)

Households, short-term rent, mortgage and utility	400
TBRA	20
HOPWA permanent facilities housing	5
HOPWA short-term facilities developed	0

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AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In 2014, The Urban Institute conducted a survey of local affordable housing developers to determine the greatest challenges to building and preserving affordable housing in DC. The survey was sent to developers who have built affordable housing in DC in the past 5 years. The most significant barriers among respondents were costs to develop, process of obtaining funding, and the process for obtaining permits.

Costs to Develop: DC's 68.3 square miles is relatively densely developed and substantially built out. While many jurisdictions with limited space build higher, the District is constrained by the Uniform Height Act of 1910, which effectively limits building height in the District to 13 stories and requires an Act of Congress to repeal. Finite new development options coupled with increased development pressure have driven acquisition costs higher and largely not feasible for affordable housing without significant public subsidies to counter acquisition costs.
High land costs pressure developers to build as many units as possible on each parcel in order to recoup costs for land, legal fees, architectural costs, and other fixed costs. Since acquisition costs are so prohibitive, many developers pursue projects for which they can acquire the land through the city or some other partnership. Particularly challenging projects are those with fewer than 50 units, as the size of the building limits the project's ability to achieve an economy of scale large enough to recoup costs to develop; family-sized units and community spaces, such as playgrounds, computer rooms, or multipurpose spaces that require additional space and limit the available rentable space; historic preservation projects that limit opportunities to reconfigure spaces and may have architectural features that also limit the available rentable space; and supportive services, including computer classes, job skills development, or parenting classes, that require additional funding. It is difficult to restrict a large number of units as affordable in one building to extremely low-income households without a permanent operating subsidy. The District does not have clear underwriting standards based upon project type and difficulty, and could increase the ratio of subsidy per housing unit on projects that traditionally have higher per unit costs due to the nature of the project.

Process of Obtaining Funding: The timeliness of receiving funding from DC agencies was cited as the next most common challenge to affordable housing development. Sellers want to close on a property within 90 days, but it typically takes much longer to obtain financing from DC Government. Affordable housing developers compete with other developers interested in the land for other uses, who may be able to close on financing more quickly if they are not dependent on public subsidy. Many non-profit organizations cannot afford to hold a property for the amount of time it takes for an application to move

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through public review. Since the last consolidated planning period, however, DC Government has made significant strides to ease the funding process, including combining funding announcements of the primary affordable housing funding programs into a single annual competitive application, developing a new online application portal, and for the first time in 2016, releasing a second Notice of Funding Availability within the same year.

Process for Obtaining Permits: Another major barrier for one-fifth of survey respondents is the time-consuming and confusing permitting process that can lengthen and complicate development projects and drive up carrying costs. The District lacks an expedited permitting process to move affordable housing projects more quickly through building permitting and zoning requests and variances; other jurisdictions, including Houston and San Francisco, have already implemented a fast-track process. Better coordination between DC agencies would help expedite the affordable housing development process.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The District will focus its strategy to remove barriers to affordable housing on expanding the supply of affordable housing by both preserving existing affordable housing while adding new affordable housing, continue to streamline processes for both developers and residents who access the city's resources, and promote housing education and capacity building among residents, developers, and community-based partners.

1. **Preserve existing affordable housing while adding new affordable housing stock**
   Comprehensive Plan Amendment: The Office of Planning (OP) recently launched the second Amendment Cycle of the District Elements to the 2006 Comprehensive Plan. Since the first amendment cycle, OP has completed six Small Area Plans as well as other initiatives. Other significant District government-wide initiatives and plans have also been completed in the last four years. Additionally, the District has seen major changes in its neighborhoods occurring at a faster pace than the Comprehensive Plan's 20-year timeframe. The plan amendment process presents an opportunity to change zoning requirements and regulations and promote policies that decrease barriers to affordable housing, increase the preservation and production of safe, healthy, and accessible affordable housing, and affirmatively further fair housing choice.

   Preservation Strike Force: The Strike Force was created in 2015, comprised of District housing experts and selected stakeholders from the public, and charged with developing an action plan to preserve the District's existing affordable housing covenants set to expire by 2020. As a result of deliberations and research, the Strike Force concluded that for the District to remain a diverse, inclusive, and vibrant city, it needs a more urgent and systematic response to preserving affordable housing. More specifically, the Strike Force provided six recommendations

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to the Mayor: 1) Establish a "Preservation Unit" located within a designated District agency that is tasked with being the District's central resource to (a) preserve existing assisted affordable housing in the city (b) identify opportunities to place "naturally affordable," unassisted units under covenant or to otherwise preserve their affordability and (c) maintain comprehensive data on all affordable housing in the city; 2) Provide seed funding to a Public-Private Preservation Fund to facilitate early investments while leveraging greater amounts of private capital to preserve affordable housing; (3) Develop a Small Properties Preservation and Affordability Program within DHCD to assist properties with 5 to 50 units with funds for renovations and repairs; 4) Implement DOPA (District Opportunity to Purchase Act) by releasing draft regulations that will allow the District to take greater advantage of DOPA through the transfer of ownership to pre-qualified developers; 5) Improve Preservation under TOPA (Tenant Opportunity to Purchase Act) and TOPA exemptions by providing financial incentives for preservation in TOPA transactions, including predevelopment work, legal services, third party reports, and acquisition bridge financing. This assistance also should also be a mechanism for collecting accurate data about the outcomes of TOPA transactions; 6) Establish Programs to Facilitate Low Income Senior Renters Aging in Place by formulating strategies for older residents to remain in place. Examples include tenant-based vouchers or other rental assistance to seniors on fixed incomes or funds for renovation of multi-unit buildings, individual apartments, and single family homes to create appropriate housing options for seniors to age in place.

Vacant and Blighted Property Removal: The District is actively developing new strategy to remove vacant and blighted properties citywide. The District was awarded a technical assistance grant from the Community Progress Leadership Institute. Eight local government leaders attended a weeklong workshop in March 2016 to identify opportunities that would address vacant and blighted property issues. A vacant and blighted working group will carry the discussion further, focusing on a holistic system approach, which will improve the identification of vacant and blighted properties, tighten blight removal enforcement, develop a more aggressive public acquisition strategy, and more quickly transform properties into community assets. Disposition strategies may include the use of a turn-key program to reduce barriers for low and moderate-income occupancy due to lack of resources and expertise to complete rehabilitation on their own, better coordination with homebuyer programs, and more stringent affordable housing requirements in high-opportunity areas to affirmatively further fair housing choice.

Rental Housing Conversion and Sale Amendment Act of 2005: The city continues to enforce the *Rental Housing Conversion and Sale Amendment Act of 2005,* also known as the Tenant Opportunity to Purchase Act. Prior to the sale of both multi-family and single-family properties, tenants have the opportunity to purchase their building or assign their rights to a third-party. Low-interest loans are available to tenant groups that want to purchase- and in many cases rehabilitate their building – when their landlord decides to sell. Without financial and technical assistance provided by this program, many tenant groups are unable to take advantage of the

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important right they have in DC to potentially purchase and preserve their housing and retain its affordability when their apartment building is being sold.

District Opportunity to Purchase Act: The District Opportunity to Purchase Act gives the Mayor the opportunity to purchase rental housing consisting of 5 or more rental units in which at least 25% or more of the rental units are deemed affordable (i.e., equal to or less than 30% of the monthly income of a household with an income of 50% of the area median income for the District metropolitan area). In the event tenants decline to exercise their opportunity to purchase, the Mayor may elect to purchase the property with the objective of increasing affordable units in the building. DHCD is working internally on draft regulations and plans to complete and publish regulations early in the consolidated planning period.

Disposition of District Land for Affordable Housing Act of 2013: The Disposition of District Land for Affordable Housing Act of 2013, which requires that public land dispositions with a housing component restrict a percentage of their project for affordable dwelling units– 30% in locations within ½ mile of a metro station or ¼ mile from a bus priority corridor/streetcar line, and 20% in all other areas. In housing built as rental, one-fourth of the affordable units shall be reserved for residents making 30 percent or less of area median income (AMI). The rest of the affordable units shall be restricted to residents making 50 percent of AMI or less. In homeownership buildings, half of the affordable units shall be restricted for residents earning 50 percent of AMI or less and the other half would be for those earning 80 percent of AMI or less.

Property Tax Credits: Eligible homeowners, non-profit organizations, and shared equity investors, may receive a five (5)-year tax abatement and be exempt from paying recordation and transfer taxes. To qualify, the property owner must earn less than 50% of AMI and the home value must be less than $356,000. Property tax relief is also available for older adults over the age of 65 and disabled property owners. The benefit reduces a qualified homeowner's property tax by 50%. To qualify, the homeowner must own over 50% of the property/unit and earn less than $127,100 in the prior calendar year.

Inclusionary Zoning: In August of 2009, the District implemented its Inclusionary Zoning program, which affords private sector development companies the right to additional density for their projects in exchange for making 8-10% of units in the project affordable to households who earn less than 50-80% of area median income. Inclusionary Zoning is an important part of DC's affordable housing strategy, producing new affordable units often in locations that are high cost and highly competitive. The housing is created without using subsidy from the Housing Production Trust Fund or federal resources. DHCD, in collaboration with the Office of Planning, will continue to evaluate the effectiveness of this program and propose zoning amendments as needed.

Homebuyer Programs: DHCD will continue to manage homeownership programs to provide greater opportunities to low and moderate-income homebuyers in the District and DC Government employees. All three programs can be used with the FHA 203(k) rehabilitation mortgage, which allows homeowners or new homebuyers to rehabilitate single-family homes. These programs may also be used for participants wishing to locate in housing as part of the Inclusionary Zoning and Affordable Dwelling Unit programs.

Home Rehabilitation Programs: DHCD will continue to administer and enhance existing rehabilitation programs for income-qualified homeowners within the Residential and Community Services Division. The Single Family Residential Rehabilitation Program (SFRRP) finances home repairs that address building code violations, repair roofs, remove health threats to health and safety, and remove accessibility barriers for persons with limited mobility or other physical impairments. The program currently offers grants specifically for roof repairs and handicapped improvements in addition to low-interest loans for general home rehabilitation.

The DC Office on Aging (DCOA) and the Department of Housing and Community Development (DHCD) partnered in fiscal year 2016 to develop and implement a new home adaptation program called Safe at Home. The program promotes aging-in-place for older adults (60 years and older) and people with disabilities (18 to 59 years old) by providing up to $10,000 in home accessibility adaptation grants to reduce the risk of falls and reduce barriers that limit mobility. Program participants work with an Occupational Therapist (OT) to identify potential fall risks and mobility barriers in their home and then work with a general contractor to begin installing modifications and equipment to address them. The pilot program plans to serve 100 District residents through the Safe at Home Program. After program completion, DCOA and DHCD will evaluate the success of the program and determine its future plans.

The Lead Safe Washington Program reduces lead hazards in privately owned properties with children under the age of six. Exposure to peeling lead-based paint and lead contaminated dust are the most hazardous sources of lead in the U.S, and can cause serious developmental disabilities in children after long-term exposure. Although lead-based paints were banned in the U.S. after 1978, DC has a significant amount of older housing stock built prior to the ban that may be at risk of lead hazards.

Rent Supplement Programs: The Local Rent Supplement Program (LRSP) was created in 2007 to help decrease the number of families currently on the Housing Authority tenant-based voucher waiting list. The program is funded locally by DC government and administered by the DC Housing Authority. Modeled after the federal Housing Choice Voucher program, the LRSP provides monthly rental subsidies that cover the difference between 30% of income in rent, with the voucher covering the difference between that amount and the cost of rent on the open market. The LRSP provides rental subsidies in the following three ways: 1) individual tenant-based vouchers to individuals and families using the same criteria as the Housing Choice

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Voucher Program. The voucher stays with the household, even if they decide to move to another rental unit within the District; 2) project-based vouchers to for-profit and non-profit developers, who agree to make a number of units affordable to low-income families, and sponsor-based vouchers that are given to non-profit developers and landlords who agree to provide supportive services. Sponsor-based vouchers are portable and can be moved to another project managed by the non-profit organization. The District will continue to use the LRSP and consider other tenant-based rental assistance programs to reduce the Housing Authority waitlist and target extremely low-income households at high-risk of homelessness.

2. Continue to streamline processes

The District will continue to find opportunities through engagement with residents, community-based partners, and developers to streamline processes whereby funds and projects are delivered or selected more quickly, data is cloud-based and more readily available, and doing business with the District becomes easier.

3. Promote housing education and capacity building among residents, developers, and community-based partners

The Department of Housing and Community Development (DHCD) will develop a capacity-building agenda for residents, developers, and community based partners during this consolidated planning cycle that not only identifies available resources, outlines compliance requirements in our federal and local regulations, and identifies tenant rights, but it will include efforts to grow both existing and new non-profit organizational capacity. DHCD will enhance and expand upon these existing activities:

Office of the Tenant Advocate (OTA): Tenants often are unaware of their legal rights as renters, frequently are unable to pay for legal representation, and do not know how to use lower cost court mediation and adjudication services - the OTA was started to respond to these needs of District tenants. This office advocates for, educates, and provides outreach for tenants in the District of Columbia.

Office of Human Rights (OHR): OHR conducts presentations and outreach efforts that teach community members about non-discrimination laws in the District (including fair housing) and

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how to file housing discrimination complaints with OHR as well as public accommodation and employment complaints. Topics include an explanation of OHR's cost-free process for investigating complaints, the damages complaints can receive, and how to identify discriminatory incidents when they occur.

Fair Housing Symposium: The District held its annual fair housing symposium on June 15, 2016. Additional fair housing activities may include workshops for tenants, housing advocates, housing providers and industry policymakers, and members of the public interested in understanding equal housing opportunity and fair housing choice and housing discrimination issues.

Resident Education from Community-based Partners: DHCD partners with nonprofit and private sector housing advocates, tenant organizers, and practitioners to provide greater education coverage of housing and fair housing issues to a diverse community. Community-based organizations (CBOs) provide outreach and education for tenants on purchase programs, comprehensive homeownership and housing counseling, and assistance for relocation and location of apartments. To date, DHCD has contracts with ten organizations, of which some have multiple locations across the city, to provide housing services in neighborhood-based settings in every Ward.

Housing Expo: Over the last 8 years, DHCD has hosted a housing expo as part of the National Homeownership Month in June, providing hands on demonstrations, classes on financial and homeownership issues, presentations about DHCD programs and how to access them, and an exhibitor hall with private companies, government agencies, and community-based organizations showcasing products, services, and programs for District residents. The Housing Expo is a well-attended event that drew over 3,000 residents in fiscal year 2015 and is a vital component to highlighting the wide range of housing programs and counseling available to District residents.

Accessibility Education and Enforcement: DHCD continues to hold an annual mandatory Section 504 accessibility compliance training program for all recipients of federal and local funds. The training covers practical and regulatory actions concerning accessible housing according to local building codes and its parallels to federal regulations and laws, multifamily projects compliance

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with the Section 504 accessibility rules and regulations of the Rehabilitation Act of 1973 and the Fair Housing Act as Amended.

Department of Insurance, Securities, and Banking (DISB): Part of DISB's mission is to protect District residents from financial fraud and abuse by providing fair and efficient supervision of financial-service entities. Through education, training and outreach, DISB works to protect the interests of District consumers from unfair and abusive practices, including predatory lending practices.

Aging and Disability Resource Center (ADRC): The Aging and Disability Resource Center provides a single, coordinated system of information for older adults over 60 years of age, individuals with disabilities, and their caregivers. The ADRC facilitates the acquisition of services individualized to the unique needs expressed by each person.

Housing Regulation Education: DHCD, through its Housing Regulation Administration, holds informational seminars on the Agency's regulatory programs that impact affordable housing – rent control, rental conversion and sales, inclusionary zoning (IZ), and affordable dwelling units (ADU). The events are held quarterly and targeted to both residents and property owners. Topics include general program overviews, allowable rent increases under rent control, a tenant bill of rights, and processes to register for an IZ or ADU unit and the upcoming pipeline of available units, an overview of new notices to vacate, and a step by step process of what happens when a landlord decides to sell its property.

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AP-85 Other Actions – 91.220(k)

Introduction:

The District of Columbia has identified a number of actions that will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The Department of Housing and Community Development (DHCD) will develop a capacity-building agenda for residents, developers, and community based partners that not only identifies available resources, outlines compliance requirements in our federal and local regulations, and identifies tenant rights, but it will include efforts to grow both existing and new non-profit organizational capacity on a continuous basis.

Actions planned to foster and maintain affordable housing

The District of Columbia's actions planned for fostering and maintaining affordable housing involves a focus on both preserving existing affordable housing and adding new affordable housing, continuing to streamline processes for both developers and residents who access the city's resources, and promoting housing education and capacity building among residents, developers, and community-based partners.

Actions planned to reduce lead-based paint hazards

The Department of Housing and Community Development (DHCD), in coordination with educational outreach and environmental testing from the Department of Energy and the Environment, conducts lead-safe abatement activities across the District. The Lead-Safe Washington Program (LSW) administers both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, competitively awarded through the Department of Housing and Urban Development's Healthy Homes and Lead Hazard Control Program. Lead abatement activities are targeted to low and moderate-income families with at least one child under six years old. Implementation involves approving and monitoring the full range of lead-hazard reduction activities – disclosure verification, risk assessment completion, lead scope-of-work development; finance for the lead-based paint reduction work, construction inspection, and verification of clearance. Once the Department of Energy and Environment (DOEE) reviews and

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approves a permitted project's clearance examination report, a notification is issued to the appropriate party. DOEE issues a Notice of Compliance to the property owner if an enforcement action was issued prior to the clearance examination, and issues a Notice of Permit Completion to the property owner and permitting company if no enforcement action was issued prior to the clearance examination.

In addition to DHCD's lead remediation activities, the Department of Energy and Environment (DOEE) works with the District's Child and Family Services Agency to inspect the homes of prospective foster parents to ensure they do not contain lead-based paint hazards, and takes enforcement actions to ensure any identified hazards are eliminated prior to a child being allowed to move in to the home. DOEE also oversees the work of contractors and others whose activities disturb painted surfaces in pre-1978 residential properties and child-occupied facilities to ensure lead-based paint hazards are not generated by those activities, and requires remediation measures should hazards be identified.

Last year, DOEE initiated a three-year project to improve the rate at which children living in the District of Columbia are getting screened for possible lead exposure. The District requires that children get screened twice by the time they are two years old – once between the ages of 6 and 14 months, and a second time between the ages of 22 and 26 months. To help this initiative, DOEE funded three grant-recipients to perform outreach efforts to pediatricians, health fairs, and residents. DOEE also works in close collaboration with the District's Medicaid agency, the Department of Health Care Finance, with the District's managed care organizations, and with DC Public Schools to actively promote screening of all children less than six years of age.

The Lead-Hazard Prevention and Elimination Act, which entered into force in 2009, contains several health-protective provisions, including a requirement that contractors working on properties built before 1978 use lead-safe work practices when disturbing painted surfaces. It also requires that property owners maintain residential properties free of lead-based paint hazards. The Department of Energy and the Environment and the Department of Consumer and Regulatory Affairs will continue to enforce this law, in collaboration with the DC Housing Authority.

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Actions planned to reduce the number of poverty-level families

Homeward DC identifies a series of action items across five strategies – develop a more effective crisis response system; increase the supply of affordable and supportive housing; remove barriers to affordable and supportive housing; increase the economic security of households in our system; and increase prevention efforts to stabilize households before housing loss occurs. These strategies contribute to the vision that homelessness is rare, brief, and a non-recurring experience. DHCD contributes to these anti-poverty strategies by providing individuals and families with stable housing and a means to build wealth for the future. Fair housing outreach and education is provided in several languages to ensure that laws are understood and that all residents are provided with information on their rights to access housing.

Through a network of community-based organizations (CBOs), DHCD helps residents improve their financial stability by providing tenants and prospective homeowners with 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.

Tenant Opportunity to Purchase Assistance provides technical and financial assistance to tenant groups to help them organize so they are prepared to take advantage of their first right of refusal when their building is up for sale. This program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding.
Lastly, DHCD provides funds to CBOs to assist small businesses with technical assistance to retain and expand neighborhood job opportunities.

Other agencies play a key role 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

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individuals. 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 "One Stop Service Centers." The Workforce Investment Council develops strategies to increase employment opportunities for DC residents and to support and 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.

Section 3

Section 3 requires recipients of HUD funds, to the greatest extent feasible, provide job and other economic opportunities to low and very-low income persons (Section 3) or Section 3 businesses. DHCD, as a recipient of HUD funding, must ensure that all of its recipients, and the contractors they hire, provide employment opportunities to low and very-low income residents, particularly public housing residents and recipients of public assistance. Recipients of community development funds from DHCD are required to either hire Section 3 residents or subcontract with Section 3 business concerns.

Education has been a priority in furthering Section 3 hiring in the District. DHCD has hosted annual mandatory trainings on Section 3 policy and procedure for recipients and their contractors. General contractors, local businesses, community groups, YouthBuild organizations, and representatives from the DCHA are regularly in attendance. This training is designed to provide a refresher on DHCD policy and procedure and to educate stakeholders on the Section 3 program and opportunities that are available. DHCD continues to work and share information with DCHA and disseminates DCHA contracting opportunities on a regular basis.

Actions planned to develop institutional structure

Five key strategies were identified as part of the Homeward DC Plan to right size the District's homeless inventory and achieve the vision of making homelessness a rare, brief, and a nonrecurring event for households in the District.

Develop a More Effective Crisis Response System: The homeless system must be transformed from a system where people live for months and often years to an effective crisis response system, where people feel both safe and secure and are supported to quickly get back on their feet. Key areas of focus within this strategy include not only action items to improve the actual physical conditions of our shelters, but also actions to improve our operations to ensure we are able to more quickly stabilize families and individuals experiencing homelessness and accelerate the connection back to permanent housing.

Increase Dedicated Supply of Supportive and Affordable Housing: Reducing length of stay in shelter is the key to our ability to meet the annual demand for shelter while at the same time reducing our spending on shelter. We will only be able to reduce length of stay if we have the housing resources available throughout the year to quickly match individuals and families entering the system to the right housing intervention.

Reducing Barriers to Supportive and Affordable Housing: Having an adequate supply of housing does not help us if our clients are unable to access it. In the initial stage of the consolidated planning period, the Interagency Council on Homelessness will engage with providers and private market landlords to examine their housing requirements and determine where they can be flexible with their standards to ensure vulnerable District residents have access to housing.

Increase Economic Security of Households: Economic security is particularly essential for households provided with Rapid Re-Housing assistance. Rapid Re-Housing is an important tool that allows us to help people move quickly from shelter back into permanent housing, but it is not intended to be a long-term housing affordability program. In order to increase the success of families and individuals in the program, and to reduce the likelihood of a return back to homelessness, we must provide targeted employment assistance to these households. While particularly important for our Rapid Re-Housing households, increasing income is critical for all of the households we serve. Households are, of course, healthier and more stable when they have the resources needed to pay for basic necessities such as food, transportation, and medical care.

Increase Homelessness Prevention Efforts: Current homelessness prevention programs, such as the Emergency Rental Assistance Program, are helpful for low-income families that have emergency

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assistance needs, but they have not been evaluated and may not be reaching those most likely to enter the homeless services system. The District must implement evidence-based strategies to better target resources to those households most at-risk of becoming homeless. In addition, we need to move further stabilize high-risk households before they arrive at the shelter door. It is particularly critical that we examine what more can be done to stabilize individuals and families as they transition out of institutional settings, including adult and juvenile justice systems, child welfare and foster care systems, and behavioral health systems.

Actions planned to enhance coordination between public and private housing and social service agencies:

Executive functions are organized under the Mayor, City Administrator, and five additional Deputy Mayors who supervise clusters of agencies with similar missions. The City Administrator and the Deputy Mayors use periodic coordination meetings to align resources and activities to match mayoral administration priorities. Additionally, monthly Mayor's Cabinet Meetings are used to further coordinate among the clusters of agencies. This system provides for continuous consultation and coordination between agencies.

Development Decisions: DHCD coordinates project level decision-making for affordable housing projects that submit proposals under the city's Consolidated Notice of Funding Availability (NOFA). After DHCD initially evaluates a project proposal, DHCD staff presents recommendations to an independent review panel, consisting of government representatives from both housing and service agencies and subject matter experts from the private and non-profit sectors. The review panel considers overall resource constraints and makes recommendations on which projects should be funded. After thorough underwriting, the project manager presents findings to a loan committee, who offers recommendations to the Director on whether to approve funding.

Interagency Council on Homelessness (ICH): The ICH is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders that inform and guide the District's strategies for meeting the needs of individuals and their families who are homeless or at imminent risk of becoming homeless.

Age-Friendly Task Force: The Age-Friendly DC Task Force is made up of community members and District Government cabinet members with extensive knowledge in at least one of the following subject areas: outdoor spaces and buildings, transportation, housing, social participation, respect and social inclusion, civic participation and employment, communication and information, community support and health services, emergency preparedness and resilience, and elder abuse, neglect, and fraud. Charged with developing citywide recommendations for improvements and enhancements across these topics, the task force submitted strategic goals that informed the final Age-Friendly DC Strategic Plan (2014-2017). The Task Force and subcommittees continue to meet regularly to track and monitor progress, and streamline programs and services.

Sustainable DC Interagency Task Forces: Ten interagency task forces were developed to advance Sustainable DC, a plan to make the city the healthiest, greenest, and most livable city in the United States. The interagency work groups were staffed by 16 different agencies and they recommended 131 actions that address tough challenges to promote sustainability goals, including increasing affordable housing, making affordable housing greener, and strengthening the link between workforce development and green jobs. While these working groups concluded in 2014, the Department of Energy and the Environment's Urban Sustainability Administration continues to monitor and track Plan benchmarks in a report annually.

Partnership for Healthy Homes: A collaboration of multiple District agencies and private-sector partners focused on identifying homes containing both children and any of a wide range of health and/or safety threats.

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AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

$7,433,095.52

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
N/A

3. The amount of surplus funds from urban renewal settlements
N/A

The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

CDBG: $531,780.50 (LA Account)

5. The amount of income from float-funded activities
N/A

Total Program Income

Other CDBG Requirements

1. **The amount of urgent need activities**
   N/A

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HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:** *N/A*

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows**:

    a. Recapture: When DHCD uses HOME funds for its homeownership programs, the Home Purchase Assistance Program (HPAP), Recapture provisions will be utilized, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1).

        i. The full amount of assistance is recaptured upon transfer of the property or upon the homebuyer's relinquishment of the use of the property as a principal residence within the Affordability Period pursuant to 24 CFR 92.254(a)(4) up to the net proceed available from the sale.

            1. This requirement is established as a covenant in the loan documents executed at settlement of the property

            2. Net Sales Proceeds means all proceeds from such sale remaining after payment of any senior mortgage, closing costs, Original Purchaser's initial down payment and the depreciated value of any capital improvements made by Original Purchaser to the HOME assisted unit;

            3. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit, HOME program income used for direct assistance to the homebuyer is included when determining the period of affordability.

        ii. A subsequent low-income purchaser of a HOME-assisted homeownership unit is permitted to assume the existing HOME loan and recapture obligation entered into by the original buyer when no additional HOME assistance is provided to the subsequent homebuyer under § 92.254(a)(5)(ii).

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1. In cases in which the subsequent homebuyer needs HOME assistance in excess of the balance of the original HOME loan, the HOME subsidy (the direct subsidy as described in § 92.254) to the original homebuyer must be recaptured. A separate HOME subsidy must be provided to the new homebuyer, and a new affordability period must be established based on that assistance to the buyer.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For all HOME funds that are used to acquire property a HOME written agreement is executed by all parties involved that states the affordability period for the amount of HOME funds received to acquire the property. DHCD has administrative issuances (AI) that explains the procedures in detail when HOME funds are applied to an affordable housing unit to ensure that the property remains in compliance during the affordability period. In addition, there are recorded covenants with the exact number of years of affordability against all properties that receive federal funds.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

a. Recapture: When DHCD uses HOME funds for the Single Family Residential Rehabilitation Program, Recapture provisions will be utilized, pursuant to 24 CFR 92.254(a)(5)(ii)(A)(1).

i. The full amount of assistance is recaptured upon transfer of the property or upon the homebuyer's relinquishment of the use of the property as a principal residence within the Affordability Period pursuant to 24 CFR 92.254(a)(4) up to the net proceed available from the sale.

1. This requirement is established as a covenant in the loan documents executed at settlement of the property.

2. Net Sales Proceeds means all proceeds from such sale remaining after payment of any senior mortgage, closing costs, Original Purchaser's initial down payment and the depreciated value of any capital improvements made by Original Purchaser to the HOME assisted unit;

3. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit, HOME program income used for direct assistance to the homebuyer is included when determining the period of affordability.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

See Appendix A.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The DC Department of Human Services (DHS) is the recipient of ESG funds for the District, consults with the District's Continuum of Care (CoC) on ESG allocation as well as the evaluation of sub-recipients. Since FY 2012, ESG has been used to primarily support prevention and rapid rehousing activities, an allocation structure which was derived from CoC decisions about the best use of funds. The CoC has engaged in system modeling exercises to evaluate the efficacy of the grant and determine how it should be used in subsequent years using HMIS data provided by The Community Partnership for the Prevention of Homelessness. Ongoing evaluation of the grant and its sub-recipients includes biannual reviews of whether households receiving ESG-based prevention or rapid rehousing services remained housed after receiving assistance to determine the effectiveness of the grant and the sub-recipients' targeting of households.

In addition to its federal ESG funds, the District of Columbia provides local match dollars to support outreach and prevention services; support shelter operations and fund renovation of shelter space. The

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District works to provide assistance for the homeless through community-based organizations, faith-based organizations and other non-profit service providers.

3. Identify the process for making sub-awards and describe how the ESG allocation will be available to private nonprofit organizations (including community and faith-based organizations).

The Department of Human Services (DHS) may make sub-awards of part or all its grant amounts to nonprofit organizations to provide ESG-eligible services. Nonprofit organizations must demonstrate collaboration with local homeless provider groups and local mainstream service providers. Sub-awardees are expected to participate in Continuum of Care planning appropriate to the jurisdiction where their ESG activities are located.

DHS works with nonprofit sub-awardees to provide homeless prevention services, primarily for providing homeless intake services. Additionally, some administrative funds may go toward carrying out the administrative functions of nonprofits providing ESG-eligible services.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The District of Columbia is the state-level recipient of ESG funds. However, it meets the requirements of 24 CFR 576.405(a) through the Interagency Council on Homelessness (ICH which is a group of cabinet-level leaders, providers of homeless services, advocates, homeless and formerly homeless leaders) that come together to inform and guide the District's strategies and policies for meeting the needs of individuals and families who are homeless or at imminent risk of becoming homeless in the District of Columbia. In 2015, ICH published the Homeward DC strategic plan to address and work to end homelessness in the District between 2015 and 2020.

5. Describe performance standards for evaluating ESG.

Performance standards for Rapid Re-housing are aligned with the Continuum of Care standards and

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include percent of participants increasing income while in permanent housing and percent of recipients maintained in permanent housing.

National Housing Trust Fund Allocation Plan for the District of Columbia (HTF)
Interim Program Rule FR-5246-I-03

The District will use NHTF project funds to pay for all or some of the following eligible costs: development hard costs, demolition, acquisition of real property, related soft costs and operating cost reserves. Awards of NHTF funds will be made in the form of 0 percent, 30-year forgivable loans in order to minimize project debt and maximize affordability to ELI households. Funding will be allocated only for housing production and preservation purposes, including redevelopment in which a new property is built to replace a demolished property. All projects funded with NHTF funds will be required to execute a minimum 30-year affordability covenant recorded against the property's deed.

To promote safe, decent, and sanitary housing, rehabilitation projects shall comply with local housing requirements in the *DC Municipal Regulations*, Title 14. See the details of the National Housing Trust Fund (NHTF) in the National Housing Trust Fund Allocation Plan.

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APPENDIX A

Specific Homeless Prevention Elements

1. Sources of Funds

In FY 2017, Emergency Solutions Grant (ESG) funds will pay for rapid re-housing and administrative costs. The ESG funds are used in conjunction with other locally appropriated funds to provide a robust array of prevention services. The Community Partnership for the Prevention of Homelessness (TCP), the contractor managing the Continuum of Care for the District of Columbia, administers ESG funds under the direction of and pursuant to a grant agreement from the Department of Human Services.

ESG rapid re-housing funds will be used to assist homeless individuals and families in need of identifying, acquiring, and paying rent for housing. This rental subsidy assistance will be short-term and utilized as a bridge to other assistance programs or to an individual or family gaining self-sufficiency. Rental assistance will be paid directly to the landlord on behalf of the participant/household. Utility assistance will be paid directly to the utility vender on behalf of the participant/household. The table below describes the uses of ESG FY 2017 funds.

FY 2017 Proposed Emergency Solutions Grant Budget

ESG Eligible Activity	
Rapid Re-housing	$1,143,735.67
Administrative Costs	$92,735.33
TOTAL ESG Program	$1,236,471

2. Homelessness

The District of Columbia is committed to being a national model in its approach to homelessness by preventing homelessness whenever possible and addressing the needs of our homeless neighbors by creating an individualized approach that improves well-being while moving people out of homelessness as rapidly as possible. The District has developed strategies that have been successful in federal funding competitions and meet HEARTH Act requirements. It is critical to align all possible resources, including local, federal, and private funds to be successful in achieving these goals. The plan outlines the following three policy objectives:

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- Reduce the overall number of homeless individuals and families.
- Redesign the Continuum of Care to develop an appropriate mix of services and interim and permanent housing options.
- Design an evaluation strategy and mechanism to track the District's progress in preventing and reducing homelessness.

The plan includes ten outcome measures the District will track to evaluate the extent to which DHS has been successful in preventing homelessness as well as helping people move out of homelessness more quickly through the implementation of this strategic plan. The plan includes an initial Work Plan which will be updated annually. Key elements of the plan can be found in the 2016-2020 Consolidated Plan.

3. Chronic Homelessness

The District's *HomewardDC* action plan addresses the issues of chronically homeless individuals. Outreach services provided by several non-profit organizations under the supervision of DHS will continue to engage homeless individuals who are living on the streets and have a diagnosis of serious mental illness, chronic substance abuse, or dual diagnosis. Engagement services include a bagged meal food program, a drop in center, and mobile mental and substance abuse services. The drop-in center provides additional services that assist with the engagement process that include but are not limited to shower services, access to toiletries, laundry services, access to medical services, and mail and phone services. This focus on the chronically homeless has resulted in a significant decrease in the number of chronically homeless living in shelters or on the streets.

The District's ultimate goal of serving the chronically homeless is to place permanent housing for both individuals and families. *HomewardDC* does focus on the development of permanent supportive housing programs which include "housing first" models. Most of the programs include a combination of a rental subsidy combined with supportive services. *HomewardDC* planning goals include the continued development of housing stock, expanding local rental subsidies, and applying for other funding sources that support the development of permanent housing solutions.

Specific steps to be taken during FY 2017 are described in the Consolidated Plan.

4. Homelessness Prevention

In partnership with the District, the Community Partnership provides an array of homeless prevention services, including:

- Case management (limited and short-term assessments and education, and home visits);
- Child abuse assistance (crisis intervention and immediate safety);
- Emergency assistance (overnight vouchers, utility assistance, security and utility deposits, food and clothing distribution, meals, use of shower and restroom facilities, health-related transportation, and referrals);
- Family violence assistance (crisis intervention and immediate safety);

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- Information and referral (Info Line);
- Life skills classes (counseling center); and
- Tenant counseling, fair housing, discrimination, and housing assistance.

The Community Partnership's DC HMIS system also helps agencies better communicate and coordinate resources to provide homeless persons and persons at imminent risk of homelessness with better access to the region's network of homeless services and resources.

5. Discharge Coordination Policy

As part of *HomewardDC*, the District adopted a comprehensive Discharge Coordination Policy comprised of policies and protocols for the discharge of persons from publicly funded institutions and systems of care. These institutions include foster care, health care, mental health, and corrections facilities. The purpose is to prevent these individuals from becoming homeless and requiring homeless assistance. Key elements of this policy can be found in the 2016-2020 Consolidated Plan. In FY 2017, the District will continue to review and update this policy as needed.

Obstacles to Meeting Underserved Needs

The major obstacle to meeting underserved needs, and all identified needs throughout the Action Plan, is the general lack of funding resources available, not only to DHCD, but to all public and private agencies who serve the needs of low-income and moderate-income residents. The District's federal resources have not kept up with inflation and, in many cases, have been reduced.

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